

REQUEST FOR VARIANCE



Project: Daniels Residence

Address: 495 Sea Court, Shelter Cove, CA

APN: 111-121-037

Request: We are hereby requesting a variance relative to the 20 foot front setback.

Discussion: Due to the configuration of Sea Court, which is essentially a bulge (as opposed to an actual roadway) off Lower Pacific Drive, the front setback is exaggerated virtually eliminating a viable buildable area on the site. We are requesting a variance to allow the building footprint to encroach into the setback area by 8 feet. This will allow approximately 114 sq. ft. of building area to be constructed within the setback area, thereby making a residence feasible. If a line were to be drawn between the closest front corners of the 2 adjacent residences, the proposed residence would still be almost 15 feet behind that line.

Findings: 17.2.1 As noted above, this is a condition unique to this site that does not occur on adjacent sites.

17.2.2 This setback dramatically reduces the buildable area and makes a reasonably sized residence almost impossible.

17.2.3 The granting of this variance will not allow this residence to have any advantages that adjacent residences do not enjoy.

17.2.4 The granting of this variance will not in any way impact the public health, safety or welfare.

17.2.5 If this variance is granted, the proposed residence will still be in conformance with the Coastal Land Use Plan.

Conclusion: We believe this variance will have no negative impact on the neighboring residences, but will provide an adequate buildable area for a reasonably sized residence to be constructed. Please refer to the attached exhibit showing the proposed residence in context with the neighboring residences.

Prepared By: Thomas Bond, Architect

Proposed Daniels Residence
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