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## Variance Application Packet

Napa Mini House P19-00294-VAR  
Zoning Administrator Hearing Date (July 24, 2024)



A Tradition of Stewardship  
A Commitment to Service

FILE # P19-00294

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

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: RS:AC Date Submitted: 6.20.19  
TYPE OF APPLICATION: Variance Date Published: \_\_\_\_\_  
REQUEST: to construct a single family home Date Complete: \_\_\_\_\_  
within the required setbacks.

TO BE COMPLETED BY APPLICANT

PROJECT NAME: NAPA MINI HOUSE, 0 JAMES ST  
Assessor's Parcel #: 048-043-035 Existing Parcel Size: 120' x 20' (Avg. width)  
Site Address/Location: \_\_\_\_\_  
Property Owner's Name: NAPA RIVER RECLAMATION DISTRICT  
Mailing Address: 1501 MILTON RD. NAPA CA 94559  
Telephone #: (707) 255-2996 Fax #: ( ) - E-Mail: \_\_\_\_\_  
Applicant's Name: ELIZABETH REYNOLDS BOYD  
Mailing Address: 26 PENINSULA CT 395 STONEHOUSE DR NAPA CA 94558  
Telephone #: (206) 491-2860 Fax #: ( ) - E-Mail: boyd.elizabethr@gmail.com  
Status of Applicant's Interest in Property: PURCHASING PROPERTY  
Representative Name: N/A  
Mailing Address: \_\_\_\_\_  
Telephone #: ( ) - Fax #: ( ) - E-Mail: \_\_\_\_\_

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.

Colin Reynolds July 12/23 Elizabeth Reynolds Boyd June 19/19  
Signature of Property Owner Date Signature of Applicant Date  
Colin Reynolds ELIZABETH REYNOLDS BOYD  
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES  
Total Fees: \$ 552.00 Receipt No. 12412

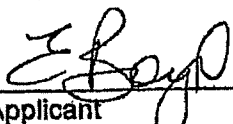
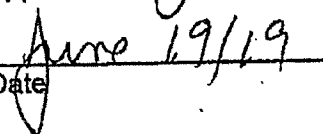
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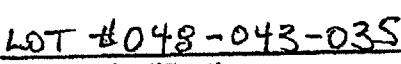
## INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this Indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

  
\_\_\_\_\_  
Applicant  
  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner (if other than Applicant)  
  
\_\_\_\_\_  
Project Identification

## 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 subject property is a residentially zoned property, situated in a neighborhood of other residential parcels, which stretch roughly north-south along a long strip between the Milton Road and the Napa River. These lots are all generally flat and level with Milton Rd, except for a berm of approximately 9' that runs along the bank of the Napa River, and lie within a designated flood zone. There is a pumping station a few hundred feet south of the subject property. The subject parcel is a long, narrow quadrangle, extending 120' from Milton Rd, to the Napa River with a width of 20.0' on the river side, and 22.14' on the road side (**See Exhibit A, Site Plan**). Like the other parcels along this stretch, it is flat and level with Milton Rd, the rises sharply at the rear along the river, to a height of approximately 9' above the road. It is a legal, residentially zoned parcel. The lot is fully served by utilities and abuts Milton Road on its western frontage.



*L: View of subject property from Milton Rd, towards Napa River.*

*R: View from top of berm on subject property, looking south towards rear of adjoining property. Note rear property lines are at the high water mark, in the rocky area shown. Photo taken at a high tide.*

The parcel was created when an existing approximately 40' x 120' public right of way (the former James Street) was deemed to be not required for public purposes and vacated by the Napa County. As is common practice, each half of the right of way was offered to the adjacent property owners. The northern adjacent property owner accepted the offer and purchased the vacated half portion of right of way. The southern property owner declined the offer of purchase, leaving the subject parcel, in public ownership. The lot subsequently passed into the

ownership of the Napa River Reclamation District. In 2019, the subject parcel was offered for purchase and the petitioners, Elizabeth Boyd and Carl Reynolds, presented and had accepted an offer to purchase subject to the approval of this variance request.

The subject parcel thus created is a unique parcel in the County of Napa, with a width that is substantially narrower than is common, thus severely limiting the width of an otherwise conforming residential structure under the current zoning designation of RS. On Milton Road, lots of less than 60' in width have a minimum side setback of 5', to the full height of the structure.

**Request for Variance 1A– Reduction of Side Setback from 5' to 4'**

Strict application of the current zoning regulations for setback would result in a dwelling limited to an exterior width of an average 10', with approximately 8' maximum exterior width at the rear (river) and 12' at the front. This is significantly less than the typical width for a single-family residence in general and would constrain the property to the extent that it would not be reasonably developable. The requested reduction in the side setback to 4', while small, has a significant impact on the ability to build a residence that meets building and fire code requirements, has reasonable and safe access and egress, and is of a reasonable size in which to live, although as proposed the home will be very narrow. A preliminary design has been developed to verify that a dwelling meeting applicable building codes can be built with the proposed 4' setbacks, and is included here as **Exhibit B – Floor Plans**.

As the variance request relates to a unique parcel, the granting of this request for a reduction in the side setbacks would not create a precedent applicable to other similarly zoned properties.

**Request for Variance 1B– Elimination of Additional 3' Side Setback for 2nd Story**

Strict application of the current zoning regulations for additional 2<sup>nd</sup> story setback would result (assuming 4' side setback is allowed) in a second story limited to an exterior width of an average 4', with approximately 2' maximum exterior width at the rear (river) and 6' at the front. These widths are not sufficient to meet building codes. So the strict application of the additional 3' second floor setback would eliminate the possibility of a livable second story because it would eliminate the bedroom area, which renders the building infeasible.

**Request for Variance 2A – Single Parking Space**

The narrowness of the lot also precludes being able to incorporate two parking spaces and an access walkway, even if the parking is within the 4' side setback requested. A requirement for incorporating two parking spaces on this small lot would impact access to the dwelling and even further limit the area for a dwelling, where this is already severely restricted.

As the variance request relates to a unique parcel, the granting of this request would not create a precedent applicable to other similarly zoned properties.

**Request for Variance 2B – Parking within Front, Side and Road Setbacks**

The extreme narrowness of the subject parcel makes it difficult to fit in a parking space and an entryway without using the side, front and road setbacks. There is no suitable location outside of the front yard setback that would not significantly impact the ability to build a dwelling. The surrounding neighborhood along Milton Rd has a large percentage of lots with parking and/or structures within the front, side and road setbacks. **Exhibit C – Aerial Photo** shows the subject parcel and the surrounding parcels to the north and south. There are 23 developed (with a house) lots shown to the north and south of the subject parcel and of these, 16 (70%) have either parking, a structure or both within the front setback. Milton Road has a significant level of non-conforming housing, owing to both older residences that have been grandfathered in, and newer non-conformances that have been achieved via variances. As a result of this history, the norm in this residential neighborhood is strongly tilted toward use of these front setbacks for parking and structures.

As the variance request asks for permission for a non-conformance that is highly common in the surrounding neighborhood, the granting of this request would not create a precedent that is outside the already existing norm of the surrounding residential properties.

**Request for Variance 2C – Parking within Front and Side Setbacks Only**

Alternatively to #2, the designated parking space could be moved 3' forward, to be out of the road frontage, but still within the side and front setbacks. While this moves the parking extremely close to the dwelling and significantly reduces open yard space and limits access around the dwelling, it could be achieved. Per the description of the surrounding neighborhood, above, and **Exhibit C – Aerial Photo**, this request falls well within the bounds of the norm in the neighborhood.

As the variance request asks for permission for a non-conformance that is highly common in the surrounding neighborhood, the granting of this request would not create a precedent that is outside the already existing norm of the surrounding residential properties.

**Request for Variance 3 – Covered Deck Extending 6' Into Rear Setback**

The extreme narrowness of the parcel greatly restricts the square footage available to build a dwelling within the setbacks. In addition, the topography along the river bank (i.e. the 9' high berm which rises steeply at the rear of an otherwise flat parcel), means that some bridging has to take place to access the rear from the house. Note this is done from the second floor, as the ground floor must terminate before the berm (**See Exhibit B- Floor Plans**). The rear deck extends 6' into the rear setback. Also, as this side of the house is south facing, the deck is covered, to protect both the deck and the interior of the house from excess heat gain. As illustrated in Exhibit C- Aerial Photo, it is very common in the neighboring properties (and all along Milton Rd), where the rear property lines are at the high water line of the Napa River, to have decks and other structures within the rear setback, on top of the berm. Of the 23 houses shown in Attachment A, 16 (70%) have buildings or decks within the rear setback, with these decks often extending all the way to the rear property line, as is the case with the two immediate neighboring parcels.

As the variance requested asks for permission for a non-conformance that is highly common (70%) in the surrounding neighborhood, the granting of this request would not create a precedent that is outside the already existing norm of the surrounding residential properties.

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

**Request for Variance 1A– Reduction of Side Setback from 5' to 4'**

The granting of this requested variance would allow for the design, construction and maintenance of a reasonable, but small and narrow, home, thus allowing for the preservation and enjoyment of the property rights accruing to a typical residential lot. The subject parcel is a legal residential lot in a neighborhood of similarly zoned lots. Most lots in the neighborhood are also narrow, just not as narrow as this lot. However, without this variance, a home cannot be reasonably built, thus singling out this lot from the other neighboring lots as a uniquely undevelopable lot, despite its zoning and longstanding status as a legal lot.

**Request for Variance 1B– Elimination of Additional 3' Side Setback for 2nd Story**

The granting of this requested variance would allow for the design, construction and maintenance of a reasonable, but quite narrow, home, including separate space for sleeping, thus allowing for the preservation and enjoyment of the property rights accruing to a typical residential lot. The subject parcel is a legal residential lot in a neighborhood of similarly zoned lots. However, without this variance, a home cannot reasonably built, thus singling out this lot from the other neighboring lots as a uniquely undevelopable lot, despite its zoning and longstanding status as a legal lot.

**Request for Variance 2A – Single Parking Space**

The granting of this requested variance would allow for the design, construction and maintenance of a reasonable residential dwelling, thus allowing for the preservation and enjoyment of the property rights accruing to a typical residential lot. The unique narrowness of the subject parcel also precludes being able to incorporate two parking spaces and an entry walk within the 22.14' total width of the property along the road frontage. Two parking spaces would occupy virtually all of the road frontage, severely restricting the space available for a walkway and other access to the dwelling, and would impact the already highly constrained design of the dwelling. Similarly, tandem parking would encroach on the already limited building space available, impacting the ability to design a reasonably sized home that conforms to building codes. The subject parcel is a legal residential lot in a neighborhood of similarly zoned lots. However, without this variance, a home cannot reasonably built, thus singling out this lot from the other neighboring lots as a uniquely undevelopable lot, despite its zoning and longstanding status as a legal lot.

**Request for Variance 2B – Parking within Front, Side and Road Setbacks**

The granting of this requested variance would allow for the subject parcel to enjoy the same use as the majority of other similarly zoned properties in the neighborhood. The subject parcel

is a legal residential lot in a neighborhood of similarly zoned lots, wherein a very high proportion of the developed lots enjoy use of the front, side and road setback areas for parking and structures. This lot is a uniquely narrow lot, where the use of this space as proposed, and in keeping with the use commonly enjoyed by the majority of the neighboring properties, has a significant impact on the ability to construct a reasonably sized home. Without this variance, this use of this property for its legally zoned purpose would be severely restricted, and also this lot would be singled out from the other neighboring lots, despite its identical zoning, for a higher restriction of use than that commonly enjoyed by the neighboring lots.

**Request for Variance 2C – Parking within Front and Side Setbacks Only**

The granting of this requested variance would allow for the subject parcel to enjoy the same use as the majority of other similarly zoned properties in the neighborhood. The subject parcel is a legal residential lot in a neighborhood of similarly zoned lots, wherein a very high proportion of the developed lots enjoy use of the front, side and road setback areas for parking and structures. This lot is a uniquely narrow lot, where the use of this space as proposed, and in keeping with the use commonly enjoyed by the majority of the neighboring properties, has a significant impact on the ability to construct a reasonably sized home. Without this variance, this use of this property for its legally zoned purpose would be severely restricted, and also this lot would be singled out from the other neighboring lots, despite its identical zoning, for a higher restriction of use than that commonly enjoyed by the neighboring lots.

**Request for Variance 3 – Covered Deck Extending 6' Into Rear Setback**

The granting of this requested variance would allow for the subject parcel to enjoy the same use as the majority of other similarly zoned properties in the neighborhood. The subject parcel is a legal residential lot in a neighborhood of similarly zoned lots, wherein a very high proportion of the developed lots enjoy use of the rear setback area for decks, covered and uncovered, and structures. This lot is a uniquely narrow lot, where the use of this space as proposed, and in keeping with the use commonly enjoyed by the majority of the neighboring properties, has a significant impact on the ability to construct a reasonably sized home. In addition, this use allows for access to the rear yard and river that would be otherwise difficult due to the unique topography of the area (the berm). This topographical feature, and the desire to access the river from the lots, is the driving cause of the deck and structures commonly located within the setback in this neighborhood. Without this variance, this use of this property for its legally zoned purpose would be severely restricted, and also this lot would be singled out from the other neighboring lots, despite its identical zoning, for a higher restriction of use than that commonly enjoyed by the neighboring lots.

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 the property or improvements in your neighborhood.*



**Request for Variance 1A– Reduction of Side Setback from 5' to 4'**

The granting of this variance will not adversely affect the health or safety of the adjacent residents and the neighborhood in general. The requested reduced side yard of 4' will allow access around a future residential dwelling and, per the applicable building code, allow for only minimal fenestration in the walls facing the adjacent properties, preserving their private enjoyment of their properties.

The site, as noted above, is fully served by public utilities and services and the appropriate development of this parcel will not impact the services provided to other neighborhood parcels. Instead it will provide for an additional tax and rate payer supporting the provision of those services. Also, the granting of the variance will allow a simple single family residence of reasonable affordability, to be constructed and occupied in Napa County, which meets a health and safety of the County—reasonably affordable housing.

**Request for Variance 1B– Elimination of Additional 3' Side Setback for 2nd Story**

The granting of this variance will not adversely affect the health or safety of the adjacent residents and the neighborhood in general. The resulting dwelling would be within the height limits for the area and, per the applicable building code, allow for only minimal fenestration in the walls facing the adjacent properties, preserving their private enjoyment of their properties.

The site, as noted above, is fully served by public utilities and services and the appropriate development of this parcel will not impact the services provided to other neighborhood parcels. Instead it will provide for an additional tax and rate payer supporting the provision of those services. Also, the granting of the variance will allow a simple single family residence of reasonable affordability, to be constructed and occupied in Napa County, which meets a health and safety of the County—reasonably affordable housing.

**Request for Variance 2A – Single Parking Space**

The granting of this variance will not adversely affect the health or safety of the adjacent residents and the neighborhood in general. The requested reduced parking will allow room for access to a future residential dwelling, and will not impact the use of the adjacent properties.

**Request for Variance 2B – Parking within Front, Side and Road Setbacks**

The granting of this variance will not adversely affect the health or safety of the adjacent residents and the neighborhood in general. The requested parking within the setbacks is already very common in the neighborhood. Milton Road is a dead end road, located far from other residential or commercial neighborhoods and has little traffic. There is ample room and visibility to safely back a vehicle into the proposed space and pull out safely.

**Request for Variance 2C – Parking within Front and Side Setbacks Only**

The granting of this variance will not adversely affect the health or safety of the adjacent residents and the neighborhood in general. The requested parking within the setbacks is already very common in the neighborhood. Milton Road is a dead end road, located far from

other residential or commercial neighborhoods and has little traffic. There is ample room and visibility to safely back a vehicle into the proposed space and pull out safely.

**Request for Variance 3 – Covered Deck Extending 6' Into Rear Setback**

The granting of this variance will not adversely affect the health or safety of the adjacent residents and the neighborhood in general. The requested covered deck within the rear setback is already very common in the neighborhood. The reduced side yard of 4' will allow access around a future residential dwelling and, per the applicable building code, allow for only minimal fenestration in the walls facing the adjacent properties, preserving their private enjoyment of their properties.

4. *Please provide an explanation of the hardship in constructing a home that complies with setbacks. Is it possible to build within setbacks, or is building a home within setbacks literally impossible?*

**Request for Variance 1A – Reduction of Side Setback from 5' to 4'**

Compliance with the full 5' setback will reduce the outside dimensions of the dwelling to 10' on the east to 11' at the western end. With the application of the energy code requirements for wall thickness, this presents significant challenges for access and in creating habitable interior spaces. As discussed in prior responses, the principal effect of this setback, on its own, is to substantially impact the home design, making the resulting dwelling less liveable, with very small bedrooms, and particularly small bathrooms (36 SF) and kitchen (44 SF) --far less than any normal standard for minimum clearances, meeting any level of ADA accessibility impossible, essentially no closet space and with a significant proportion of the limited square footage devoted to stairs and access. On its own, the 5' setback does not make construction physically impossible, however, when combined with the parking requirements, as discussed below, it creates significant challenges in structural design, construction, and room sizes.

Reviewing the FHA standards for mortgage insurance seems to show that the conforming setbacks may require a design that falls below the standards for a presumed marketable residence. Please note that a survey of websites shows that there is no modular or mobile home on the market that is less than 12' wide.

**Request for Variance 1B– Elimination of Additional 3' Side Setback for 2nd Story**

Compliance with the additional 3' setback for the second story would result (assuming 4' side setback is allowed) in a second story limited to an exterior width of an average 4', with approximately 2' maximum exterior width at the rear (river) and 6' at the front. These widths simply do not meet building codes. So, the strict application of the additional 3' second floor setback would eliminate the possibility of a livable second story because it would eliminate the bedroom area, which renders the building infeasible.

**Request for Variance 2A, 2B & 2C – Single Parking Space & Parking within Front, Side and Road Setbacks, Parking within Front and Side Setbacks Only**

Compliance with the standard parking space requirements would mean construction of a parking structure. The other setback requirements (front, side and rear) would allow a total buildable area of 840 sq. ft (Exhibit D – Site Plan 10' Width). Two standard parking spaces (9' x 19'), as shown on Exhibit D, would occupy 39' of the total 77' length of available building space, leaving just 38' remaining for a dwelling and the entry stairs necessary to access the living spaces, which must be elevated to meet flood requirements. There is not sufficient space to accommodate stairs alongside the parking due to the 5' side setbacks. Given that this would produce an impossibly small dwelling of some 10' x 26', the only solution is to construct part of the dwelling above the parking stalls. However, due to the 5' side setback requirement, this becomes a difficult construction, as there is very minimal space available for wall thickness, and for the structure required to brace the parking structure from lateral loads, particularly to meet earthquake requirements, while still leaving sufficient space for the required parking.

Overall, the combination of the parking requirements and the 5' side setbacks create not just a small building envelope, but one which presents significant difficulties in design and engineering to meet codes for access (stairs and handrails) and structural integrity.

The feasible total square footage is also impacted, resulting in far a smaller bathroom and kitchen than standard, and a significant portion of the already very limited square footage given to stairways and hallways for access, as shown in Exhibit E – Conforming Floor Plans.

Total living space is significantly reduced from the variance design, as described in Exhibit F – Economic Hardship Letter. The loss of living space is approximately 640 sq ft, dramatically affecting future marketability per FHA appraisers guidelines. In addition, the strict application of these requirements would result in additional costs in design, engineering and construction. An estimate of some of the identified costs is included in Exhibit F.

**Request for Variance 3 – Covered Deck Extending 6' Into Rear Setback**

Meeting the full rear yard setback without the covered deck will reduce the liveability and future marketability of the dwelling. The requested covered deck within the rear setback is already very common in the neighborhood and does not constitute unique relief, does not impact other properties and provides usable open space for the residence common in the neighborhood and deemed desirable in the land use code for single family residences on any site in the community.

22 January 2024

Wendy Atkins  
Planner II  
Planning, Building & Environmental Services  
County of Napa  
1195 Third St., Suite 210  
Napa, CA 94559

Re: Request for a variance from side yard setback requirements at 0 James Street, also known as Lot 35, Block 042, Edgerly Island Subdivision, Napa, CA

Dear Ms. Atkins

This letter is in support of the request for relief from the side yard setback requirements for the property at 0 James Street, also known as Lot 35, Block 042, Edgerly Island Subdivision, R.M.

The proposed relief is part of a more comprehensive request for relief for the subject parcel under P19-00294 Boyd Variance.

This is a truly unique parcel in our experience, particularly in view of its platted width of 20' at its eastern frontage, and an average width of approximately 21'. It's narrow platted width appears to make it an obvious candidate for relief from certain zoning requirements that impinge on its ability to support reasonable development. Most restrictive of these requirements is the 5' wide side yard setback requirement, which is the subject of this letter. Relief from certain parking and rear yard development limitations are presented in the full variance request. These separate requests are also fully justifiable in our opinion and experience.

The subject property has a platted area of approximately 2,528 square feet. The required 5' side yard setbacks combined encompass 1,200 SF of area ((5' + 5') x 120'). This means that the setbacks comprise 47.5% of the total site area. In 35 years of practice we have never seen land use code requirements reduce the usable property area by such an extreme degree. Including the required front and back yard setbacks reduces the buildable area even further to just 36 % of the total property.

Conformance with such extreme limitations produces a net developable area that results in a residence that has at its narrow end a width of just over 10'. Allowing for exterior walls conforming to the California energy code requirements gives an interior width of 8'4". This extreme narrowness does not allow for any reasonable design response. Allowing for circulation, bathrooms cannot conform to any standards for accessibility and kitchens for anything but minimal functionality. The kitchen may be reduced to as little as 45 SF and the bathroom to 36 SF.

The proponent is requesting a minimal relief of 4' wide side yard setbacks, which will significantly improve interior functionality while providing for installing screening landscaping and access for exterior maintenance. These 4' setbacks would still total 960 SF in area, or 40% of the property area, still an exceptionally large percentage, but providing relief from the extreme constraints of this narrow site.

In our test case, a side yard-compliant design, allowing for required parking and front and rear setbacks, with a 60' structure depth, the differential area between the compliant design is 2' x 60' = 240 SF of floorplan area. Assuming 1.5 stories for the structure on average gives a "lost" area of 360 SF. A brief survey of single-family residential properties in Napa shows that it is a rare residence that is being sold for less than \$570/SF. Using even \$500/SF as a baseline, this lost area has the equivalent value of \$180,000 as the potential economic loss from not approving this variance request.

In addition, due to the very narrow site there are anticipated additional costs for design and engineering to meet code for structural elements of the design, including earthquake compliance. For example, the limited outside dimension of the parking spaces below living quarters does not allow for standard construction for lateral strength. Instead, a custom engineered solution would be required to design for earthquake compliance, such as steel moment frames. This solution is not typical for a single family home, and would be substantially mitigated with the granting of the request variance from side yard requirements. This analysis is also relevant to the review and consideration of the request for parking relief.

Costs are estimated as follows:

Additional Professional Fees, including Seismic Design: Estimated Cost: \$12,000 - \$15,000

Foundation Enhancement: Estimated Cost: \$5,000 - \$8,000

Material Costs: Estimated Cost: \$5,000 - \$7,000

Total Estimated Extra Costs: \$22,000 - \$30,000

We hope that the case presented in favor of the granting of the requested relief by variance is useful to your considerations and convincing. We would be very happy to discuss any of this matter with you at your convenience. As noted above, the subject property is in fact unique and, as we see it, the granting of the requested relief cannot be viewed as establishing precedent applicable to the vast majority of properties, nor in granting more than the appropriate minimum relief.

Please contact me if you have any questions.

Sincerely,

Stevan Johnson  
Principal  
Johnson|Oaklief Architecture + Planning

sjohnson@j-arch.com  
206-851-2901