

7-25-2011
Request
 City of Monterey
 Public Hearing/Ordinance/Resolution

Address: 1000 Highway 1
 City: Monterey
 State: CA 93940
 County: Monterey
 Assessor's Parcel Number: 001-001-001
 Zoning: R-1
 Property Owner: [Redacted]
 Applicant: [Redacted]
 Title: [Redacted]
 Date: [Redacted]
 City Clerk: [Redacted]
 City Engineer: [Redacted]
 City Attorney: [Redacted]

GENERAL INFORMATION

Public Hearing to Consider/Discuss/Act on the Request by all for a Variance to the Minimum Rear and Front Yard the Minimum Lot Depth for the Property Located at et.

009

Services-Building Inspections

Asst Building Official

VARIANCES REQUESTED:

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
100' Minimum Lot Depth	67'	33'
25' Front Yard Setback	10'	15'
25' Rear Yard Setback	20'	5'

APPLICANT'S BASIS FOR VARIANCE:

Applicant intends to build a new residence on two lots, crossing the building line. Therefore, the lot size is adequate, however, the depth does meet the requirement of the Zoning Ordinance. Because of the short depth, front and rear yard setbacks are also needed.

PUBLIC SUPPORT/OPPOSITION FOR REQUEST:

To date, no letters of support and no letters of opposition have been submitted.

BOARD AUTHORITY:

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

Yard Requirements The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

STAFF RECOMMENDATION:

Staff recommends the Board consider the existing lot size. Home construction will not be allowed without variances.

SUPPORTING MATERIALS:

Variance Application
Property Locator Map
Site Plan

Action:

APPROVED

DENIED

TABLED

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Note:

It is the responsibility of the property owner to file any approved variances with the deed records at the County Clerk's Office. Failure to do so could result in title/survey problems.

[illegible]