

# City of Sutter Creek · Variance Application (Filled)

## Project Information

Project Address: 244 Oak Court, Sutter Creek, CA 95685

APN: 018-020-024-000

Historic District: No (not located within the Historic District, to the best of applicant's knowledge)

Deed References: N/A (deed book and page not available)

General Description of Location: Single-family residential property located on a cul-de-sac; large front yard with limited side yard width.

Zoning District: R1 (Residential Single-Family)

General Plan Land Use Designation: Residential (exact designation unknown)

## Property Owner

Name: Ken Pinelli

Phone: 916-717-4497

Email: N/A

Mailing Address: 244 Oak Court

City: Sutter Creek

State: CA

Zip: 95685

## Project Applicant / Primary Contact

Name: Arik Williams

Phone: 916-719-3721

Email: williamsarik@yahoo.com

Mailing Address: PO Box 55

City: Sutter Creek

State: CA

Zip: 95685

## Variance Request Justification

### A. Non-compliance with zoning

The proposed attached carport will encroach into the required 25-foot front setback of the R1 district. Due to the cul-de-sac lot shape and the position of the existing residence, there is no practicable location to site a carport outside of the front setback. The side yards are too narrow and a detached carport elsewhere would not align with the existing driveway.

### B. Special circumstances

The lot is pie-shaped at the end of a cul-de-sac, with a generous front yard but narrow side yards. These physical constraints limit the buildable area and preclude placing a carport or garage within the allowable building envelope. Several nearby properties with the same zoning have carports or garages within the front setback; denying the variance would deprive this property of a privilege enjoyed by others.

### C. No special privilege

Granting the variance would not confer a special privilege. Numerous properties in the vicinity and under the same zoning have carports or similar structures within their front setbacks. The proposed carport is comparable in size and design, and granting the variance maintains consistent treatment across the neighborhood.

### D. Not detrimental

The proposed carport will be open on three sides and constructed of rustic timber beams and decorative hardware that complement the existing residence. It will not obstruct neighboring views because of the cul-de-sac layout, and it will not impact traffic circulation. The design meets building and fire code requirements and improves off-street parking; therefore, it will not be detrimental to public health, safety, or welfare.

#### E. General plan consistency

The project is a minor residential improvement consistent with the City's General Plan. It maintains the residential use of the property, enhances neighborhood character, and does not increase intensity of use. Therefore, granting the variance does not conflict with the General Plan.

## Environmental Information

### 1. Describe Project

Construct an attached, covered carport (~528 sq ft) to the existing single-family residence. The carport will be open on three sides and built from rustic timber beams with decorative hardware.

### 2. Existing use of property

Single-family residence.

### 3. Will grading occur on slopes of 10% or more?

No. The site is relatively flat.

### 4. Will any springs or wet areas be affected?

No.

### 5. Estimated length of proposed roads and driveways

None. The project uses the existing driveway; no new roads or driveways are proposed.

### 6. Vegetation to be disturbed

Minimal. A small area of front lawn and approximately 1-2 small shrubs (less than 100 sq ft) will be removed to accommodate footings.

### 7a. Proposed facilities

Attached carport providing covered parking for two vehicles; approximately 528 sq ft.

### 7b. Building sizes

Existing residence: ~1,584 sq ft; proposed carport: 528 sq ft; total coverage: ~2,112 sq ft (18% of the 11,326-sq-ft lot).

### 7c. Access

Via existing driveway off Oak Court; no changes to street access.

### 7d. Parking

Two covered spaces in the new carport and existing driveway parking.

### 7e. Water Source

Municipal water (unchanged).

### 7f. Estimated Water Consumption

No measurable increase; no new plumbing.

### 7g. Method of Sewage Disposal

Municipal sewer (unchanged).

### 7h. Nature of Business

Residential.

### 7i. Estimated Daily Volume of Traffic

No increase; typical single-family traffic.

### 7j. Estimated Number of Employees

0.

### 7k. Estimated Energy Consumption

Minimal; limited to lighting the carport.

### 7l. Percentage of lot covered by buildings/paving

Approximately 18% of the lot will be covered by structures.

### 7m. Construction schedule

Begin upon permit approval; estimated 2-3 months to complete.

### 7n. Historical/archaeological features on property

None known.

7o. Other

N/A.

8. Special circumstances with potential environmental effects

No significant environmental constraints exist. The lot is developed and flat; construction will involve standard equipment with temporary noise during daytime.

9. Mitigation measures to lessen adverse effects

Implement best management practices during construction (e.g., erosion and dust control) and use energy-efficient LED lighting for the carport.

10. Alternatives to the project

Alternatives include constructing a detached carport in a side yard (infeasible due to narrow setbacks), leaving vehicles uncovered (no improvement), or building a smaller carport set further back (would not meet functionality). The proposed design within the front setback is the most logical solution and does not increase environmental impacts.

## Certification

I hereby certify that the statements furnished herein and on any attached pages present the data required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

I hereby certify that I own or am the authorized representative of the owner of the land hereby requesting variance approval and that I am aware of and do agree to pay the hourly rates as established by Resolution of the City of Sutter Creek for the time spent by City staff as necessary to process, review and provide consultation to the City concerning this application.

Printed Name: Arive Williams

Signature: 

Date: 09/08/25