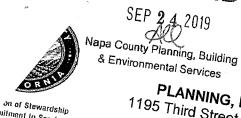


## Variance Application Packet

## RECEIVED



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FILE # <u>P19-0044</u>

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

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ZONING DIS	252
ZONING DISTRICT:  FOR OFFICE USE ONLY  FOR OFFICE USE ONLY	.55-4417
TYPE OF APPLICATION:  REQUEST:  FOR OFFICE USE ONLY	
TEQUEST: TON:	
Date Submitted: Date Published: Date Published:	
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Make Date rublished: 1/2	4/19
Date Complete:	
PPC II	
PROJECT NAME: William Cole Winery Use Permit Modification-P19-00101  Site Address/Location: 2849 St Hall Existing P	
Association Colors TO BE COMOUNTED	
Assessor's Parcel #: 022-230-015  William Cole Winery Use Permit Modification-P19-00103	
Site Add Wood #. 022-230-015	
Address/Location	
Site Address/Location: 2849 St Helena Hwy North, St helena, CA 94574  Mailing Address: Same as Site Add.	7
No. North St. 1. Parcel Size: 5.72	
Mailing Name: Bill and I	
Address: C. City City	
Mailing Address: Same as Site Address  No. Street  Street  Street  Street  City  State  State  State  Street	
relephone #:(707.)	Zip
Telephone #:(707)963 -6100 Fax #: ()  Street bill@williamcolevinevards billiamcolevinevards billiam	
Applicant's Name: Same as Owner  Applicant's Name: Same as Owner  Mailing Address:  Applicant's Name: Same as Owner  F-Mail: E-Mail: E-Mail: State as Owner	
Mailing Address:	
E-Mail: E-Mail	P <sub>a</sub>
Applicant's Name: Same as Owner  Mailing Address:  No.  Street bill@williamcolevineyards.com &jane@williamcolevineyards.com	cyards.com
Telephone #:() Street	—
Status of Applicant's Interest in Property:    Owner	
Represent the Representation of Applicant's Interest in Property (	—
Representative N	
Representative Name: New Albion Surveys, Inc - Ion M Webb  Telephone # (case of the content of t	_
Mailing Address	
Hunt Ave a serveys, Inc - Jon M West	-
Telephone # ( No.	_
Mailing Address: New Albion Surveys, Inc - Jon M Webb  Telephone # (707) 963-1217  I certify that all the inference Fay # 1	
that all the state of the state	. /
site plan disposal in Contained in TOT) 963 1020 iwebbo in	/
investigations toxic materials in this application investigations toxic materials in this application in this application investigations.	
I certify that all the information contained in this application, including but not limited to the information sheet, was investigation including access to County Assessor's Records as are deemed necessary by the County Planning Division William Ballentine  State Zip  State	
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to this application in the best of my known supply week we	
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Signature Signature	
Print Name  Signature of Applicant  OBE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES  Print Name  Print Name  Date  Print Name	70
Received the Date Date	17
Receipt No. Print Name	
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Table 19 Planning	

## **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 totyl. All proposed structures are not visible from the highway or neighboring properties and are screened by existing trees and shrubs and will not detrimental or harmful to the public or the neighborhood..