



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 would like to reduce the required parking from two spaces to one space, reduce minimum required rear setback for garage portion, and reduce minimum required exterior side setback for portion of garage.

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.

Due to Grand Avenue being closed off and no space for parking on three sides along with the preservation of the heritage olive trees there is not place to facilitate a second parking space.

- 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.

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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.

Many homes on Depot Hill enjoy variances for parking including the existing home.

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 proposed home will not effect 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.

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.

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

No Coastal impacts will occur.
