

Variance Project Description

2113 Terrace Way set back

Zoning R-1-6

I am applying for a minor variance to bring a unpermitted addition up to code. The addition runs with original house line and needs additional foundation support , which I would like to take care of asap.

Findings for Minor Variances and Variances. The review authority may approve a Minor Variance or Variance, with or without conditions, only after first making all of the following findings.

a. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts or creates an unnecessary and non-self created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the applicable development standards.

The set backs in this neighborhood vary drastically , with the majority being under the current 5ft code. The original house line was built with a 4 -foot set back from fence. Unpermitted addition runs parallel with original house. Attached are pictures of side yard along with some neighboring houses under similar conditions.

b. A non-self created hardship peculiar to the subject property does exist by reason of the conditions, and that these conditions are not common to all or most of the properties in the immediate area which are also within the identical zoning district. In this context, personal, family, or financial difficulties, loss of prospective profits, and existing zoning violations, or legal nonconforming uses or structures existing on neighboring properties shall not be deemed hardships justifying a Variance.

The lot lines of my house are of similar design as rest of neighborhood. The hardship in question comes from age of my development and changes in set back codes over the years. The rest of neighborhood has been able to improve their structures and we would like the same allowance.

c. Granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity which are within the identical zoning district as the subject property, and that a Variance, if granted, would not constitute a special privilege to the subject property which is not held or enjoyed by neighboring properties within the identical zoning district.

The sub division I live in has no continuity in side yard set backs, with the majority being under 5ft wide. I have walked the neighborhood many times and have attached pictures of side yards that are all under 5ft wide. Many of the homes have been added onto and still have the original set backs under 5ft.

d. The Variance would not be of substantial detriment to adjacent properties and would not be in conflict with the purposes and intent of this Zoning Code, the General Plan, any applicable specific plan, or the public interest or welfare.

This variance would not effect my neighbors or general plan in anyway as the set back and house line will remain the same as it was when it was when home was originally built. The charm of this neighborhood is the architectual differences from home to home, along with the additions neighbors have made to their homes to increase the value and desirability of properties. Me and my family would like to improve our house in a similar regard , so we can enjoy this house for years to come.