



Inter Office Memo

DATE: January 11, 2024
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 13022 — VARIANCE NO. 4155

APPLICANT/
OWNER: Ray Deathrage

REQUEST: Allow a 20-foot street side yard setback (35-foot minimum required) to accommodate a proposed single family residence on an existing 1.57-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District.

LOCATION: The subject parcel is located on the southeast corner of E. Birkhead Ave. and N. Old Friant Road, approximately one mile north from the City of Fresno (APN: 579-050-20S) (Sup. Dist. 2).

PLANNING COMMISSION ACTION:

At its hearing on January 11, 2024, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Vice Chair Hill and seconded by Commissioner Quist to Deny Variance No. 4155 based on the analysis of the required findings in the Staff Report and direct the Secretary to prepare a Resolution documenting the Commission's action.

This motion was passed on the following vote:

VOTING: Yes: Commissioners Hill, Quist, Arabian, Abrahamian, Carver
No: None
Absent: Commissioners Chatha, Woolf, and Zante
Abstain: None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 

Chris W. Motta, Manager
Development Services and Capital Projects Division

CM:aa:jp

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EXHIBIT A

Variance No. 4155

- Staff: The Fresno County Planning Commission considered the Staff Report dated January 11, 2024 and heard a summary presentation by staff.
- Representative: The applicant's representative disagreed with Staff's recommendation. They stated the variance findings could be made and offered the following information:
- In support of Finding No. 1 there is an unusual circumstance as due to the access easement on the west end of parcel, the parcel has a required 35-foot setback from the privately maintained easement creating a total of a 55-foot setback from the property line.
 - Finding No. 2 can be made due to the other parcels on the east side of the subject parcel do not have the same setback regulations due to not having the easement, thus the 35-foot setback from easement creates a hardship as proper home design is needed for preservation and enjoyment by the owner.
- Others: No individuals presented information in support of or in opposition to the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.