



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 6 March 15, 2018

SUBJECT: Variance Application No. 4041

Allow the waiver of the covered parking requirement for a 6,534 square-foot parcel the R-1(nb) (Single-Family Residential, 6,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcel is located on the south side of Kenmore Drive South, between North Ninth Street and North Cedar Avenue approximately 110 feet north of the nearest city limits of the City of Fresno (3912 Kenmore Drive South) (Sup. Dist. 3) (APN 446-303-02).

OWNER: Raymond R. Martinez

APPLICANT: Jeff Hough

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Deny Variance Application No. 4041; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Elevation
6. Floor Plan
7. Applicant's Submitted Findings
8. Approved Variances Map

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Medium-Density Residential in the County-Adopted McLane Community Plan	No change
Zoning	R-1(nb) (Single-Family Residential, 6,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District	No change
Parcel Size	0.15 acre (6,534 square feet)	No change
Project Site	APN 446-303-02 (Lot No. 644 of Tract No. 1018, Mayfair No. 2)	No change
Structural Improvements	An existing 1,014 square-foot single-family residence with an attached unpermitted 304 square-foot garage conversion	No change
Nearest Residence	North: 60 feet South: 125 feet East: 10 feet West: 10 feet	No change
Surrounding Development	North: Residential East: Residential South: Residential West: Residential	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: Y

Building Violation No.16-106584 was issued on August 5, 2016 for the conversion of the garage to living space and other improvements and additions to the residence without the required permits. This Variance was requested to waive the requirement for covered parking and allow the existing garage conversion to remain contingent on the approval of the Variance and issuance of the appropriate permits, subject to inspection and approval by the Fresno County Department of Public Works and Planning, Building and Safety Division.

ENVIRONMENTAL ANALYSIS:

It has been determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15061(b)(3), and that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

PUBLIC NOTICE:

Notices were sent to 119 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

The decision of the Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

This Variance request proposes to allow a waiver of the covered parking requirement for the R-1(nb) Zone District, in order to allow a converted garage to remain.

According to County records, there have been no other variances approved within one mile of the subject property that pertained to parking requirements. There have been two other Variances approved pertaining to reduced setbacks to allow the construction of a carport. Those approved Variances are detailed in the table below.

Application/Request	Date of Action	Staff Recommendation	Final Action
VA No. 2937- Allow a 2-foot side-yard setback for a carport	8/22/85	Approval	PC Approved
VA No. 3215 - Allow a 1-foot side-yard setback for a carport.	8/24/89	Denial	PC Approved

DISCUSSION:

Findings 1 and 2: *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

Such variance is necessary for the preservation of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 20 feet Side: 5 feet Rear: 20 feet	No change	Yes
Parking	One parking space in a garage or carport	Waiver of the covered parking requirement	No
Lot Coverage	40 Percent	No change	Yes
Space Between Buildings	Six feet minimum between main and accessory buildings	No change	Yes
Wall Requirements	No requirements	No change	
Septic Replacement Area	100 Percent	No change	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: No comment.

Building and Safety Section of the Department of Public Works and Planning: No comment.

Development Engineering Section of the Department of Public Works and Planning: No comment.

Design Division of the Department of Public Works and Planning: No comment.

Road Maintenance and Operations Division of the Department of Public Works and Planning: No comment.

Analysis:

The subject parcel was originally created as Lot No. 644 of Tract No. 1018, Mayfair No. 2 and recorded in January 1948. The existing single-family home was constructed in the same year according to available residential building records. Building permits were not required by the County at that time. The existing residence was constructed as an approximately 780 square-foot home with an attached garage.

In support of Finding 1, the Applicant states that when the home was purchased it was in disrepair and some additions/improvements had already been made prior to his taking ownership.

In support of Finding 2, the Applicant states that there are a number of other properties in the vicinity that have garages that were converted to living space with no apparent adverse impacts to the neighborhood.

While Staff acknowledges that it appears other property owners in the vicinity have converted their garages to living space or some use other than parking, based on the Applicant's submitted findings and photos of surrounding properties, permit records do not indicate any approved variances for the waiver of the covered parking requirement in the vicinity. Additionally, there are also many examples where garages were not converted to living space.

A consideration in addressing Findings 1 and 2 is whether there are alternatives available that would avoid the need for the Variance. In this case, the Variance is necessary to correct the violation created by the conversion of the garage to living space without permits, by allowing a waiver of the requirement for a covered parking space in a garage or carport, in lieu of converting the garage back to a parking use.

With regard to Finding 2, the approval of a variance request is intended to correct the deficit of a property right of the Applicant. In this case, the Applicant is requesting a waiver of the requirement for covered parking rather than to construct a new garage or carport on the property, to replace the garage, which was converted without permits. Staff acknowledges that to construct a carport in the front yard would require a substantial encroachment into the required front-yard setback, which would itself require a variance. Additionally, compliance with the minimum size requirement for a carport or garage of 8.5 feet by 20 feet would place the structure close to the sidewalk and create an aesthetic impact and possibly a visual obstruction affecting neighboring properties.

Based on the above analysis, staff does not believe that there are exceptional circumstances present or that the Applicant's property rights are unreasonably limited by requirement for covered parking. The parcel is consistent in size and shape with others in the vicinity, and it is not a corner or reversed corner lot. Additionally, an increase in living space could be accomplished with additions to other parts of the dwelling without eliminating the garage as off-street parking.

Recommended Condition of Approval:

See attached Exhibit 1

Conclusion:

Findings 1 and 2 cannot be made.

Finding 3: *The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	0.15 acre 0.23 acre	Single-Family Residential	R-1(nb)	60 feet
South	0.15 acre 0.15 acre	Single-Family Residential	R-1(nb)	125 feet
East	0.15 acre	Single-Family Residential	R-1(nb)	10 feet
West	0.15 acre	Single-Family Residential	R-1(nb)	10 feet

Reviewing Agency/Department Comments:

Fresno County Department of Public Health, Environmental Health Division: No comments

Fresno Fire Department: This project was reviewed and approved by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Compliance with fire and life safety requirements for the building interior and its intended use is reviewed by both the Fresno Fire Department and the Building and Safety Section of the Fresno County Department of Public Works and Planning when a submittal for building plan review is made.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 3, the Applicant states the granting of the Variance will not have a detrimental effect on the surrounding neighborhood and the existing improvements would improve the overall aesthetic appearance. Additionally, there are approximately 67 homes that have converted garages and of those, approximately nine have carports. If a carport were to be constructed, it would possibly obstruct the views from neighboring properties.

Staff acknowledges that the construction of a carport in the front yard would present a possible aesthetic impact to neighboring properties and may partially obstruct views toward the street from those properties. Additionally, a carport structure would require a minimum size of 8 ½ feet by 20 feet per the County Zoning Ordinance, and such a structure would necessarily encroach into the required front-yard setbacks and create the need for a variance. As such, the Applicant elected to request a waiver of the covered parking requirement.

In this case, Staff concurs with the Applicant’s findings that the granting of the requested Variance will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan.*

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: No comments.

City of Fresno Development and Resources Management: No comment.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 4, the Applicant states that the granting of the Variance would not have an adverse aesthetic effect on the neighborhood, or create any hazards to traffic on the adjacent roadway, as there is no construction proposed with this application.

The subject property is designated Medium-Density Residential in the McLane Community Plan. There are no General Plan policies, nor any policies in the McLane Community Plan, that specifically address parking requirements. This proposal is therefore consistent with the applicable community plan and the County General Plan.

Based on these factors, the proposal to allow a waiver of the covered parking requirement consistent with the General Plan.

Recommended Conditions of Approval:

None

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Based on the factors cited in the analysis, and due to the inability to make Findings 1 and 2, staff believes that the required Findings for granting the Variance cannot be made and therefore recommends denial of Variance Application No. 4041.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance No. 4041; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to determine the required Findings can be made (state basis for making the Findings), and move to approve Variance Application No. 4041, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn

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**Variance Application No. 4041
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in substantial compliance with the site plan/elevation, and floor plan, as approved by the Planning Commission.

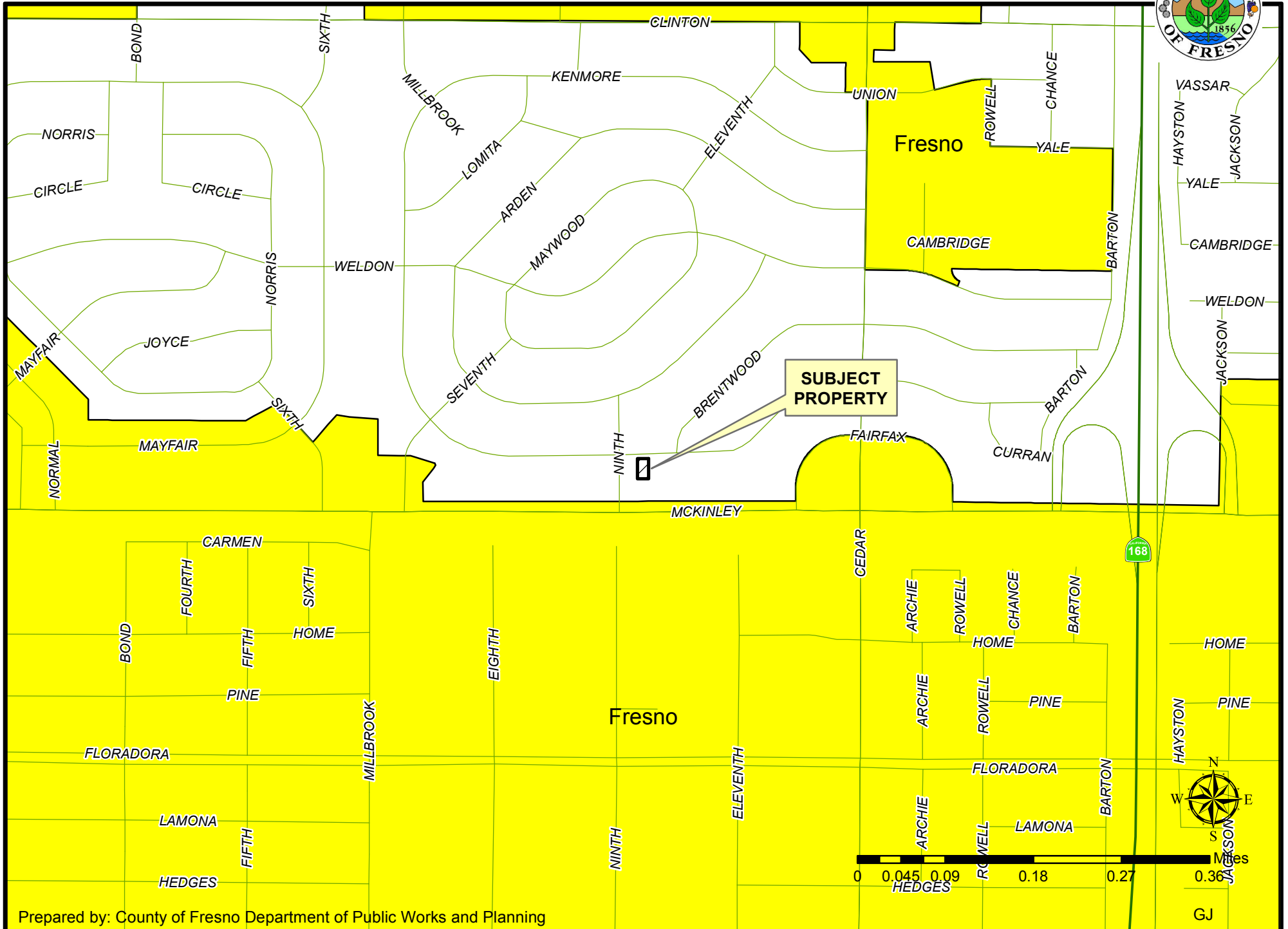
Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Permits shall be required for any structures over 120 square feet in size, and any structures or additions built after 1958 without permits.
2.	Contact the Zoning Section, Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning to confirm the permitting status and need for permits for any additions, or for any structures over 120 square feet in area and/or within six feet of an existing residence. Permits will be necessary for those structures built after March 1, 1958. The Zoning Section may be contacted at (559) 600-4540.

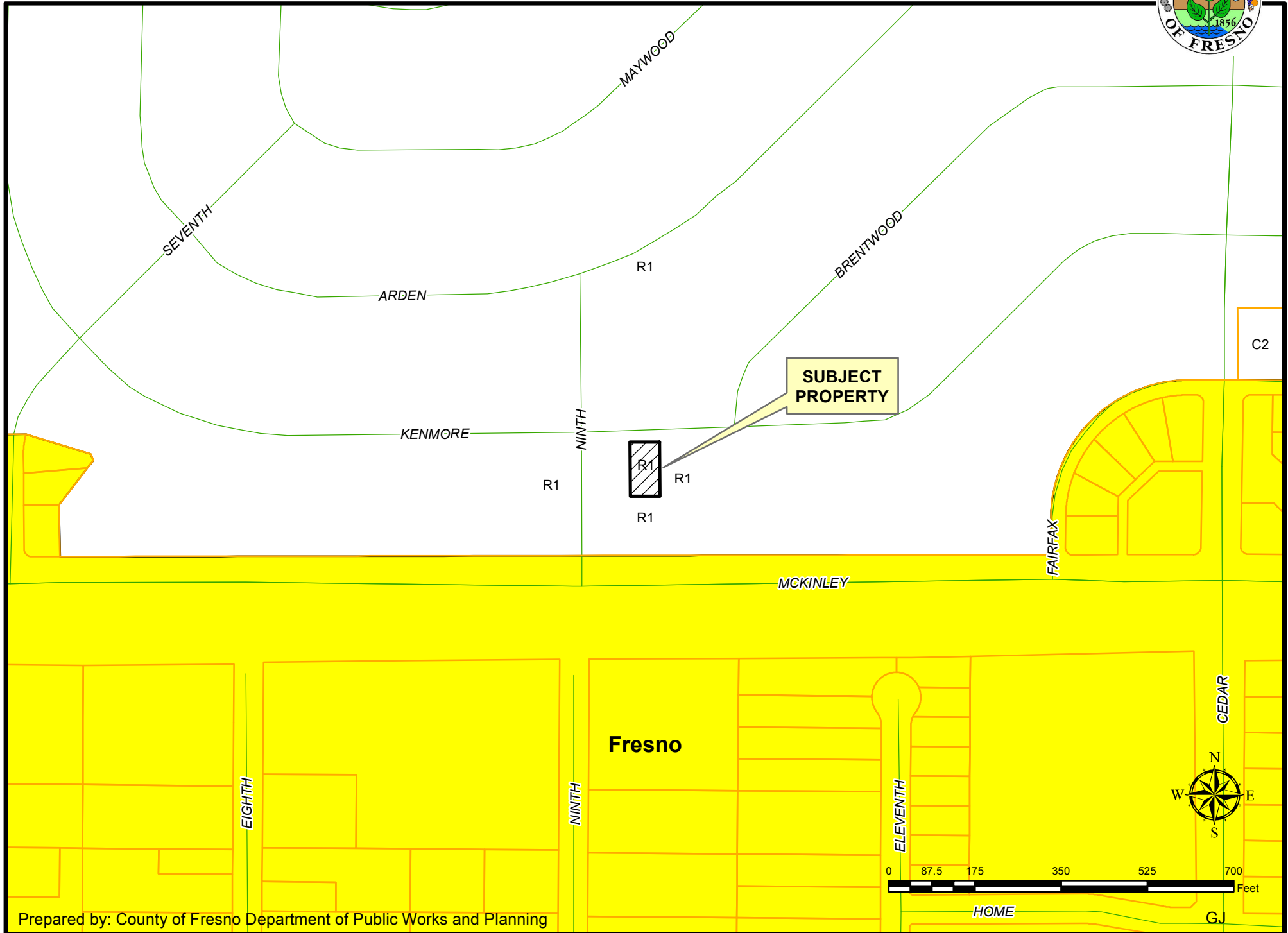
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LOCATION MAP



EXISTING ZONING MAP



VA 4041

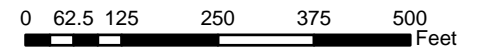
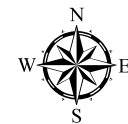
EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
CP#	OFFICE COMM./PROF
SCH	SCHOOL
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



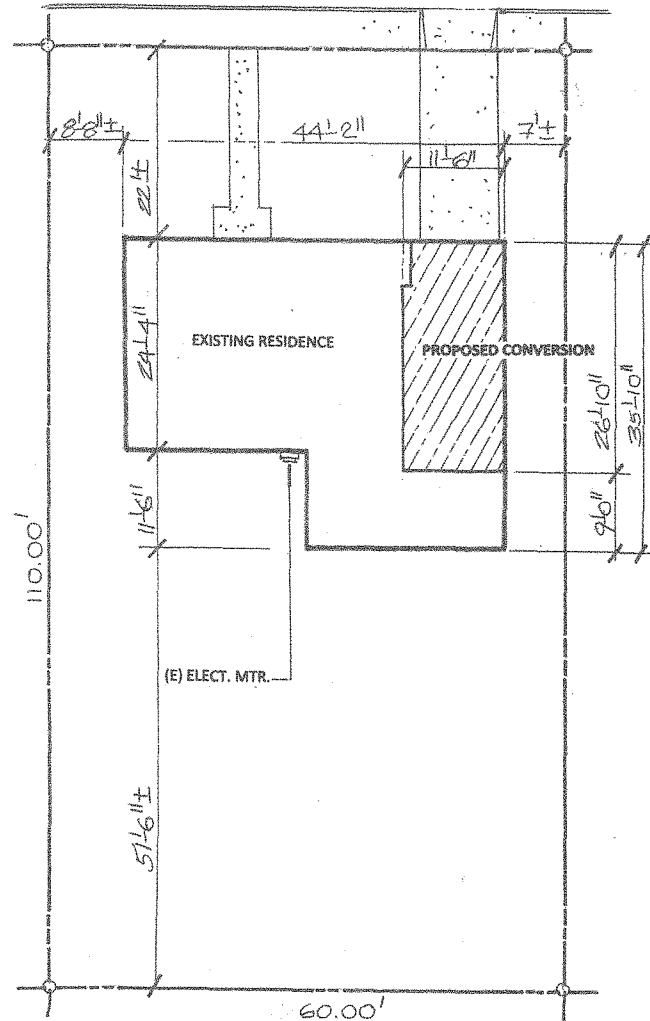
Department of Public Works and Planning
Development Services Division

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

KENMORE DR. SOUTH



SITE PLAN

1" = 10'-0"

APN _____ 446-300-02
ZONING _____ R-1
CONST TYPE _____ VB

SCOPE OF WORK:

1. PROPOSED GARAGE CONVERSION TO LIVING SPACE
2. DRAFT PLANS "AS BUILT" TO EXISTING CONDITION
3. ELECTRICAL PLAN TO ENTIRE RESIDENCE

SQ. FOOTAGE:

(E) RESIDENCE _____ 1,014 SF
PROPOSED GARAGE CONVERSION -- 304 SF
TOTAL LIVING SPACE _____ 1,318 SF

SHT. SCHDL.

- SHT. 1 _____ SITE PLAN, FRONT ELEVATION
SHT. 2 _____ FLOOR PLAN
SHT. 3 _____ FOUNDATIO & SECTION
SHT. 4 _____ ELECTRICAL
STD. 1 _____ STD. DTLS.
STD. 2 _____ STD. DTLS.

NOTE: PROVIDE A "FINALIZED CONSTRUCTION WASTE MANAGEMENT PLAN" PRIOR TO OCCUPANCY.

DRAINAGE NOTE:

- A. LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FT. OF THE BUILDING (CRC SEC. R403.3)
- B. IMPERVIOUS SURFACES WITHING 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MIN. OF 2% SLOPE AWAY FROM BUILDING
- C. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MIN. OF 0.5% DIRECTED TOWARDS THE STREET.

NOTE: INFILL LOTS: OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME OR PLANT MATERIAL. REPLACE FILLS AS NECESSARY W/ 90% COMPACTION FOR ALL FILLS GREATER THAN 6 INCHES ABOVE THE EXISTING SURROUNDING GRADE. COMPACTION REPORT REQUIRED.

FIRE DEPT. NOTE: "OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO BUILDING FINAL"

NOTE: ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA

NOTE: REPAIR ALL DAMAGE AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY

NOTE: 2 WORKING DAYS BEFORE COMMENCING EXCAVATING OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT. (USA), CALL 1-800-642-2444

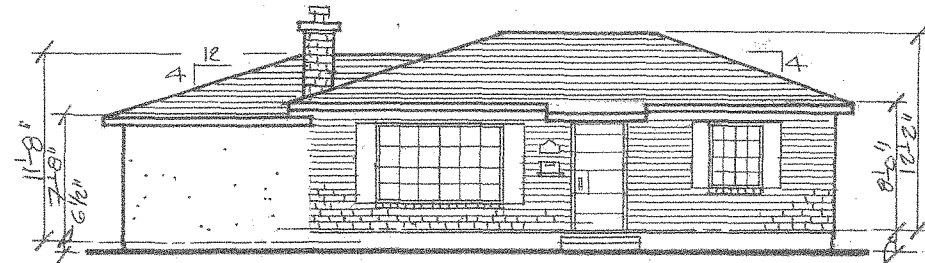
NOTE: "CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMMENDED BY THE DESIGNER & SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL

NOTE: "BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A VISIBLE POSITION" A) NUMBERS SHALL CONTRAST W/ THEIR BACKGRND. AND BE LEGIBLE B) NUMBERS SHALL BE MIN. 4" HIGH W/ MIN. 1/2" STROKE WIDTH.

NOTE: AN INSULATION CERTIFICATION CARD MUST BE COMPLETED AND LEFT AT THE JOBSITE AND OR GIVEN TO THE BUILDING INSPECTOR FOR THE VERIFICATION OF THE REQUIRED INSTALLATION OF THE FLOOR AND CEILING INSULATION PRIOR TO THE FINAL OF THE PROJECT.

OPTION --- IF THE INSULATION CERTIFICATION CARD; IF NOT GIVEN TO THE BUILDING INSPECTOR, IT MUST BE FILED WITH THE BUILDING DEPARTMENT PRIOR THE FINAL OF THE PROJECT.

NOTE: A CHEMICAL TOILET IS REQ'D ON SITE DURING CONSTRUCTION [CBC 3305.1]



FRONT ELEV. 3/16" = 1'-0"

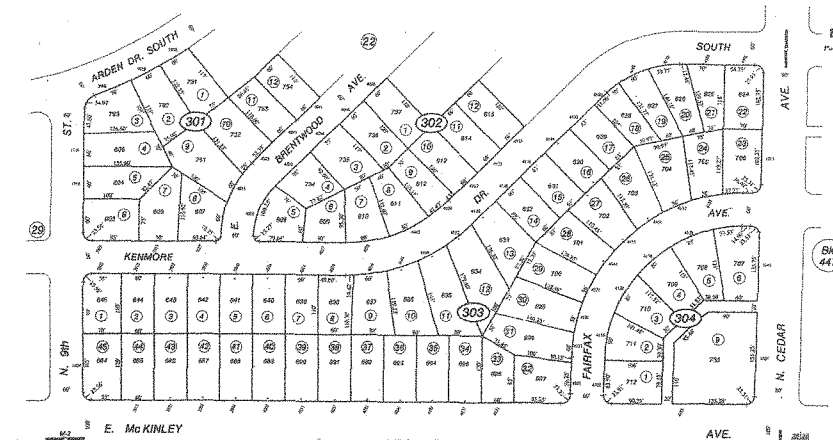
HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
-None-
Cooling System Verifications:
-None-
HVAC Distribution System Verifications:
- Duct Sealing
- Duct Design-Return
- Duct Design-Supply
Domestic Hot Water System Verifications:
-None-

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Room Conversion	304	1	3	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Existing-Conversion	Conditioned	HVAC System 1	304	9	DHW Sys 1	

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	TiB (ft ²)	Status	Justified Existing Condition
Front Wall	Existing-Conversion	R-13 Wall	0	Front	90	0	90	Altered	N/A
Rear Wall	Existing-Conversion	R-13 Wall	180	Back	90	0	90	Altered	N/A
Right Wall	Existing-Conversion	R-13 Wall	270	Right	215	17	90	Altered	N/A
Left Wall	Existing-Conversion	R-13 Wall	90	Left	215	22	90	Altered	N/A
Roof	Existing-Conversion	R-38 Roof Attic			304			Altered	N/A



VICINITY MAP

HORTA DESIGN AND CONSTRUCTION INC.
DBA HORTA CONSTRUCTION LLC. 1023832
CARLOS HORTA
300 S. REED AVE. REEDLEY CA. 93684 (559) 399-1431

JOB: HOUSE REMODEL
9412 KENMORE SOUTH DR.
OWNER: RAYMOND MARTINEZ & JEFF HUGHES
(559) 704-3167

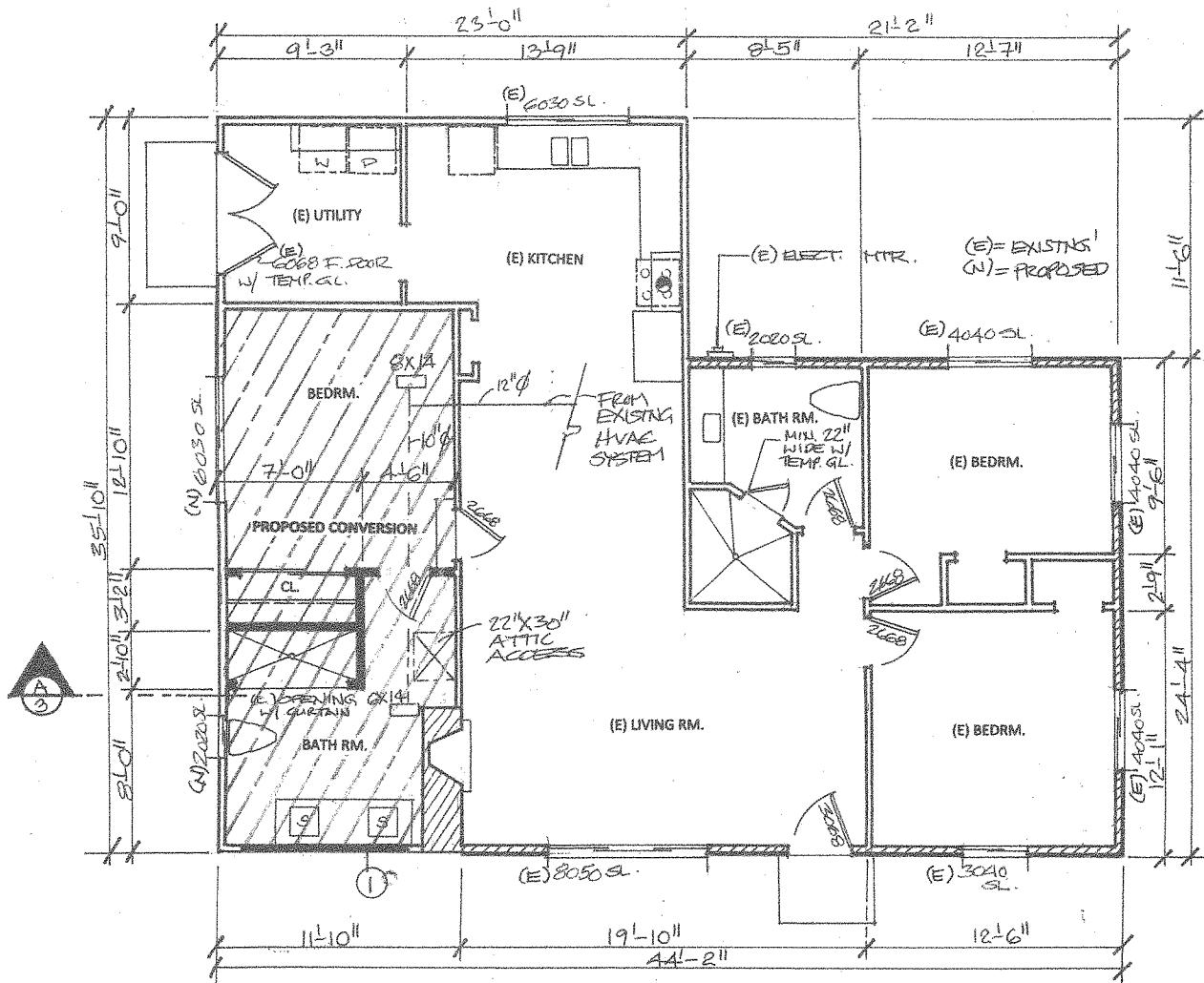
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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

REVISIONS
9/25/17
BY CH

HORTA DESIGN AND CONSTRUCTION INC.
DBA HORTA CONSTRUCTION LIC. 1023832
CARLOS HORTA
392 S. REED AVE. REEDLEY CA. 95654 (559) 395-1421



GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY W/ CRC,CMC,CPC,CEC 2016 BUILDING CODES
2. ALL WALLS TO BE DF #2 OR BETTER LUMBER @ 16" O.C. W/ R-13 MIN. INSULATION
3. ALL LUMBER USED TO BE DF #2 OR BTR.
4. PROVIDE P.T. DOUGLAS FIR OR REDWOOD FOR ALL SILL PLATES
5. ALL WINDOWS SHALL DUAL PANE WINDOWS
6. ALL CONC. WORK SHALL HAVE A MIN. STENGTH OF 2500 PSI
7. MAX. HEIGHT TO NET OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR FOR ALL THE WINDOWS USED FOR EMERGENCY EXITS

WALLS:

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED INSPECTION AGENCY AND CLEARLY SPECIFIED ON THE PLANS.

NOTE: PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL OF THE FLOOR CEILING LEVELS

LARERAL REQUIREMENTS:

CONFORM TO REQUIREMENTS WOOD SHEAR WALLS AND DIAPHRAGMS PER CBC

- A. SHEAR USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL BE NOT LESS 4'X8'
- B. MIN. SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" U.N.O
- C. F. RAMIN MEMBERS OR BLKNG' OF ALL PANEL EDGES IN SHEAR WALLS
- D. NOTE: BRACED WALL INSPECTION REQ'D PRIOR TO COVERING

DOOR LANDING:

- A. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. (CRC R311.3)
- B. NO MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. (CRC R311.3.1)
- C. NOT MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. (CRC R311.3.1)

ATTIC ACCESS
ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (150.0(a)2

MECHANICAL:
NOTE: NEW MECH. WORK WILL NOT EXCEED 40 FT. IF OVER 40 FT. "HERS" INSPECTION REQUIRED

PLUMBING:

Residential Requirements:

Note 5:

- a. Water closets shall be an ultra-low flush type with 1.28 gallons' maximum per flush. [402.3 UPC]
 - b. Control valve for shower or tub-shower shall be of the pressure balance or thermostatic mixing valve type. [420.0]
 - c. Kitchen faucets: 1.5 gal/minute at 60 psi
 - d. Shower heads: Single showerhead: 2.0 gal/minute at 80 psi. Multiple showerheads: combined flow rate of all showerheads and or other shower outlets controlled by a single valve shall not exceed 2.0 gal/minute at 80 psi or the shower shall be designed to allow only one shower outlet to be in operation at a time
 - e. Faucets: Residential lavatory faucet: maximum flow rate of 1.5 gal/minute at 60 psi, and minimum 0.8 gal/minute at 20 psi. Lavatory faucets in common and public use areas: maximum flow rate of 0.5 gal/minute at 60 psi. Metering faucets: maximum flow rate of 0.25 gal/cycle
 - f. Kitchen faucets: maximum flow rate of 1.5 gal/minute at 60 psi
- Note point of sewer and water connection points.
Note on the plumbing plans that the sewer line shall slope minimum of 2%.

MECH. NOTE

Certificate of Installation: Provide note on plan: "REGISTERED" copies of the CF-2R and CF-3R forms shall be submitted prior to final inspection, signed by certified by the installer(s) for the CF-2R form, and the HERS Rater, for Field Verification and Diagnostic Testing on the CF-3R form. (CEES section 10-103(a)(3) and 10-103(a)(5))

SCOPE OF WORK:

1. PROPOSED GARAGE CONVERSION TO LIVING SPACE
2. DRAFT PLANS AS "BUILT" TO EXISTING CONDITION
3. ELECTRICAL PLAN TO ENTIRE RESIDENCE

SQ. FOOTAGE:

(E) RESIDENCE ————— 1,014 SF
 PROPOSED GARAGE CONVERSION — 304 SF
 TOTAL LIVING SPACE ————— 1,318 SF

WALL LEGEND:

- = EXISTING EXTR. BRICK WALLS
- = EXISTING 2X WALLS
- = NEW 2X WALLS, STUDS @ 16" O.C. (DF#2 SD. LUMBER)

① EXISTING GARAGE DOOR OPENING TO BE FRAMED TO EXTR. 2X4 (DF#2) WALL USE HILTI PINS TO ANCHOR P.TREATED PLATE

Carport Variance Application

3912 Kenmore Drive South Fresno, Ca 93703

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification:

Since the age of five, I have been coming to the home at 3912 Kenmore Drive South. Clarence and Mary Mosley were like my adopted parents. Clarence worked as a mason and added to the home in the early 70s. Clarence passed away in 2000 of cancer and Mary passed away in April of 2015. After Mary's death, I spoke to Joyce, her daughter, and I agreed to purchase the home "AS IS". Clarence, Mary and their four children lived in the home until they were grown.

At that time, the home needed a lot of repairs. After purchasing the home, I remodeled the home and fixed things in the interior and exterior. The structure remained the same with a layout of three bedrooms and two baths. I moved into the home when I was 15 years old and the home looks the same except for the new look. We are asking for this variance because due to the fact that the original updates to the home were done many years ago except for the aesthetic updating, which I currently did.

2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification:

Within a one block radius of this property, there are eight homes that have converted their garages into living space without adding a carport, and with no impact on the neighborhood. At the time these homes were built in the Mayfair and McLane Districts, cars were much smaller and in fact, from the time I was 5 years old, Mary and Clarence always used their garage as a living space and parked outside in the driveway. The house directly behind 3912 Kenmore Drive South, sold this year and they converted their garage into living space without adding a car port. That property backs up to my back yard. And as previously mentioned, the two homes to the east have made the same conversions without adding a car port.

3. The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located:

We feel that the granting of this variance will in no way affect the surrounding neighborhood, if anything, it will assist in increasing the beautification of the neighborhood, thus increasing the value of properties in the area from McKinley to Weldon, and from Weldon to Millbrook. In this area, there are 67 homes that have be converted their garages into living spaces, including the house next door. Of these 67 homes, approximately 9 have car ports, the others DO NOT. If we

were to construct a carport at 3912 Kenmore Drive South, the home to the East of this property, would lose its view. That home and the next home to the East, have converted their garages into living space with no addition of a carport. Of all the properties that have converted their garages into living spaces in the area mentioned previously, they either park on their driveway's or park on the street. None have added car ports. The residence in question currently is 26 feet from the sidewalk and 17 feet in width, which would accommodate 4 vehicles, thus, no street side parking would be required by the residence.

4. The granting of such variance will not be contrary to the objectives of the Fresno County General Plan:

Granting this variance will not change the look of the street or traffic congestion in the area, the general neighborhood especially. We believe that the house is now a great addition to the beautification of the neighborhood and that based on the above mentioned facts, you would consider this an exceptional and extraordinary circumstance and grant the variance

APPROVED VARIANCES WITHIN A ONE MILE RADIUS

