



Steven Lazar
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RE: *Petition for Exception Request to Required Right of Way Width*
For APN 509-061-025-000 PLN-2022-17740

October 10, 2022

Dear Mr. Lazar,

Pursuant to Humboldt County Code Section 325.9, I am requesting an exception to the minimum right of way width requirements as specified in the Appendix to Title IV, Division 2, Humboldt County Code Section 7-2, to allow the proposed parcels of the Subdivision-Collins/Goldstein access off of Sutter Road through a private road that varies in width 25 to 50 feet. Exceptions to the requirements and regulations of the Code may be granted if the following conditions exist:

1. That there are special circumstances or conditions affecting said property.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

In addition, in granting such exceptions, the Advisory Agency must secure, substantially the objectives of the regulations to which the exceptions are granted as to light, air and public health, safety, convenience and general welfare.

Currently the parcel gains access via Sutter Road. On the Tentative Parcel Map Parcel 4 gains access to Sutter Road through a 25 foot wide easement on parcel 1. The 25 easement is approximately 138 feet long.

The proposed parcels, as shown on the tentative Parcel Map, are consistent with the planned growth of the area and is supported by in-fill development. The design of the subdivision clusters 3 of the parcels near or adjacent to Sutter Road in order to protect the sensitive areas of Mill Creek and its surrounding wetlands. The short 25 foot easement provides access to the 4th non splitable parcel.

Denying the exception request would deprive the property owner of the ability to subdivide the subject property to the maximum potential as described in the General Plan and Zoning Regulations.

The granting of this exception does not appear to be a detriment to the public welfare or injurious to other properties in the vicinity. Based on the above, I respectfully petition that this exception request be granted.

Sincerely,

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke at the end.

Robin Collins P.E.