



# County of Fresno

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

July 1, 2021

R.J Miller Construction Inc.  
402 W. Bedford, Suite 102  
Fresno, CA 93711

Dear Applicant:

Subject: Resolution No. 12872 - Variance Application No. 4098

On March 11, 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: March 11, 2021

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12872- VARIANCE APPLICATION NO. 4098

APPLICANT: R.J. Miller

OWNER: Marshall Flam

REQUEST: Allow reduction of the side-yard setback to 10 feet (15-foot minimum required) for a proposed closet extension in the R-1-EH (NB) (Single-Family Residential, 37,500 square-foot minimum parcel size) (Neighborhood Beautification Overlay) Zone District.

LOCATION: The subject parcel is located at the west side of Parrish Way approximately 300 feet south of its intersection with Robinwood Lane, approximately 320 feet west of the city limits of the City of Fresno (5451 N. Parrish Way) (APN 415-360-08) (Sup. Dist. 2).

### PLANNING COMMISSION ACTION:

At its hearing of March 11, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Chairman Abrahamian and seconded by Commissioner Chatha determining the required variance findings could be made, stating that Finding 1 & 2 could be made based on the project's unique situation where they need to extend a closet and the variance is necessary to protect a property right enjoyed by others in the area; and to approve Variance No. 4098, subject to the Conditions listed in Exhibit B.



EXHIBIT A

Variance Application No. 4098

- Staff: The Fresno County Planning Commission considered the Staff Report dated March 11, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant's representative disagreed with the Staff's recommendation. He described the project and offered the following information to clarify the intended use:
- The closet extension would not affect the neighboring properties and can hardly be seen with the existing fences and foliage in the area.
  - The closet extension would not only increase closet space but correct a leaking issue in that portion of the home.
- Others: No other 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.

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**Mitigation Monitoring and Reporting Program  
Variance Application No. 4098  
(Including Conditions of Approval and Project Notes)**

Conditions of Approval	
1.	Development shall be in accordance with the site plan as approved by the Planning Commission.
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the County of Fresno noise ordinance City of Fresno Municipal Code.
2.	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 Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
3.	Prior to site development, all survey monumentation – Property Corners, Centerline Monumentation, Section Corners, County Benchmarks, Federal Benchmarks and Triangulation Stations, etc. - within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.

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