



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 June 27, 2019

SUBJECT: Variance Application No. 4067

Allow a reduced street side-yard setback of 28 feet two inches, where a 35-foot minimum is required, for a single-family residence currently under construction on a 5.62-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the north side of East Reno Road approximately one half-mile west of its intersection with Auberry Road, and approximately one mile northeast of the nearest city limits of the City of Fresno (4872 East Reno Road) (SUP. DIST. 5) (APN 580-010-03S).

OWNER: Harjot Singh Dulai
APPLICANT: Loye Stone

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

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Deny Variance No. 4067; 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. Variances Map
6. Site Plan
7. Applicant's Findings

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	5.62 acres	No change
Project Site	5.62 acres	No change
Structural Improvements	A 9,367 square-foot single-family dwelling, under construction	A portion of said residence will be allowed to remain within the street side-yard setback on the west side of the property
Nearest Residence	Approximately 55 feet east of the subject parcel's eastern boundary	No change

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15061(b)(2) of the California Environmental Quality Act (CEQA) guidelines: *Review for Exemption* 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 23 property owners within 1,320 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:

The subject parcel was originally created as part of Block 6 of Redwood Park, recorded in Book 5, Page 4 of Record of Surveys on June 17, 1909. According to available records, the subject parcel in its current configuration was created as Parcel 1 of Parcel Map No. 3615 recorded on February 7, 1978. The subject parcel currently contains approximately 5.62 acres, and is being improved with a 9,367 square-foot single-family dwelling, currently under construction, for which building permits were issued on October 8, 2018. During the plan review process, it was determined that the building would require a minor variance to allow a 3.5-foot encroachment of the residence into the street side-yard setback on the west side of the property. Minor Variance No. 1286 was approved by the Department of Public Works and Planning on December 14, 2018, which allowed for a ten (10) percent deviation (3.5 feet), or a 31.5-foot setback on the west (street) side of the property, where a 35-foot minimum is required. Subsequently, when the foundation footings were inspected, it was determined that the foundation would exceed the 10 percent deviation allowed by the Minor Variance, and thus a full Variance would be required to allow the additional encroachment.

The current Variance request, submitted on September 18, 2018, proposes to allow a portion of the single-family dwelling under construction to remain within the required setback area, placing the structure approximately six feet ten inches into the street side-yard setback and approximately 28 feet 2 inches from the eastern edge of a sixty-foot-wide non-exclusive easement which traverses the west side of the subject property. A portion of the dwelling under construction is encroaching approximately six feet ten inches into the street side-yard setback area on the west side of the property. In this case, the 35-foot minimum street side-yard setback is applied due to the existence of a 60-foot-wide non-exclusive easement running through the western property boundary. The AE-20 Zone District requires a minimum 35-foot setback from the front property boundary and the side property boundary (street side-yard) when abutting a street.

At least 20 variance requests have been processed within one half-mile of the subject property. Of those, all were related to a parcel division or mapping procedure, or a waiver of fence/wall requirement; none pertained to reduced setbacks. Those variances are detailed in the table below:

Application/Request	Staff Recommendation	Final Action	Date of Action
VA No. 3255 – Allow a waiver of the requirement for a fence or wall around a swimming pool on an 8.72-acre parcel in the AE-20 Zone District.	Approval	PC Approved	April 26, 1990
VA No. 3413 – Allow a Property Line Adjustment between a 38.50-acre parcel and 5.19-acre parcel resulting	Approval	PC Approved	May 20, 1993

in the reduction of an existing 5.19-acre parcel to 4 acres in the AE-20 Zone District.			
VA No. 3482 – Allow the creation of two 5-acre parcels from an existing 10-acre parcel in the AE-20 Zone District.	Denial	PC Approved	March 16, 1995
VA No. 3483 – Allow the creation of three 5.20-acre parcels and a 10.06-acre parcel (20 acres required) from a 25.66-acre parcel of land in the AE-20 Zone District.	Denial	PC Denied BOS Approved	March 16, 1995 April 18, 1995
VA No. 3509 – Allow the creation of nine lots from a 19.92-acre parcel with a minimum lot size of two acres, with no public road frontage, concurrent with Amendment Application (AA) No. 3654 (rezone from AE-20 to Rural Residential), Tentative Tract Application (TT) No. 4710, and Environmental Assessment (EA) No. 4195.	Approval	PC Approved BOS Approved	January 11, 1996 February 13, 1996
VA No. 3556 – Allow the creation of two 5.0-acre parcels, a 5.1-acre parcel and a 5.2-acre parcel (20-acre minimum required) from a 20.30-acre parcel in the AE-20 Zone District. (VA No. 3815)	Denial	PC Approved	April 3, 1997
VA No. 3579 – Allow the creation of a 2.74-acre parcel and a 2.43-acre parcel, both without public road frontage, from an existing 5.17-acre parcel in the AE-20 Zone District. (VA No. 4012)	Denial	PC Approved Approval expired	July 10, 1997
VA No. 3590 – Allow creation of a 2.50-acre and a 5.10-acre parcel, with the smaller parcel having no public road frontage (20 acres and 165 feet required), from an existing 7.60-acre parcel of land in the AE-20 Zone District.	Denial	PC Approved	November 6, 1997

VA No. 3596 – Allow a property line adjustment between two 10-acre parcels, resulting in a 6.50-acre parcel and a 13.5-acre parcel, in the AE-20 Zone District. (VA No. 3932)	Deferred to Planning Commission	PC Approved	October 16, 1997
VA No. 3618 – Allow creation of a 3.53-acre parcel, a 2.57-acre parcel, and a 2.62-acre parcel (20 acres required), each parcel having no public road frontage (165 feet required), in the AE-20 Zone District.	Deferred to Planning Commission	PC Denied BOS Denied	November 12, 1998 December 15, 1998
VA No. 3693 – Allow creation of two 2-acre parcels from a 4-acre parcel in the AE-20 Zone District.	Denial	PC Denied	August 22, 2002
VA No. 3771 – Allow creation of a 3.11-acre parcel and a 1.74-acre parcel from a 4.85-acre parcel in the AE-20 Zone District, and allow the 1.74-acre parcel without road frontage.	Denial	PC Denied	April 22, 2004
VA No. 3773 – Allow creation of two 2-acre parcels from a 4-acre parcel in the AE-20 Zone District. (VA No. 3895, VA No. 3693)	Denial	PC Denied	March 4, 2004
VA No. 3815 – Allow the creation of four parcels 3.9, 4.5, 4.6, and 5 acres in size (minimum 20 acres required), allowing three parcels without public road frontage (minimum 165 feet required), from an existing 18.03-acre parcel in the AE-20 Zone District.	Denial	PC Approved	October 12, 2006
VA No. 3882 – Allow creation of a 5.88-acre parcel and a 6.29-acre parcel (minimum 20 acres required) from a 12.17-acre parcel in the AE-20 Zone District.	Denial	PC Denied BOS Upheld PC denial	September 18, 2008 November 4, 2008
VA No. 3895 – Allow the creation of two parcels, each approximately 2 acres in size (minimum 20-acres required), from an existing 4.00-acre parcel in the AE-20 Zone District.	Denial	PC Approved	July 16, 2009

VA No. 3932 – Allow creation of an approximately 3.4-acre parcel and two approximately 4.9-acre parcels from an existing 13.09-acre parcel in the AE-20 Zone District.	Denial	PC Approved	December 12, 2013
VA No. 4012 – Allow the creation of a 2.74-acre parcel and a 2.43-acre parcel, both without public road frontage, and a lot depth-to-width ratio greater than four-to-one, from an existing 5.17-acre parcel in the AE-20 Zone District.	Denial	PC Approved	October 20, 2016
VA No. 4025 – Allow the creation of a 2.3-acre parcel and a 2.55-acre parcel from an existing 4.85-acre parcel in the AE-20 Zone District.	Denial	PC Denied BOS Approved	August 10, 2017 October 17, 2017
VA No. 4039 – Allow the creation of two 5-acre parcels from an existing 10-acre parcel in the AE-20 Zone District.	Denial	PC Approved with conditions BOS Upheld approved conditions on appeal	February 15, 2018 May 1, 2018

ANALYSIS/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 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.

	Current Standard:	Proposed Configuration:	Is Standard Met (y/n):
Setbacks	Front: 35 feet Street Side (west):35 feet Side: 20 feet Rear: 20 feet	Front: 35 feet Street Side (west): 28 feet 2 inches Side: 20 feet Rear: 20 feet	No
Parking	N/A	N/A	N/A

	Current Standard:	Proposed Configuration:	Is Standard Met (y/n):
Lot Coverage	No requirement	N/A	N/A
Separation Between Buildings	No requirement for residential or accessory structures, except those used to house animals, which must be located a minimum of 40 feet from any human-occupied building	N/A	N/A
Wall Requirements	N/A	N/A	N/A
Septic Replacement Area	100 percent of the existing system	No change	N/A
Water Well Separation	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	There is currently no septic system on site. There is an existing water well located on proposed Parcel No. 3. Any existing or proposed water wells will be required to meet minimum setbacks (separation) from proposed septic systems.	Yes

Reviewing Agencies/Department Comments:

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: If the Variance is not approved, the Applicant shall remove or reduce the portion of the residence encroaching into the required street side-yard setback on the west side of the property. Additionally, the Applicant shall make no improvements to the residential foundation until this Variance request has been resolved.

Fresno County Department of Public Health, Environmental Health Division: In the case of this application, it appears the parcel can accommodate the sewage disposal systems and expansion areas, meeting the mandatory setback requirements as established in the California Plumbing Code and California Well Standards Ordinance.

In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required).

Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

Should any underground storage tank(s) be found during the project, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

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

No other comments specific to Findings 1 and 2 were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 1, the Applicant's findings describe the property's reduced setback area due to the existence of a 60-foot-wide non-exclusive easement traversing its west side as being an exceptional circumstance not generally applicable to other properties in the vicinity. Staff acknowledges that the location of the easement on the subject property limits the buildable area of the property more so than if it were simply adjacent to the property, however, the same circumstance would apply to any corner lot or lots in the area with similar easements. The same 60-foot-wide easement that traverses the subject property extends approximately one quarter-mile beyond its southern boundary, intersects East Reno Road, and traverses two other properties before it intersects with Garonne Road, approximately one quarter-mile to the south.

Additionally, the adjacent properties to the west and southwest, although they do not contain the easement like the subject property, they do abut the easement and are therefore subject to the same 35-foot street side-yard setback restriction. The easement, although part of the property, is considered a road for setback purposes per the Zoning Ordinance; therefore, the same 35-foot setback applied to the front yard is applied to the street side-yard in this case.

In support of Finding 2, the Applicant states that this request is to allow a small area of the residence under construction, consisting of the enclosure for the main electrical service panel, to encroach into the setback, and that to move the service panel to an alternate location would cause the Applicant to incur a substantial cost increase to the project.

With regard to Finding 2, staff does not believe that the restriction on building into required yard setback areas constitutes the deficit of a substantial property right which would warrant the granting of the Variance to rectify. A consideration in addressing variance applications is whether there are alternatives available that would avoid the need for the Variance. In this case, the encroaching portion of the residence (electrical service panel enclosure) could possibly be relocated to another part of the residence, outside of the setback area.

Therefore, based on the analysis, staff was not able to identify any unique or exceptional circumstances applicable to the subject property, nor the deficit of a substantial property right. Findings 1 and 2 cannot be made.

Recommended Conditions of Approval:

None.

Conclusion:

Findings 1 and 2 cannot be made.

Finding 3: *The granting of a 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	20.31 acres	Vacant	AE-20	Approximately 730 feet northwest
	20.79 acres	Vacant	AE-20	N/A
South	4.84 acres	Single-Family Residential	AE-20	Approximately 930 feet
East	5.61 acres	Single-Family Residence	AE-20	Approximately 60 feet
West	7.60 acres	Single-Family Residence	AE-20	Approximately 295 feet

*Measured from the existing property lines

Reviewing Agencies/Department Comments:

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: East Reno Road is currently improved with asphalt paving, measuring approximately 12 to 14 feet in width.

Fresno County Fire Protection District: This project/development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

The subject property is located within the California Department of Forestry “State Responsibility Area” (SRA) boundary and is therefore subject to all applicable Fire Safe Regulations and standards, including, but not limited to, building setbacks, driveway construction, turnaround area, gating, display of street address, disposal of flammable vegetation, water supply facilities for fire protection, and roofing materials. Accordingly, any future development of the property or resultant parcels shall be subject to applicable SRA Fire Safe Regulations.

Analysis:

In support of Finding 3, the Applicant's Findings state that the granting of the Variance will not be detrimental to the public welfare or injurious to property or improvements in the vicinity, due to the fact that the requested Variance involves a minor setback deviation for the encroachment of a small portion of the residence under construction into an area of the property designated for future road purposes, but which does not currently provide access to any other properties.

In regard to Finding 3, it is the intention of the Applicant, if this Variance is approved, to complete the construction of the residence, placing that portion of the structure containing the electrical service panel approximately 28 feet two inches from the eastern edge of the 60-foot-wide easement, and approximately 88 feet two inches from the westerly adjacent property line.

Staff concurs that there will be no additional impact to surrounding properties, provided there is not further encroachment into required setbacks or existing easements and that the development complies with all applicable State Responsibility Area (SRA) Fire Safe Regulations with regard to setbacks for structures and emergency access.

Staff believes that there will be no adverse impacts on neighboring properties; therefore, Finding 3 can be made.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

Finding 4: *The granting of such a Variance will not be contrary to the objectives of the General Plan.*

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</p> <ul style="list-style-type: none"> a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrologic investigation shall be required. b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated. c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured 	<p>Review by the Water and Natural Resources Division has determined that adequate water supply is available to serve the parcel based on available records, review of previously-prepared groundwater evaluation reports, and well yield certifications in the area. These previous tests have confirmed moderate to high levels of well production with generally rapid recovery of water surface elevations after extended periods of pumping between 4 and 72 hours. These previous results and the fact that the subject property shares similar geology, based on previous well driller logs, supports the Division’s determination.</p>

Relevant Policies:	Consistency/Considerations:
such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts or significant economic hardship to surrounding water users.	
General Plan Policy PF-D.6: The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.	Review by the Fresno County Department of Public Health, Environmental Health Division has determined that the soils of the parcel are adequate to support individual on-site sewage disposal systems.

Reviewing Agencies/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is not subject to a Williamson Act Contract. There are no General Plan issues.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: No comment.

Analysis

In support of Finding 4, the Applicant states that the granting of the Variance would have very little impact on the objectives of the General Plan.

Staff concurs with the Applicant’s statement that the project would not be contrary to the objectives of the General Plan. The General Plan only addresses setbacks in residential districts briefly in the Land Use Element, Policy LU-F.14, which provides that front-yard setbacks should be staggered with varied roofline treatments and housing styles, and in regard to minimum setbacks for garage openings which face an access street in areas designated for Medium-Density Residential development.

Based on the above analysis, Staff believes that Finding 4 can be made.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Staff does not believe Findings 1 and 2 required for granting the Variance can be made, based on the factors cited in the analysis. Staff therefore recommends denial of Variance No. 4067.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine the required Findings cannot be made and move to deny Variance No. 4067; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to determine that the required Findings can be made (state basis for making the findings) and move to approve Variance No. 4067, subject to the Conditions and Project Notes attached as 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 (VA) No. 4067
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in accordance with the site plan (Exhibit 6) 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.	If the Variance is not approved, the property owner shall remove or reduce the portion of the residence encroaching into the required street side-yard setback.
2.	In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required).
3.	Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Contact the Water Surveillance Program at (559) 600-3357 for more information.
4.	Should any underground storage tank(s) be found during the project, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
5.	The subject property is located within the California Department of Forestry "State Responsibility Area" (SRA) boundary and is therefore subject to all applicable Fire Safe Regulations and standards, including, but not limited to, building setbacks, driveway construction, turnaround area, gating, display of street address, disposal of flammable vegetation, water supply facilities for fire protection, and roofing materials.
6.	The Applicant is required to abide by SB 1374 – Construction and Demolition Diversion Requirements; including Title 15 Building Standards Code related to diversion requirements.

LOCATION MAP

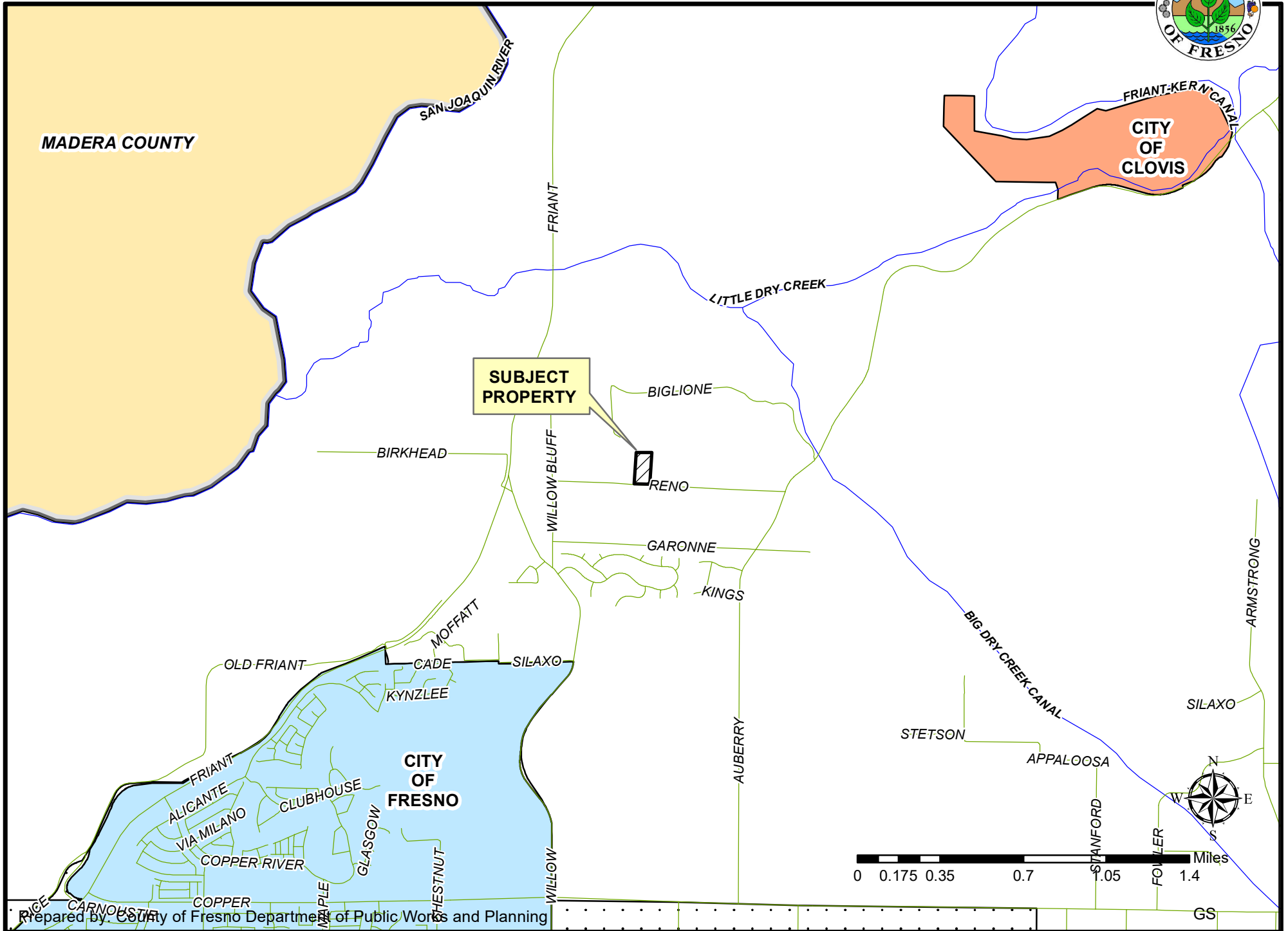
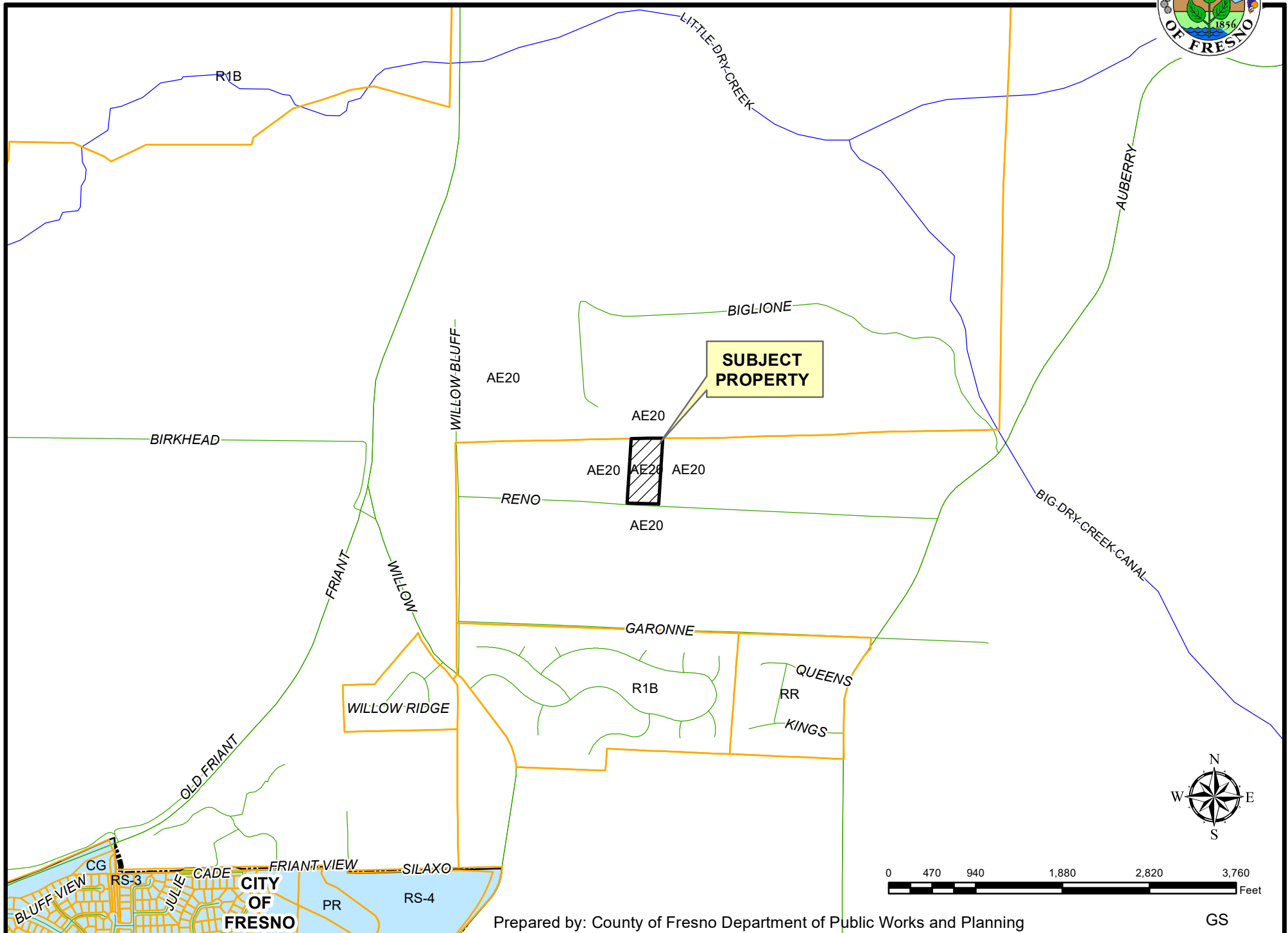
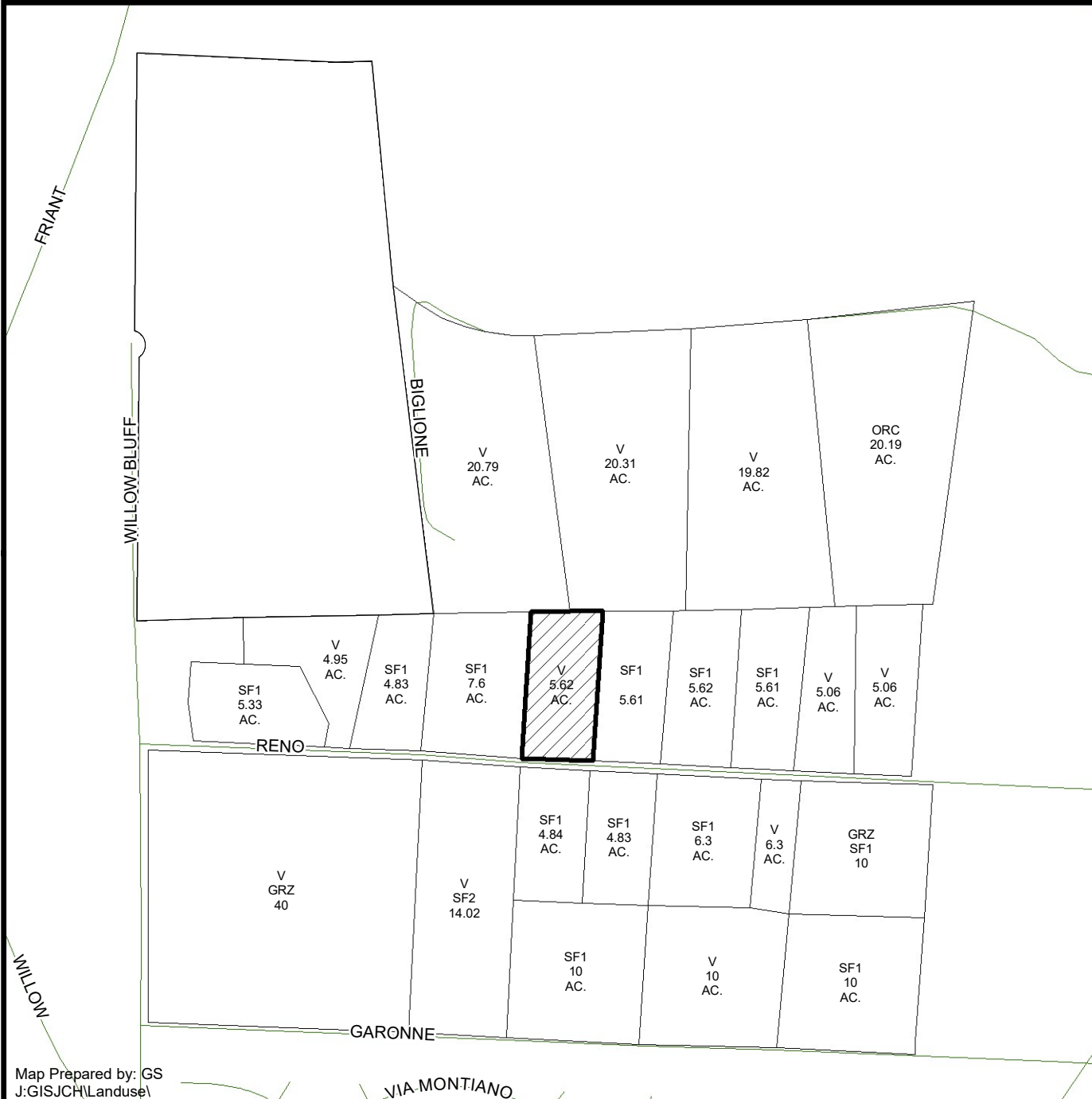


EXHIBIT 2

EXISTING ZONING MAP



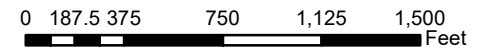
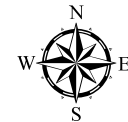
EXISTING LAND USE MAP



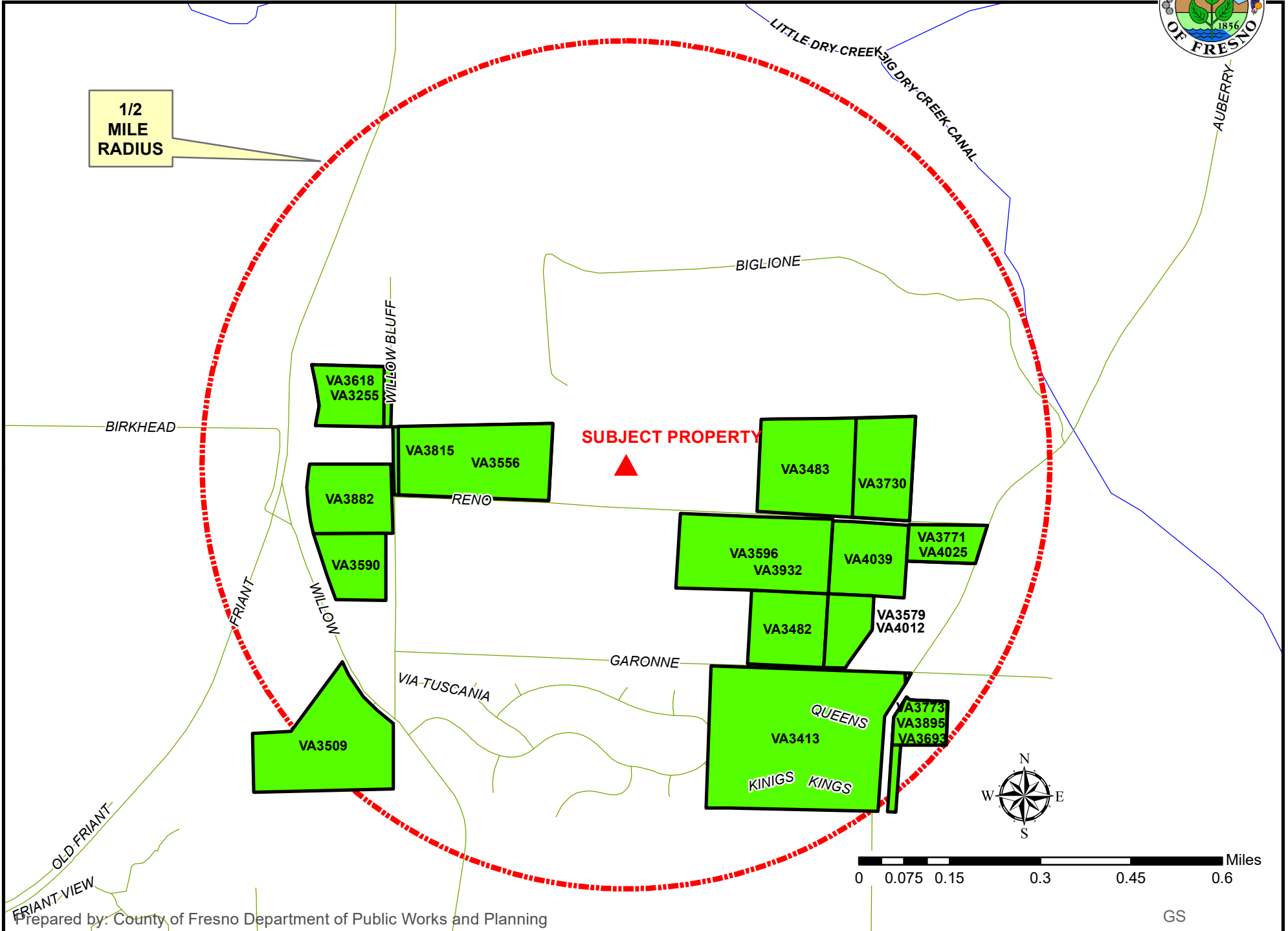
LEGEND
GRZ - GRAZING
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

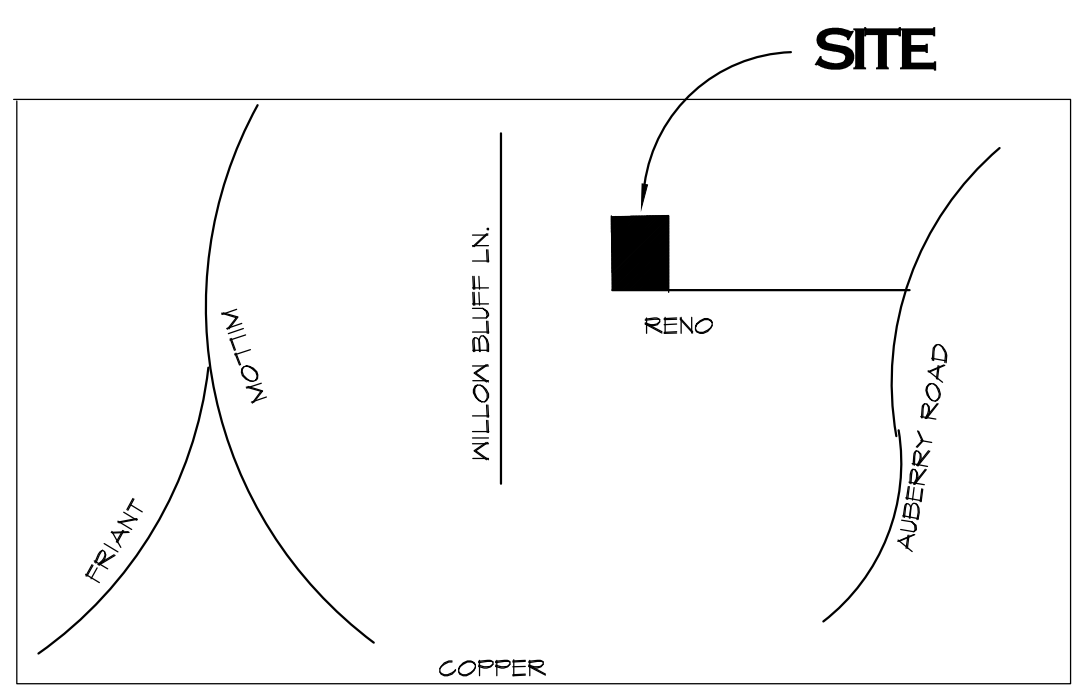
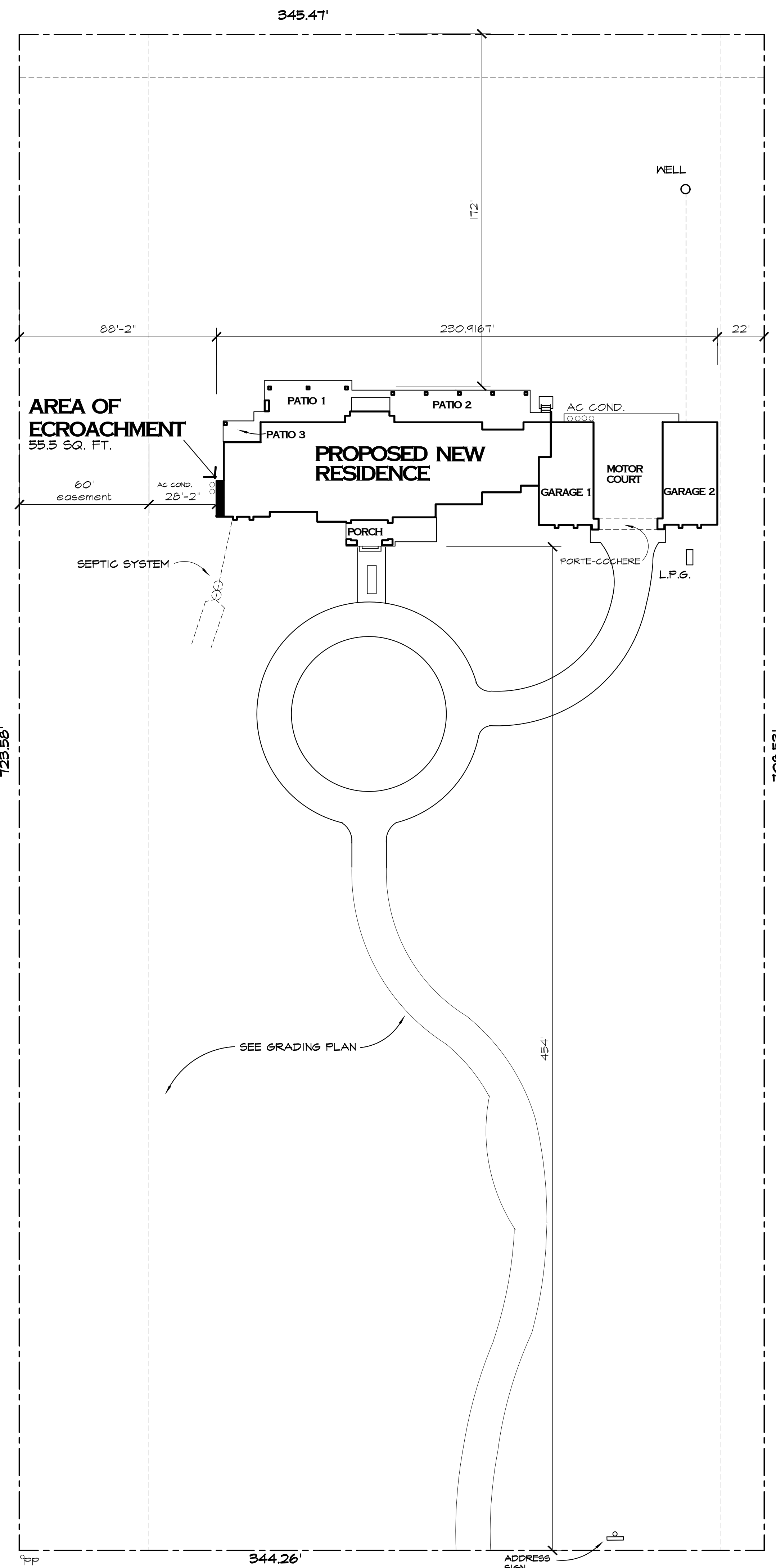
LEGEND:

 Subject Property



APPROVED VARIANCES WITHIN A HALF MILE RADIUS





SHEET INDEX

A1	SITE PLAN
A2	FIRST FLOOR PLAN
A6	EXTERIOR ELEVATIONS

BUILDING AREAS

LIVING AREA	=	1ST FLOOR	: 5709 SQ. FT.
		2ND FLOOR	: 3650 SQ. FT.
TOTAL LIVING AREA	=		9367 SQ. FT.
GARAGE 1	=		1109 SQ. FT.
GARAGE 2	=		1209 SQ. FT.
PORCH	=		232 SQ. FT.
PATIO 1	=		180 SQ. FT.
PATIO 2	=		540 SQ. FT.
PATIO 3	=		494 SQ. FT.
PORTE-COCHERE	=		160 SQ. FT.
BED 3 BALCONY	=		163 SQ. FT.
TOTAL	=		13,951 SQ. FT.

4872 EAST RENO ROAD



SITE PLAN


SCALE : 1/32" = 1'-0"

SITE ADDRESS : 4872 E. RENO ROAD
CLOVIS, CA. 93611

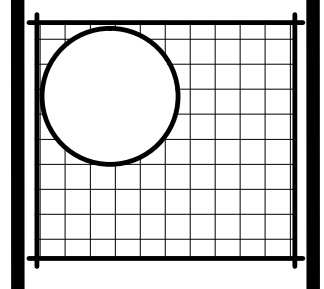
A.P.N. : 580 - 010 - 035

OWNER: HARJOT SINGH DULAI AND
ANNEET VIRK DULAI
65 N. WYNDOVER AVE.
CLOVIS, CA. 93611
554-210-1230

EXHIBIT 6



LOYE H. STONE A.I.A. ARCHITECT
1805 WEST BULLARD AVENUE SUITE 18
FRESNO, CALIFORNIA 93711 437-0555



CONCORD CONSTRUCTION
1368 W. HERNDON AVE. SUITE 102
FRESNO, CA 93711 447-1000
LIC. NO. 915874

JOB NO. _____

DATE: 1-4-19

SHEET NO.

A1

Fresno County Dept. of Public Works
and Planning.

March 1, 2019

Re: 39635
4872 E. Reno Road

Variance Findings:

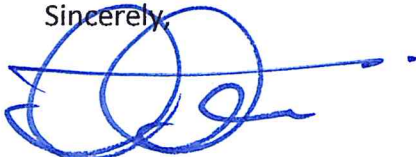
The requested variance does not apply generally to other properties in the area as the variance involves a reduced setback to an easement for a future road.

The variance is necessary in order to allow a small area of the residence to encroach into the setback. The area of encroachment consists of the main electrical service for the residence. A great cost burden will occur if the main electrical panel has to be moved to another location.

The granting of the variance will not be materially detrimental to the public welfare as it is a minor setback deviation of a small portion of the residence into a setback space of a future street easement. The future street does not seem to access any public area.

The granting of the variance will have very little impact on the objectives of the general plan.

Sincerely,



Loyal Stone
Architect



HARJOT SINGH PULAI
OWNER