

HOMMEBOYS

INTERIORS

VARIANCE LETTER Code 10.68.050 Findings

Project Address: 303 Bridgeway Sausalito, CA 94965

The granting authority (Zoning Administrator or Planning Commission, as applicable) may approve or conditionally approve a variance only if the following findings can be made, as established by California Government Code Section [65906](#):

A. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

The property is an exceptionally small and narrow lot that is 31' wide from north to south. Due to the narrowness of the lot the original home was built from one edge of the property line to the other in order to fit the amenities of any standard home. With the remodel of the new home and the small addition proposed on the back of the home we have endeavored to meet current standards as regards to set back requirements. We have significantly reduced the set back of the addition from the edge of the property by 5' which is 1' less than the 6' required by code for a house of this length. Because the existing home is built to the property lines we found it incredibly difficult to achieve this 5' set back while allowing for egress from the bedroom and kitchen and fitting a toilet in the footprint of the bathroom.

An additional setback variance is for the front of the home where we are proposing adding a 2' by 2'6" support column underneath the home's upper story overhang. This column would create greater curb appeal for the structure which would benefit the community as the current protrusion is visually awkward. Additionally some deflection has been observed in the structure in this area and we hope to add structural support with this added column.

B. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.

For the back addition it would make the addition of a toilet incredibly difficult in the layout of the bathroom. Additionally as the proposed addition is small, protrudes from the house only 5'6" and is essentially centered on the back of the home we find that proportionally and architecturally the proposed 5' set back would not affect neighboring views nor affect the atmosphere of their properties.

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C. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

It's the right of the property owner to make developments to improve their property. As the property is particularly narrow the variance we are requesting is to allow for this right to develop within a reasonable manor upon their lot.

D. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

The back addition is small and is scaled proportionally from the existing structure as to not have a visual impact upon the neighbors. The front variance is designed to be very small and to visually improve the aesthetic and structure of the building

E. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

Granting of the variance has specific relevance to this property in adapting an existing building constructed prior to current code and attempting an improvement with as close alignment as possible with current code.

F. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan. [Ord. 1167 § 2, 2003.]

Granting of such variance will have no adverse effect on the general purpose and intent of the title and the general plan.