



County of Fresno

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

October 3, 2017

Keith David Gibson
6034 N. Teilman
Fresno CA 93711

Dear Applicant:

Subject: Resolution No. 12667 - Variance Application No. 4021

On August 24, 2017, 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 Division

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Enclosure



Inter Office Memo

DATE: August 24, 2017
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12667 - VARIANCE APPLICATION NO. 4021

**APPLICANT/
OWNER:**

Keith David Gibson

REQUEST:

Allow a 19-foot, 6-inch front-yard setback (where 25 feet is required) to construct a new 256 square-foot roof structure over an existing deck on a 9,093 square-foot parcel in the R-1-C(m) (Single-Family Residential, 9,000 square-foot minimum parcel size, Mountain Overlay) Zone District.

LOCATION:

The project site is located on the east side of Redwood Road, at its intersection with Robin Road within the unincorporated community of Shaver Lake (41733 Redwood Road) (SUP. DIST. 5) (APN 120-183-13).

PLANNING COMMISSION ACTION:

At its hearing of August 24, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Eubanks and seconded by Commissioner Abrahamian to adopt the recommended Findings of Fact in the Staff Report, and approve Variance Application No. 4021, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Variance Application No. 4021

- Staff: The Fresno County Planning Commission considered the Staff Report dated August 24, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- The deck was probably part of the original design of the structure. The gable will help keep the snow and rain from entering the front door.
 - I have not spoken with the neighbors about this proposal.
- Others: Luke Gunnewegh, registered civil engineer, stated that he was in favor of the application and could attest to the capability of the proposed roof to carry a snow load. No additional individuals spoke in favor 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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**Variance Application No. 4021
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in substantial compliance with the site plan, floor plan and elevations, 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.	Plans related to construction of the project shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
2.	Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained on site or disposed of per County Standards.
3.	A Grading Permit or Voucher shall be required for any grading activity associated with this proposal.
4.	Provide verification that the 270 square-foot roof cover, Permit No.06-100735, was not constructed. This permit expired on September 5, 2008 with no work started. If the roof cover was constructed, new permits and inspections will be required.