



# County of Fresno

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

July 16, 2021

Eric Mitchel  
1345 Robinwood Avenue,  
Fresno, CA 93711

Dear Applicant:

Subject: Resolution No. 12877 - Variance Application No. 4101

On April 22, 2021, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire one year from the date of approval. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

If you have any questions regarding the information in this letter, please contact me at [thdavis@fresnocountyca.gov](mailto:thdavis@fresnocountyca.gov) or 559-600-9669.

Sincerely,

Ethan Davis, Planner  
Development Services and Capital Projects Division

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Enclosure



## Inter Office Memo

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DATE: April 22, 2021  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12877 - VARIANCE APPLICATION NO. 4101

APPLICANT: Dale Devereaux

OWNER: Eric Mitchel

REQUEST: Allow reduction of side-yard and front-yard setbacks to 20-foot front-yard (35 foot required) and 5-foot side-yard (10-foot required) for a 2 bedroom addition and a garage on a 0.36-acre parcel within the R1A (Single Family Residential) Zone District.

LOCATION: The project site is located on the south side of W. Robinwood Lane, approximately 300 feet east of its intersection of Fruit Avenue and Robinwood Lane. (APN: 416-272-05)  
(Address: 1345 W. Robinwood Lane)

### PLANNING COMMISSION ACTION:

At its hearing of April 22, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Carver to deny Variance No. 4101.

The motion failed on the following vote:

VOTING: Yes: Commissioners Woolf, Carver, Ewell  
No: Commissioners Abrahamian, Ede, Eubanks, Hill  
Absent: Commissioners Burgess and Chatha  
Abstain: None

A subsequent motion was made by Commissioner Eubanks and seconded by Commissioner Ede to determine that the required Findings of Fact could be made stating that, Finding 1 could


RESOLUTION NO. 12877

be made in regards to the unique circumstance of an unsafe carport, Finding 2 could be made due to allowing the property owner to safely secure their property. Findings 3 and 4 could be made as stipulated by staff and moved to approve Variance No. 4101, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING:      Yes:              Commissioners Eubanks, Ede, Abrahamian, Ewell, Hill  
                 No:              Commissioners Woolf and Carver  
                 Absent:          Commissioners Burgess and Chatha  
                 Abstain:        None

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

By:   
\_\_\_\_\_  
William M. Kettler, Manager  
Development Services and Capital Projects Division

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NOTE:      The approval of this project will expire one year from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

Attachments

EXHIBIT A

Variance Application No. 4101

**Staff:** The Fresno County Planning Commission considered the Staff Report dated April 22, 2021 and heard a summary presentation by staff.

**Applicant:** The Applicant's representative disagreed with the Staff Report. He described the project and offered the following information to clarify the intended use:

- The owner's wife has had a few instances with transients that approached her on their property as she is entering and exiting her vehicle.
- The proposed garage would allow for safer ingress and egress of the home and allow secure storage of property.
- The two-bedroom addition is to have bedrooms for the owner's children to have their own bedrooms.

**Others:** One individual presented information in opposition of the application.

- The expansion goes against the current characteristic of the neighborhood.
- There are two group homes in the area; this development could allow future group homes in the area by allowing home expansions.

**Correspondence:** No letters were presented to the Planning Commission in support of or in opposition of the application.

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**Variance Application No. 4101  
(Including Conditions of Approval and Project Notes)**

<b>Conditions of Approval</b>	
1.	Development shall be in accordance with the site plan as approved by the Planning Commission.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	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.

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