



County of Fresno

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

April 6, 2018

Jeff Hough
3465 E. Huntington Boulevard
Fresno CA 93702

Dear Applicant:

Subject: Resolution No. 12702 - Variance Application No. 4041

On March 15, 2018, 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 jshaw@co.fresno.ca.us or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: March 15, 2018

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12702 - VARIANCE APPLICATION NO. 4041

APPLICANT: Jeff Hough

OWNER: Raymond R. Martinez

REQUEST: 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).

PLANNING COMMISSION ACTION:

At its hearing of March 15, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Ede to adopt the required Variance Findings, citing that Findings 1 and 2 can be made because there are exceptional circumstances present given the size of the Applicant's residence, limited front-yard space, and the fact that other properties in the vicinity have also converted their garages into living space, and approve Variance Application No. 4041, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Variance Application No. 4041

Staff: The Fresno County Planning Commission considered the Staff Report dated March 15, 2018, and heard a summary presentation by staff.

Applicant: The Applicant disagreed with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The prior home owner converted the garage; he purchased the home with the existing unpermitted improvements and additions; and many other homes in the neighborhood have similar garage conversions and no covered parking.
- There is adequate parking for two vehicles in the driveway.

Others: One other individual spoke in support of the application.

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

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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 required 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.