

Planning Commission

December 7, 2023



CITY *of* CALABASAS

Request for a Variance and a Zoning Clearance Permit to construct an addition to an existing single-family residence addressed as 4041 Schuylkill Drive (APN: 2079-018-017). The existing residence is non-conforming to the side setback on the west side property line. The variance request is to allow for a 7 ft. side setback to expand the first level kitchen.

Aerial Map



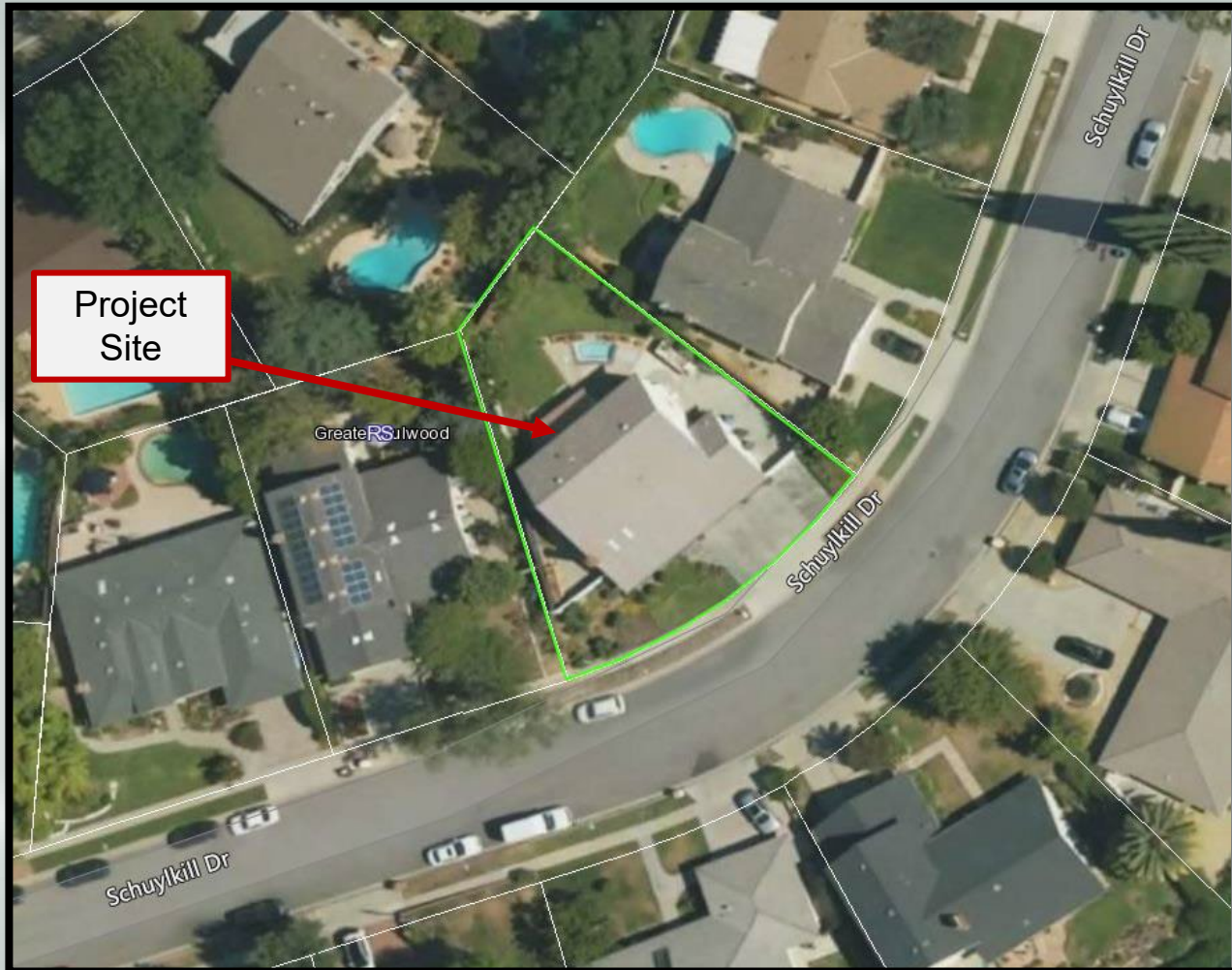
**File No(s) VAR-2023-003 and ZCL-2023-083:
4041 Schuykill Drive**

Request for a variance to construct an addition in the side setback.

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Location Map



**File No(s) VAR-2023-003 and ZCL-2023-083:
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Project Description

Request for a Variance and a Zoning Clearance Permit to construct an addition to the side of the residence (west side) for a total of 297 sq. ft. to an existing single-family residence. The existing two-story residence located at 4041 Schuylkill Drive (APN: 2079-018-017) is 2,440 sq. ft. and is currently non-conforming to the 10 ft. side setback allowance at the west side property line. The request is to allow for a 7 ft. side setback to expand the first level kitchen.



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3D View from Google Maps



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Site Photographs



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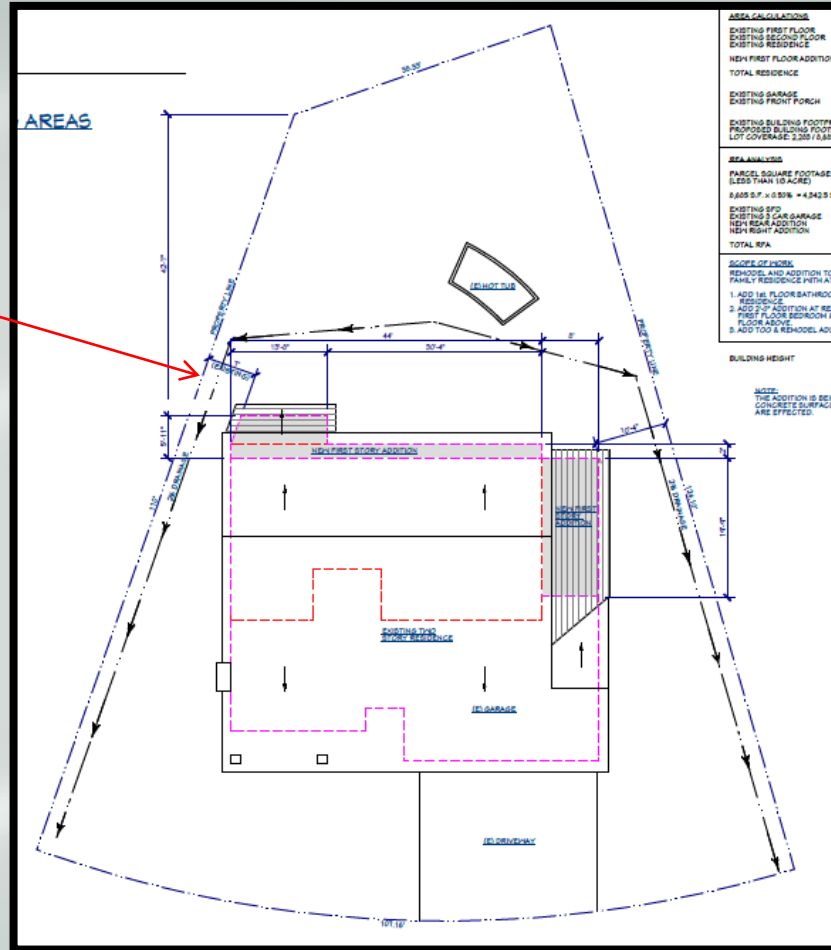
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Proposed Site Plan

Proposed Side Setback



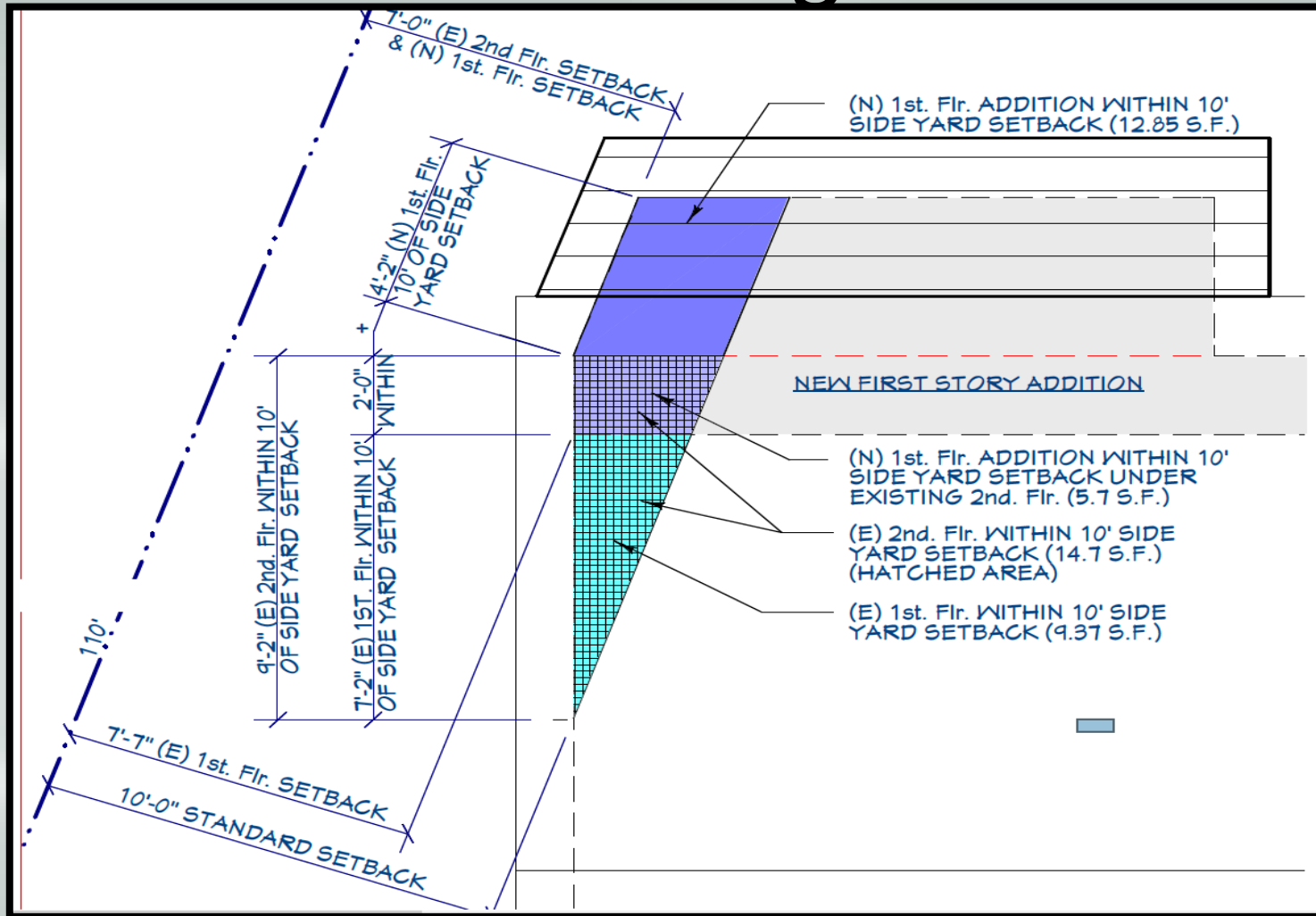
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Non-Conforming Setback



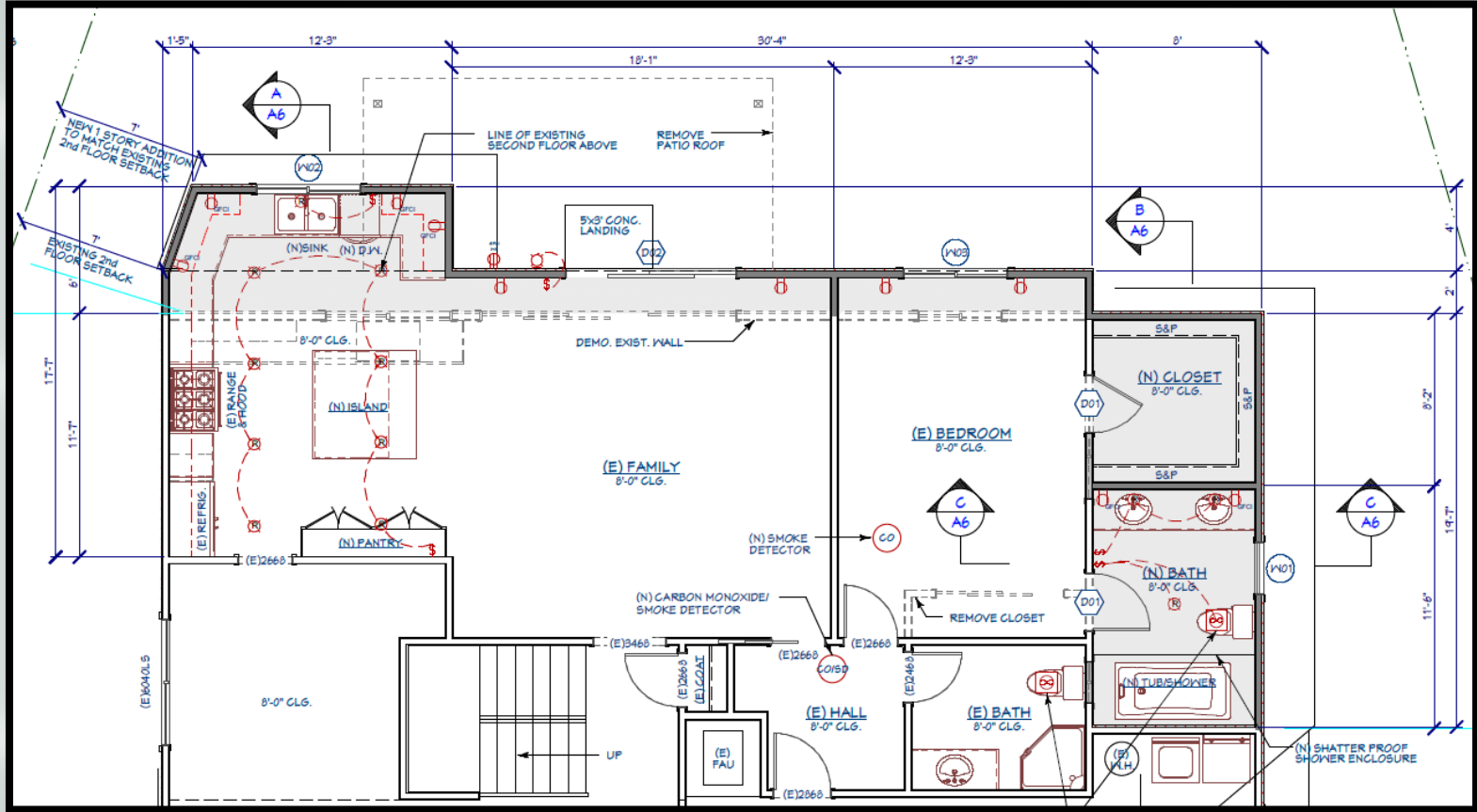
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Proposed Floorplan



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Applicable Findings

Variance (Section 17.62.080 of the CMC)

1. That there are special circumstances applicable to the property which do not generally apply to other properties in the same zoning district (i.e., size, shape, topography, location or surroundings), such that the strict application of this chapter denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts;
2. That granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;
3. That granting the variance would not constitute the granting of a special privilege inconsistent with the limitations of other properties in the same zoning district.
4. That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity and zoning district in which the property is located; and
5. That granting the variance is consistent with the General Plan and any applicable specific plan.

The applicant's proposed justification for the variance findings is attached as Exhibit C to the written staff report.



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Staff Conclusions

- Based on consideration of the required findings, pertinent facts, the staff analysis, and public hearing testimony, The Planning Commission may reasonably determine that the requested variance is either approved or denied.
- The project is exempt from CEQA review (section 15061(b)(3), section 15303(e), section 15304(c) of the CEQA guidelines).
- Staff is available for any questions and the applicants would like to present following this presentation.



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Recommended Action

That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No(s). VAR-2023-003 and ZCL-2023-083, inclusive of all required findings to support the resolution.



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