



# City of Capitola

## Variance Application Form

### Variance Summary

Please explain your Variance request and the development standard(s) which you would like to modify.

We are requesting variances to the front yard setback, southern side yard setback, and rear yard setbacks.

### Required Findings

Please provide the reasons you believe the following findings can be made to support your Variance request. Note any special circumstances related to your property, including lot size, dimensions, shape, structure, topography, and/or a historic structure. Attach additional pages as necessary.

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

The subject parcel is 2,415 square feet and triangular in shape. It has a buildable envelope of 390 square feet.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

The strict application of the zoning requirements would render the parcel virtually unbuildable.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

The requested variances will allow reconstruction of an historic property while reducing the existing encroachments without the requested variances the reconstruct could not be done.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.

The requested variances will not be harmful to the public health, safety, or be injurious to the properties in the near vicinity.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Variances to setbacks are numerous in this neighborhood and will not constitute granting of special privilege.

F. The variance will not have adverse impacts on coastal resources.

No coastal resources will be disturbed.