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Variance Application Packet

William Cole Winery Use Permit Major Modification P19-00101-MOD
and Variance P19-00441-VAR
Planning Commission Hearing Date (May 1, 2024)

RECEIVED

SEP 24 2019



Napa County Planning, Building & Environmental Services

Division of Stewardship
Commitment to Service

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

FILE # P19-0044

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____
TYPE OF APPLICATION: AW
REQUEST: 600' setback variance
for office building and conversion of sq structure
for wine use
Date Submitted: 9/24/19
Date Published: _____
Date Complete: _____

PROJECT NAME: William Cole Winery Use Permit Modification-P19-00101
TO BE COMPLETED BY APPLICANT
Assessor's Parcel #: 022-230-015

Site Address/Location: 2849 St Helena Hwy North, St Helena, CA 94574
Existing Parcel Size: 5.72 acres
No. Street City State Zip

Property Owner's Name: Bill and Jane Ballentine
Mailing Address: Same as Site Address
Telephone #: (707) 963-6100 Fax #: ()
City State Zip

Applicant's Name: Same as Owner
Mailing Address: _____
Telephone #: () - _____
City State Zip

Status of Applicant's Interest in Property: Owner
Representative Name: New Albion Surveys, Inc - Jon M Webb
Mailing Address: 1113 Hunt Ave, St Helena, CA 94574
No. Street City State Zip

Telephone #: (707) 963-1217 Fax #: (707) 963-1829
City State Zip
E-Mail: jwebb@albionsurveys.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

William Ballentine
Signature of Property Owner
Date: 9-9-19
Print Name

William Ballentine
Signature of Applicant
Date: 9-9-19
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
Total Fees: \$ _____
Receipt No. _____

Received by: J. Hales Date: 9/24/19

REASONS FOR GRANTING A VARIANCE

- 1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The 5.72 acre site is odd shaped with steep topography, bordered on one side by Highway 29 and bordered on another side by a private driveway easement serving 3 parcels. The site is a rectangle and there is no location on the site where a winery structure could be built and meet the minimum setback requirements of Highway 29 (600 feet) and the private driveway easement (300 feet). Because there is no area outside of the required setbacks, further additions to the existing winery permit require a Variance to the County Road Setback requirement.

Due to the unique shape and size of the property, the steep topography, the private driveway and Highway 29, this property contains Exceptional and Extraordinary circumstances which would preclude a winery form being built and which do not apply generally to other properties in the area and in Napa County.

- 2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.**

The property is located within the Agricultural Watershed (AW) district which allows wineries and accessory uses and are permitted upon approval of a conditional use permit. As discussed in the above special circumstance finding, the approval of the variance from the 300' setback requirement from the private driveway and the 600' setback from Highway 29 will allow the applicant to expand the winery footprint. The grant of this variance will not confer special privilege to the applicant, as the Commission has previously granted variances to allow the construction of wineries, including accessory facilities, within roadway setbacks on properties with the same zoning and substantially similar property characteristics. Additionally, the granting of this variance would not confer a special privilege as the subject parcel contains a unique combination of development constraints and regulatory constraints, namely Highway 29 and the size of the property.

- 3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.**

The granting of the variance to the winery road setback requirements will not adversely affect the health or safety of persons residing or working in the neighborhood of the property nor will it affect the general public. The proposed winery structure (barrel building) is a modest 3,120 square foot building and the offices are less than 400 square feet in total. All proposed structures are not visible from the highway or neighboring properties and are screened by existing trees and shrubs and will not be detrimental or harmful to the public or the neighborhood..