

Please submit written statements in support of the following findings:
Adopt the final findings per CMC(Calistoga Municipal Code)section 17.42.020.

1. Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size or shape, topography , or other circumstances over which the applicant has no control

Subject property was built approximately 85 years ago as a 600 square-foot cottage, which was purchased by applicant's grandparents in 1939. Subsequent renovations, the last one in 1956, enclosed a sleeping porch and added a bedroom, bringing the total living area to 810 square feet.

The resulting configuration has the bathroom entry in the kitchen adjacent to the kitchen sink.

Supporting Evidence:

Applicant knows of no existing residential uses in the area with a similar kitchen/ bathroom configuration.

Applicant seeks to move the bathroom out of the kitchen and add a guest bedroom/ bath. Accomplishing this change in the current building footprint would result in a dwelling with no living area. The proposed renovation adds a 363.7 square foot living room on the north side of the structure and retains significant portions of the original dwelling and materials, which is of some historical interest. The building permit requirements for the project would result in the project being out of compliance with front and side yard setback requirements by approximately 9 feet in the front yard and approximately two and one-half feet in the side yard. Variance is being sought to setback requirements in order to permit the renovation without either demolishing the existing structure or moving it. The subject house could be moved to comply with setback requirements; however, budgetary limitations make this option unfeasible and would result in no project.

2. The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity.

Supporting Evidence:

Only three single family residential uses exist on Park Street, with lot coverages ranging from 15 percent to 40 percent. With the proposed resulting living room area addition, the resulting project lot coverage is increased from 11 percent to 13%, substantially lower than the neighboring property and similar to an existing single family residence across the street.

Property abuts the Fairway Mobile Home Park to the east and Calistoga High School playing field to the north. The Hideaway Cottages and their associated parking lot are across the street. Under current R-3 zoning a substantially larger residential multi-family structure could be constructed on the site. Such a changed use would not significantly alter the character of the neighborhood; however, it would most likely result in the removal of the subject dwelling and a second cottage of similar vintage on the site. The

proposed variance actually would result in a substantially lower-intensity single family residential use than that permitted under the zoning ordinance.

3.The authorization of the variance will not be materially detrimental to the purposes of this title, be injurious to property in the zone or vicinity in which the property is located or otherwise conflict with the objectives of City development plans for policies.

Supporting Evidence:

The proposed variance will allow improvement of the existing single-family residential use of the site while preserving a significant portion of the existing dwelling, which is of historical interest. The resulting project will present a structure that is harmonious to the next door single family residence, which is of similar design and vintage, by preserving gable ends, southern roofline and exterior cladding materials. Though many of the neighboring structures have been converted to visitor-oriented commercial use, they retain characteristics of the period of the subject dwelling's origin, such as gable shingle roofs, porches and siding, which are similar to treatments proposed by applicant for the subject site. The proposed project retains the significant historical features of the dwelling; i.e., gable ends, footprint and several exterior walls. The proposal retains the existing paint scheme and siding treatment (Hardiplank clapboard). The project does not change site contours or topography and preserves all trees and most of existing plantings, which include a 60 year-old grapevine.

4.The variance requested is the minimum variance that will alleviate the hardship.

Supporting Evidence:

More extensive, extreme and expensive alternatives to the project include moving or demolishing the existing dwelling and replacing it with a new structure. However, certain historical features of the structure and site would be lost, the resulting development would represent a significant change in land use on the site and associated costs of such a project would present applicant with an insurmountable financial burden.