

**DEVELOPMENT REVIEW COMMITTEE –September 22, 2020  
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**33 Tait Avenue  
Architecture and Site Application S-20-022**

**Requesting approval for Construction of a New Front Porch with Reduced Setbacks on a Pre-1941 Residence on Nonconforming Property Zoned R-1:D. APN 510-44-005.**

**PROPERTY OWNER/APPLICANT: Christopher Potter and Lisa Mammel  
APPLICANT: Chris Spaulding, Architect  
PLANNER: Sean Mullin**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), with the exception of setbacks, as described below.

**Required finding for reduced side setbacks on a nonconforming lot:**

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
  1. The subject property is nonconforming with regard to lot size and frontage.
  2. The setback of the new front porch from the front property line is compatible with the neighborhood.

**Required compliance with the Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas. The project was found to be compatible with the existing residence and surrounding neighborhood in terms of style, scale, and setback by the Historic Preservation Committee.

## **CONSIDERATIONS**

### **Required considerations in review of Architecture & Site applications:**

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.