

Justification Letter

A variance is being sought on the side yard setbacks for an existing single family residence at 4000 San Joaquin Ave. The setback requirement is five feet on the interior side of the property and it is requested that a variance be allowed to have that setback be reduced to two feet for a small portion of the house that is existing at that location. A previous home owner converted a car port and an attached storage room to livable space, making the car port a family / dining room and the storage a walk in closet off of the master bedroom. The walk in closet (previously a storage space) is at two feet from the property line but matches many of the homes in the neighborhood as they also have attached storage spaces that encroach into the five foot side yard setbacks. The exterior of the building was not changed when the storage area was converted to a walk in closet so the exterior still matches what was originally built. The conversion took place through a previous home owner and it was recently brought to the current home owner's attention that the conversions were not legally done, something the current home owner was not previously aware of when he purchased the home. As the home still matches the neighborhood, and given the fact that both of these conversions happened years ago, before the current home owner bought the property, we are requesting that a variance be granted for a reduction of the side yard setback to two feet where the current walk in closet is existing. For reference sake, it is extremely similar to VAR73281 with SUP732882 that was heard before City Council on July 18th, 2018 and was approved.

VAR-74068

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