



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

<u>1415 DESOTO AVE -</u> PROJECT ADDRESS	<u>027-165-040</u> ASSESSOR'S PARCEL # (APN)	<u>R-1</u> ZONING
<u>SECOND STORY ADDITION, MASTER SUITE REMODEL</u> PROJECT DESCRIPTION		

APPLICANT INFORMATION

<u>DAVID & LIZA LEVITT</u> PROPERTY OWNER NAME <input type="checkbox"/> APPLICANT?	<u>1415 DESOTO AVE -</u> ADDRESS
<u>[REDACTED]</u> PHONE	<u>[REDACTED]</u> E-MAIL
<u>INSITE DESIGN - ANDREY TSE</u> ARCHITECT/DESIGNER <input checked="" type="checkbox"/> APPLICANT?	<u>1534 PLAZA LN. #318 BURLINGAME 94010</u> ADDRESS
<u>650-235-9566</u> PHONE	<u>ANDREY@INSITE2DESIGN.COM</u> E-MAIL
<u>18191</u> BURLINGAME BUSINESS LICENSE #	
<u>*FOR PROJECT REFUNDS* - Please provide an address to which all refund checks will be mailed to:</u> <u>[REDACTED]</u>	
<u>[REDACTED]</u> NAME	<u>[REDACTED]</u> ADDRESS

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[REDACTED]
APPLICANT (FROM PROPERTY OWNER) 10/15/19
DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING DIVISION.

[REDACTED]
PROPOSED PROJECT 10/15/19
DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION AT. (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

<input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)	<input type="checkbox"/> VARIANCE (VAR)
<input type="checkbox"/> CONDITIONAL USE PERMIT (CUP)	<input type="checkbox"/> WIRELESS
<input checked="" type="checkbox"/> DESIGN REVIEW (DSR)	<input type="checkbox"/> FENCE EXCEPTION
<input type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT	<input type="checkbox"/> OTHER: _____
<input type="checkbox"/> MINOR MODIFICATION	
<input type="checkbox"/> SPECIAL PERMIT (SP)	

RECEIVED

OCT 18 2019

CITY OF BURLINGAME
CDD-PLANNING DIV.

DATE RECEIVED: _____

STAFF USE ONLY



RECEIVED

DEC 23 2010

CITY OF BURLINGAME
CDD-PLANNING DIV.

**CITY OF BURLINGAME
VARIANCE APPLICATION**

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

a. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.

The proposed project results in a 4-bedroom home. There is a pre-existing family room at the rear of the house, which has access at the end of a hallway. Because the 4th wall of this family room has <50% door opening, the family room is considered a bedroom, technically making this house a 5-bedroom home. It is difficult to address the opening to the family room without significant floor plan modifications that would involve removal of an existing bedroom and/or hall bath and laundry room. For budgetary reasons, our client is trying to limit construction of the added scope to their home without affecting other areas of the home such as the kitchen and the rear half of the house. The family room was built such that it is only 4' from the face of the existing detached one-car garage. The garage is rundown and needs to be reconstructed. Due to the limited area at the rear of the property, there isn't enough space to allow for the construction of a new detached garage to meet the depth required while providing access to the backyard between the house and the garage. With the spatial challenges, it also is impossible to build a two-car garage and provide the required turnaround space and driveway access to utilize it properly. Therefore, the variance request is to allow for the reconstruction of the one-car garage in its present location.

b. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.

The proposed house is intended to be a 4-bedroom home and thus have a one-car covered parking requirement. The two-car covered parking requirement for a 5-bedroom home (if the family room is considered a bedroom) cannot be built in the available space at the rear of the property. Not only can the required dimensions of a two-car garage not fit into the rear yard as a detached structure or in the side yard as an attached structure, it is also impossible to provide driveway and turnaround space for a second garage space. Additionally, the two-car garage would absorb more of an already small backyard that the family enjoys. The existing garage can be left untouched but structurally it is failing and requires reconstruction.

c. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.

The proposed reconstruction of the existing structurally failing one-car detached garage in its present location and dimensions will only improve conditions on the property and will not affect any neighboring properties. Its proposed new design and roof will also improve drainage on the garage's roof, will be more aesthetically-pleasing from the street perspective and will allow the homeowner to actually park in the garage, taking their car off the street and driveway.

d. *How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?*

The proposed detached one-car garage reconstruction is designed to be compatible with the design of the proposed house addition/remodel. The mass and bulk remains as it does now with the addition of a gable roof, finishes and construction details to match that of the proposed design of the house.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 1415 DE SOTO AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, JANUARY 27, 2020 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

**PUBLIC HEARING
NOTICE**

Application for Design Review for a second floor addition to an existing single family dwelling and Parking Variance to reconstruct existing detached garage at

1415 DE SOTO AVENUE zoned R-1. APN 027.165.040

Mailed: January 17, 2020

(Please refer to other side)

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

1415 De Soto Avenue
300' noticing
APN #: 027.165.040

