



## *Variance Application Narrative*

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Attention TOML Planning:

To whom it may concern,

On behalf of my clients Dotan and Abigail Saguy, I am preparing this application and narrative as an explanation as to why we are seeking a variance to construct a garage on the property, where no garage currently exists. Per TOML Zoning Section 17.030 Paragraph B, there is an exception for a reduced front setback from 20' down to 5' from the property line on steep sloping lots. The Zoning Section states the following: *The elevation of the lot, at all points measured twenty feet from the property line adjacent to the street from which access will be taken, shall be at least seven feet above the elevation at the centerline of the street.* In the case of this property the slope is just shy of the 7' requirement, according to the current survey. The survey shows approximately 6.5' of elevation gain. As such:

- the topography of the property presents a development challenge due to topography and the fact that an existing home is situated on the site, limiting the development area of a garage.
- I find it clear that no special privileges are being granted as the abutting neighbor with a similarly sloped lot has a reduced setback for a garage. In addition, all but one other residence on the street contains a garage.
- The granting of the variance would not provide for an unauthorized use. Rather, it would bring the property more in line with current TOML development stands requiring covered parking spaces on all new residences.
- Granting of the variance would not pose a hazard to public health, safety or welfare.
- The variance is consistent with the General Plan, requiring covered parking for single-family residences.

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- The variance is a minimum departure from the zoning code. If not for falling short of the required 7' elevation rise by .5', the project would likely qualify for an Administrative Adjustment.

Sincerely,

Mike Britton, AIA

A handwritten signature in black ink, appearing to read "Mike Britton".

Britton Architecture

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