



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 a variance for the setback of the garage that is required to be 5 feet from the front of the residence

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.

This is the existing location of the garage which is not going to be demolished.

- 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.

By making the garage 4' shorter we would not be able to have the laundry in the garage. There is no room in the house for laundry facilities. If we did not shorten the length and moved the garage back 4', it would put the garage at the property line and in the setback.