

REMOVE & REPLACE DRIVEWAY, (N) SLOPE 2% MAX., TYP.

3/4" Ø WATER LINE

(E) CATCH BASIN

(E) CURB, TYP.

(E) ROADWAY PAVEMENT, TYP.

SSMH RIM EL = 97.86'

(N) CO
EL = 99.08'
(N) 6" SEWER PIPE
EL = 97.86'

(E) WATER METER

TBM = 100.00'

(E) CATCH BASIN

(E) 6" Ø VITRIFIED CLAY PIPE

EL = 97.50'

EL = 97.50'

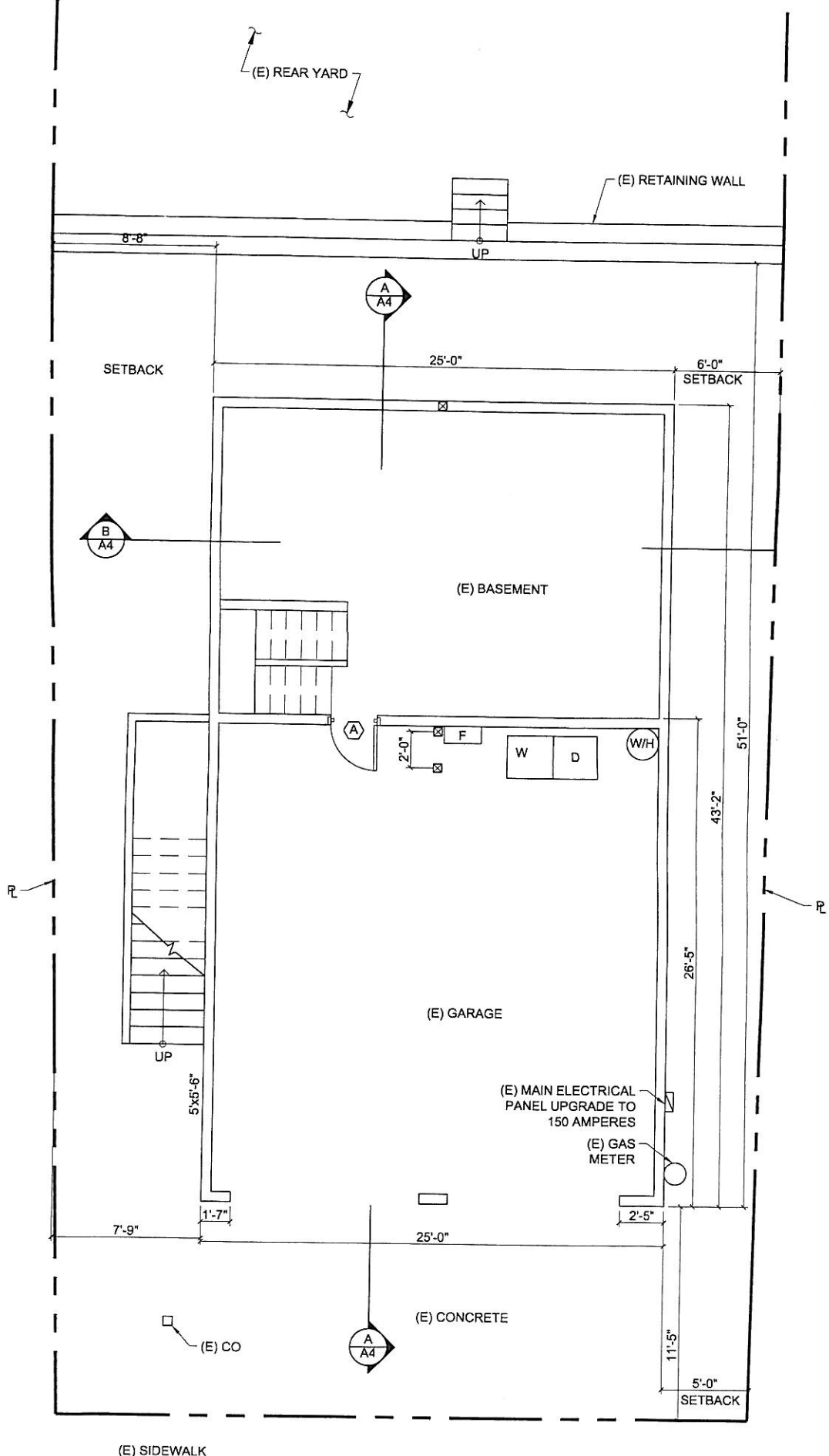
(E) CATCH BASIN
EL = 91.84'

SAN BENITO ROAD

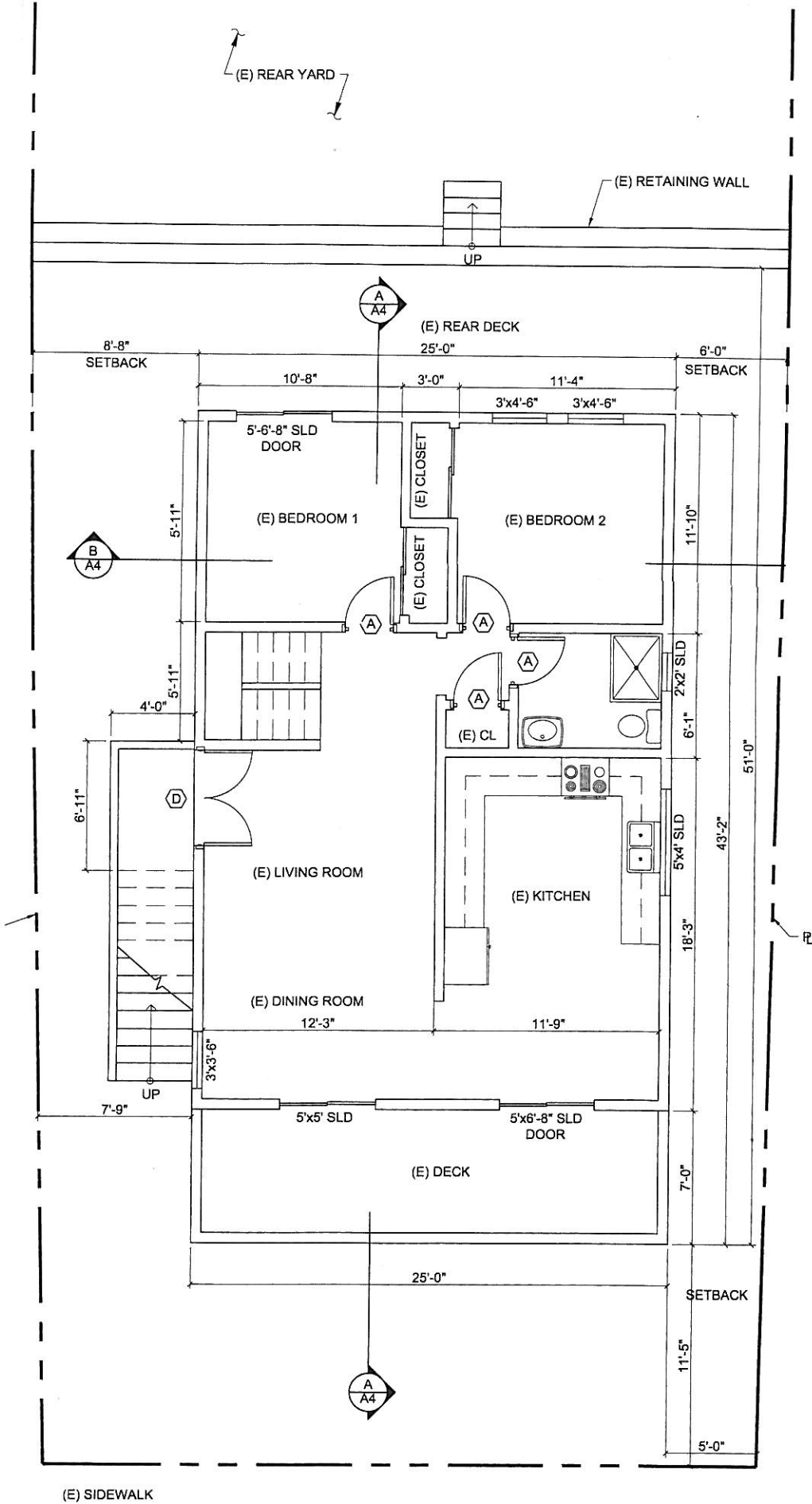
LEGEND
 (S) (N) 4" Ø P.V.C. SOLID PIPE SCHD 35
 (P) (N) 8" Ø P.V.C. PERFORATED PIPE SCHD 35

NOTE
 FOR DRAINING SEE SECTION A ON SHEET S2

SITE PLAN
 1/8" = 1'-0"

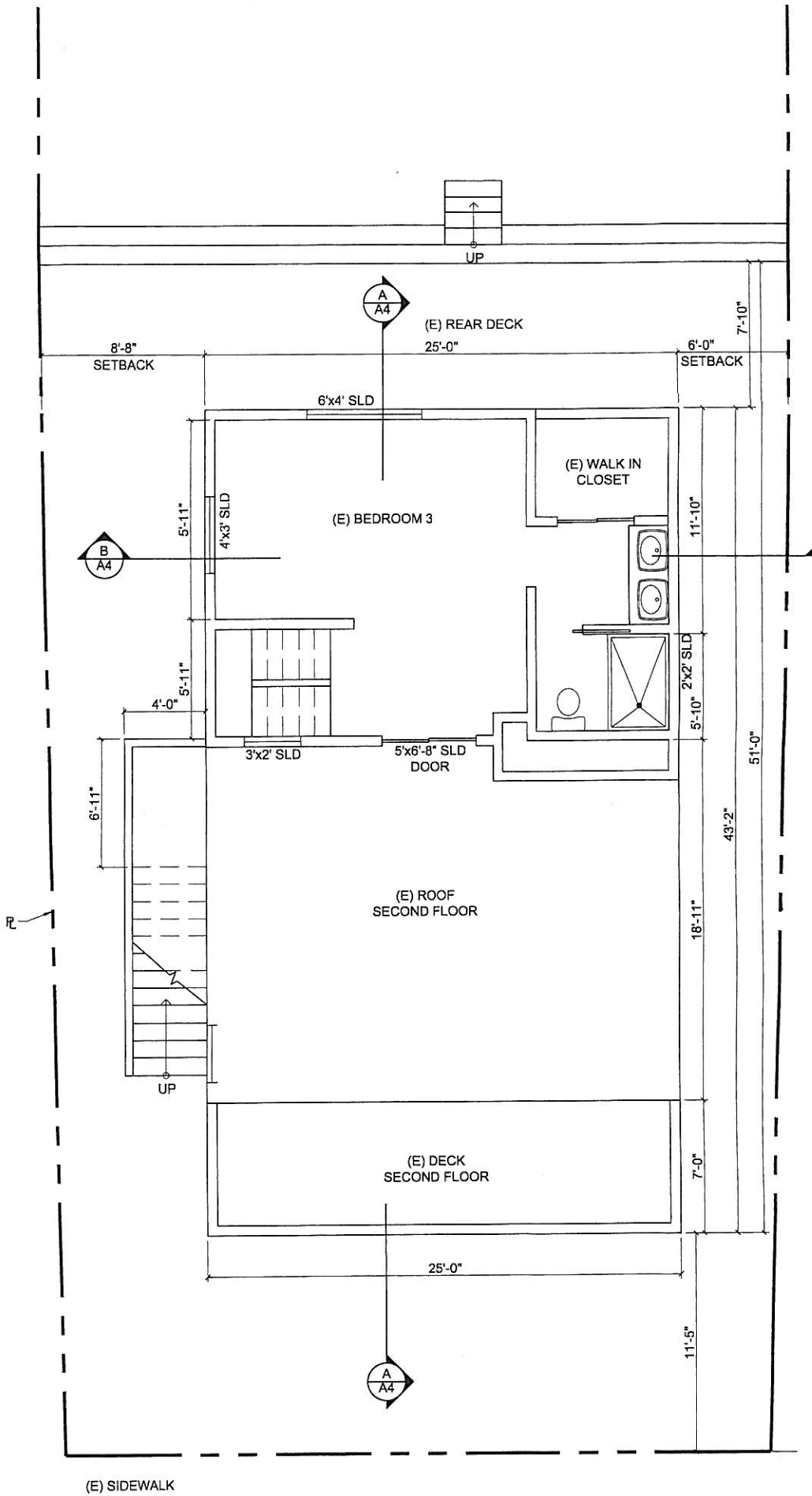


(E) FIRST FLOOR PLAN
 1/4" = 1'-0"

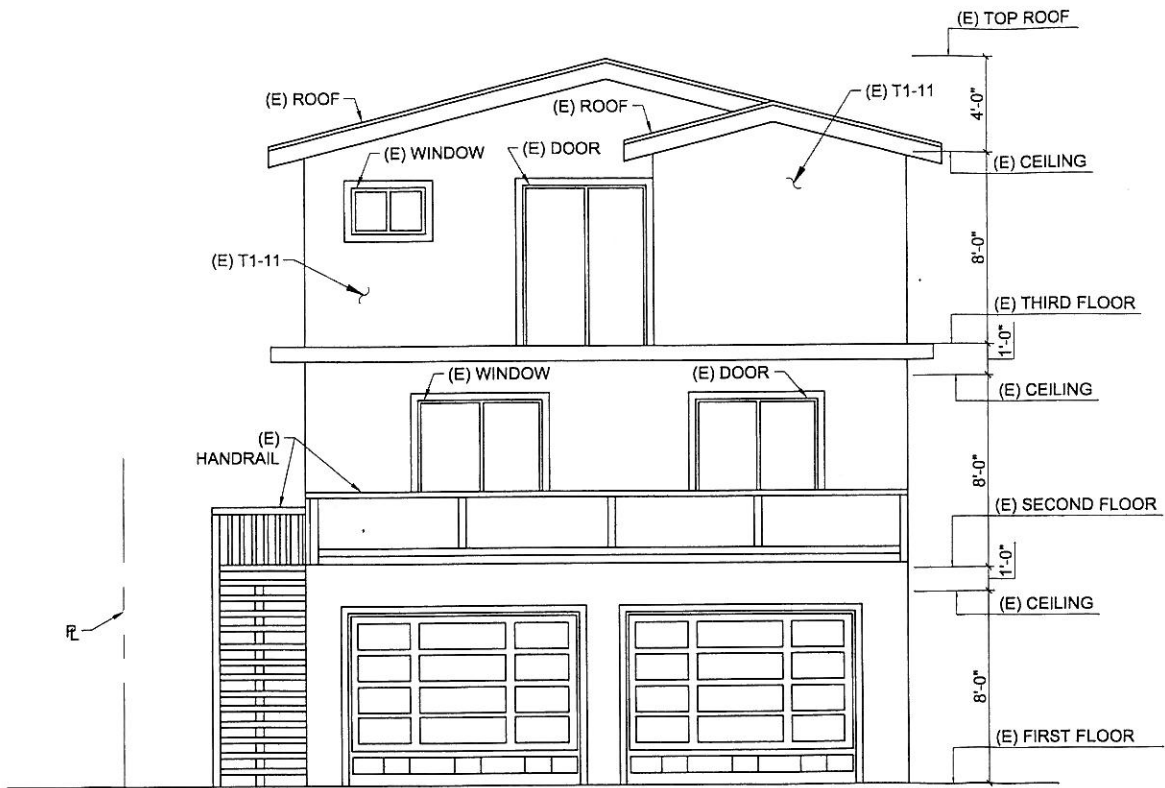


(E) SECOND FLOOR PLAN

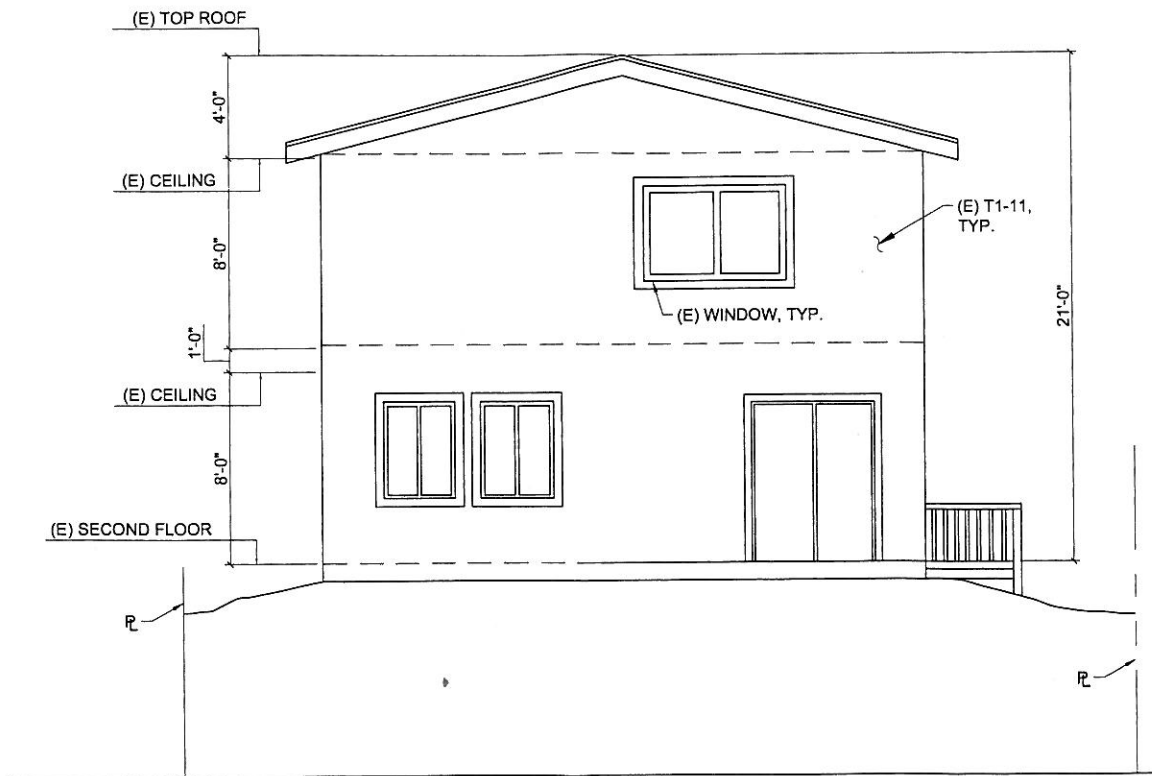
1/4" = 1'-0"



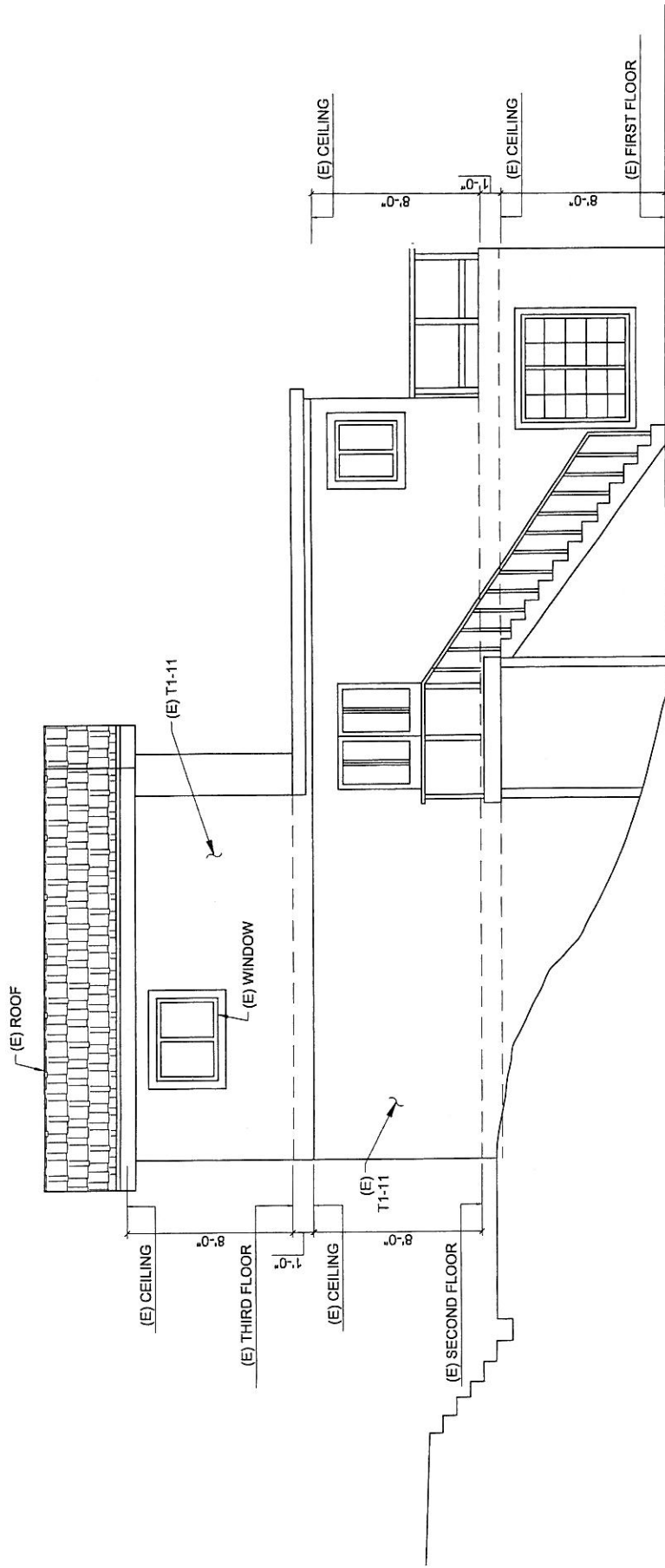
(E) THIRD FLOOR PLAN
 1/4" = 1'-0"



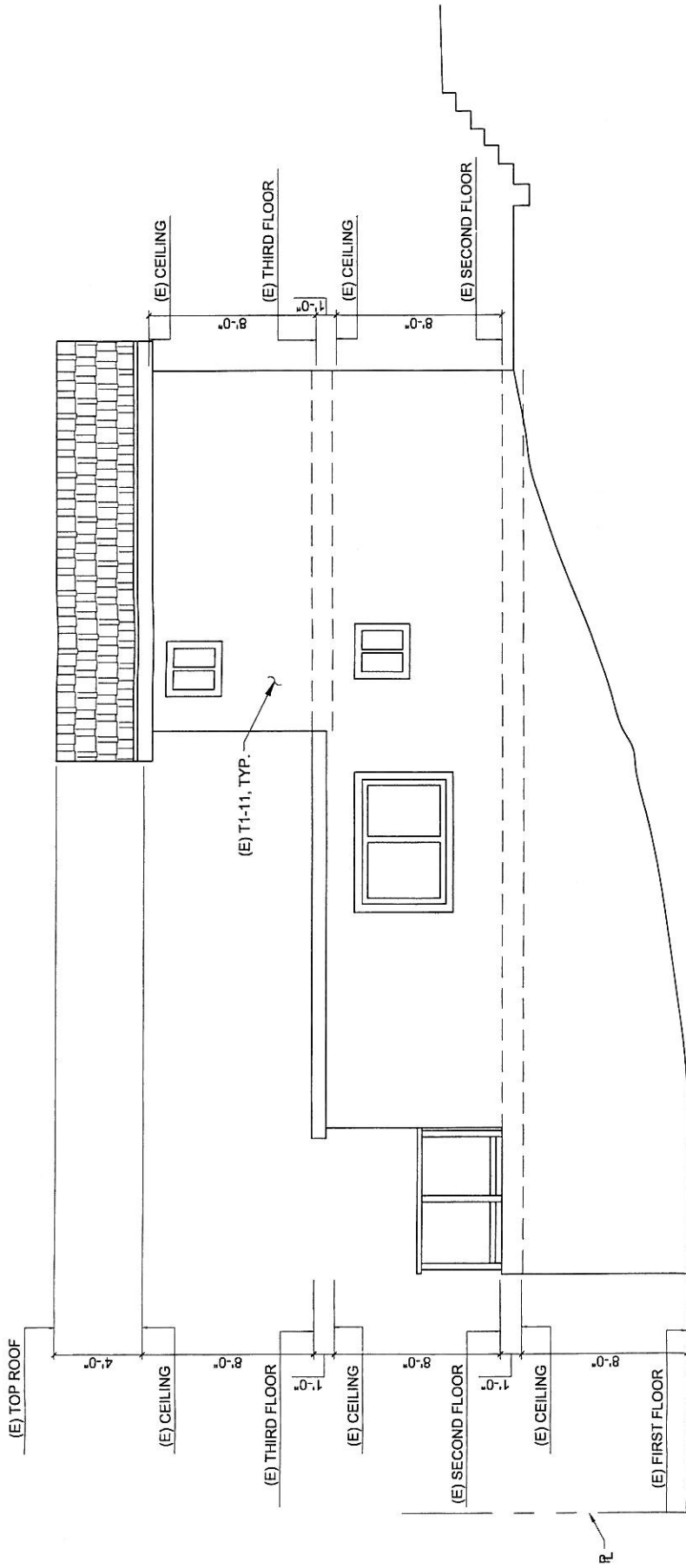
(E) FRONT ELEVATION
 $1/4" = 1'-0"$



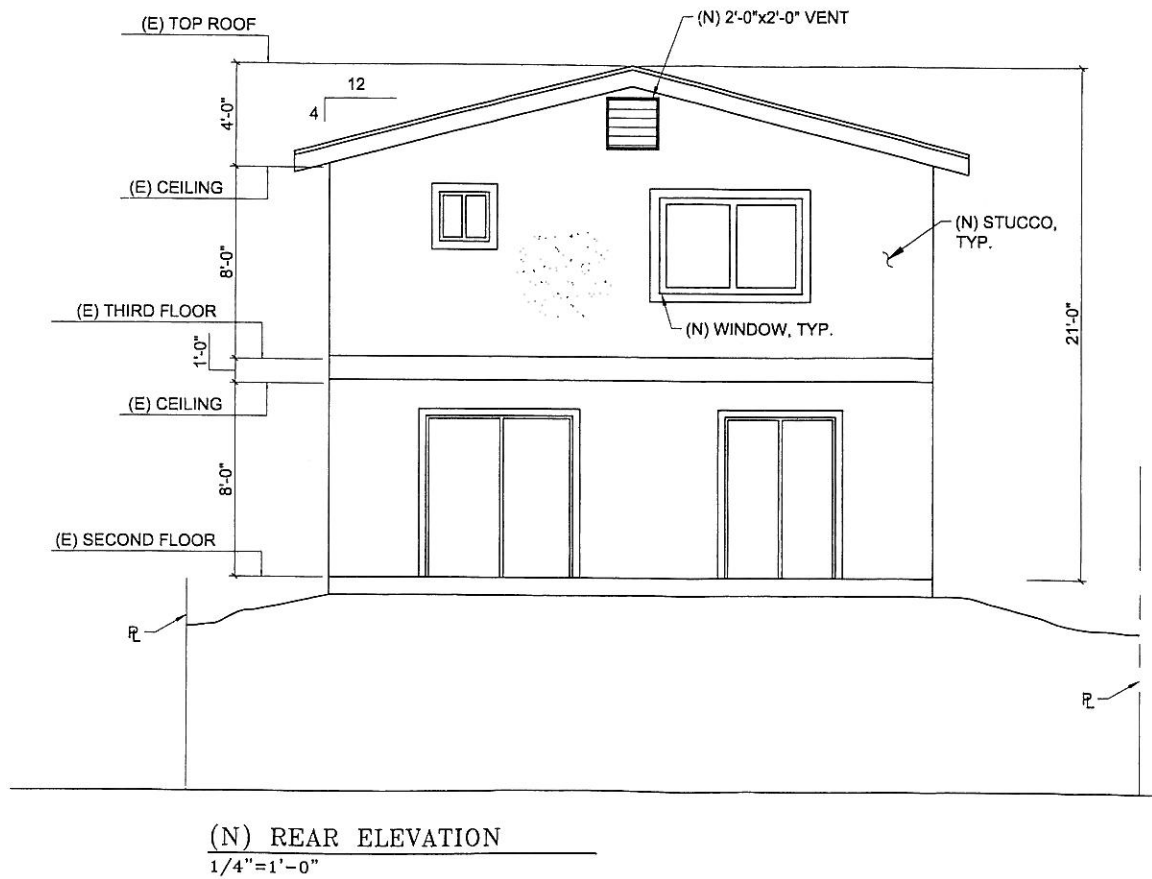
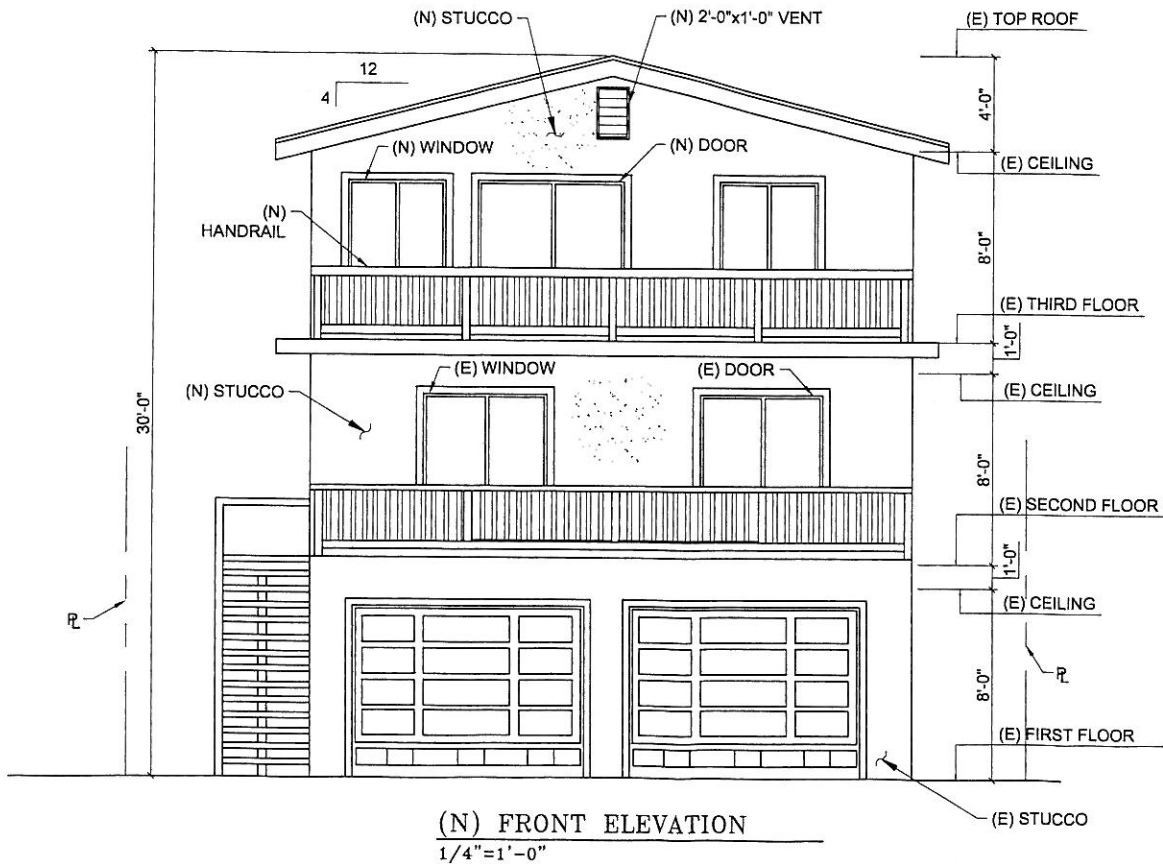
(E) REAR ELEVATION
 $1/4" = 1'-0"$

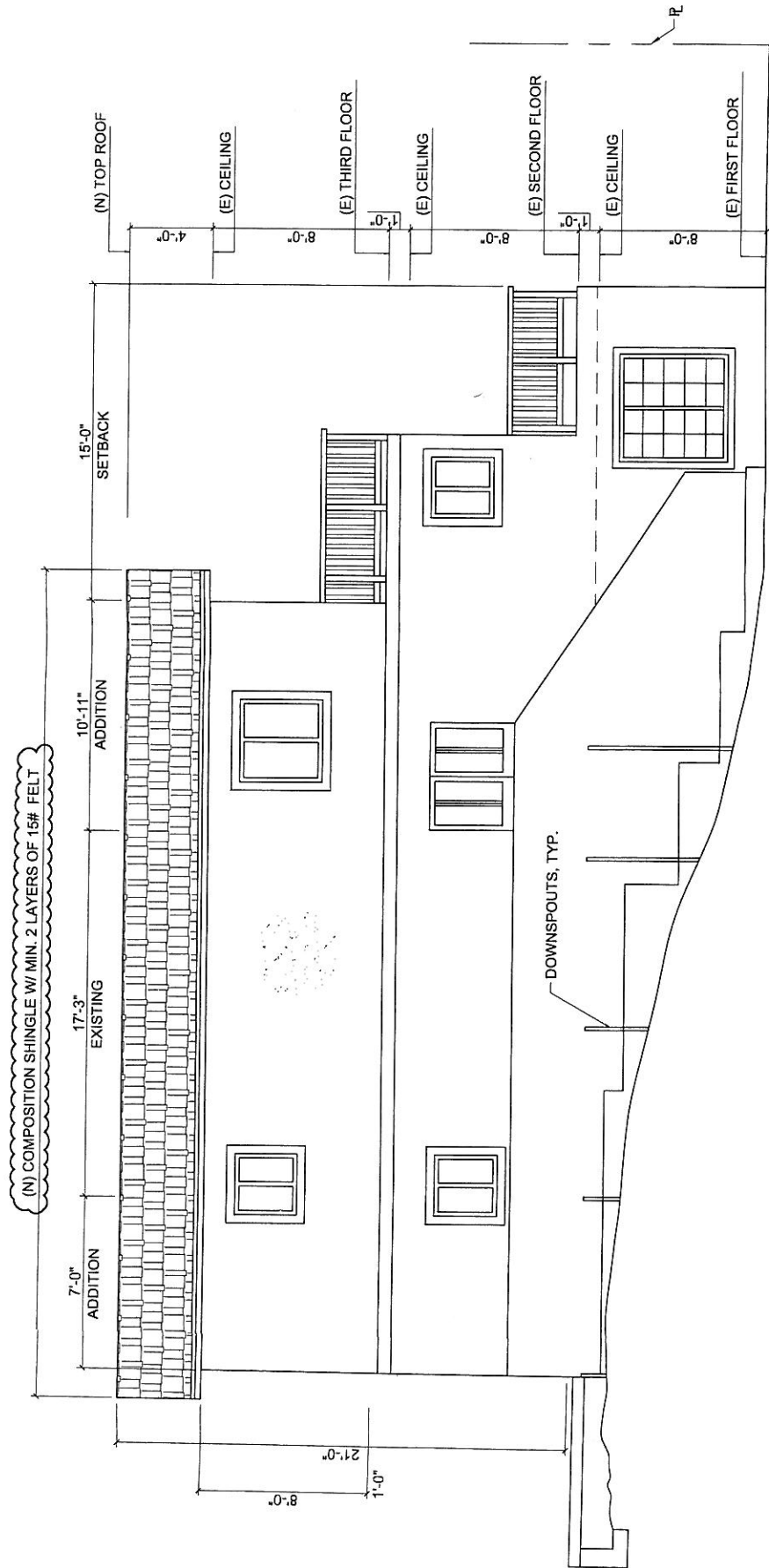


(E) LEFT ELEVATION
 1/4"=1'-0"

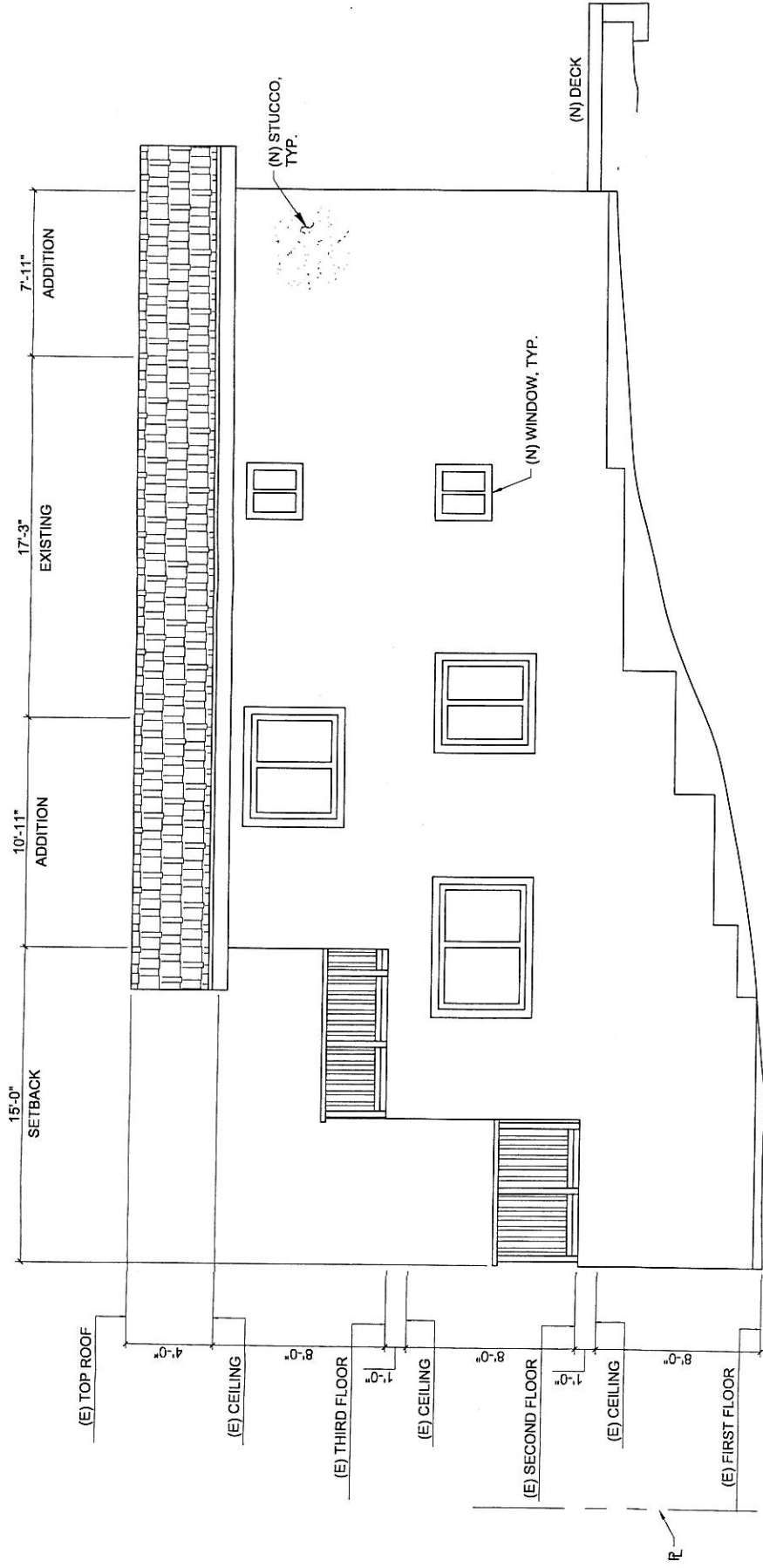


(E) RIGHT ELEVATION
 1/4"=1'-0"

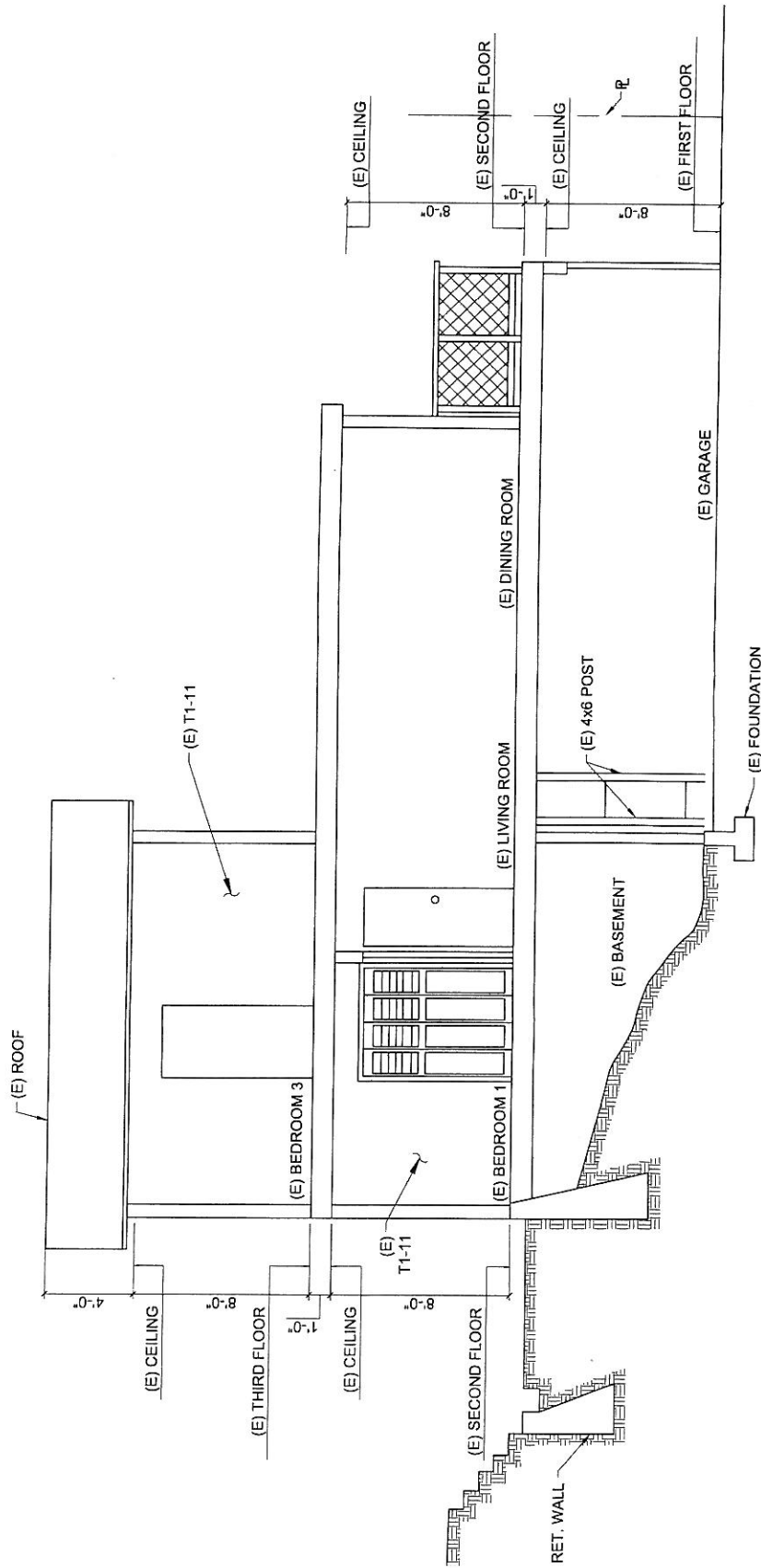




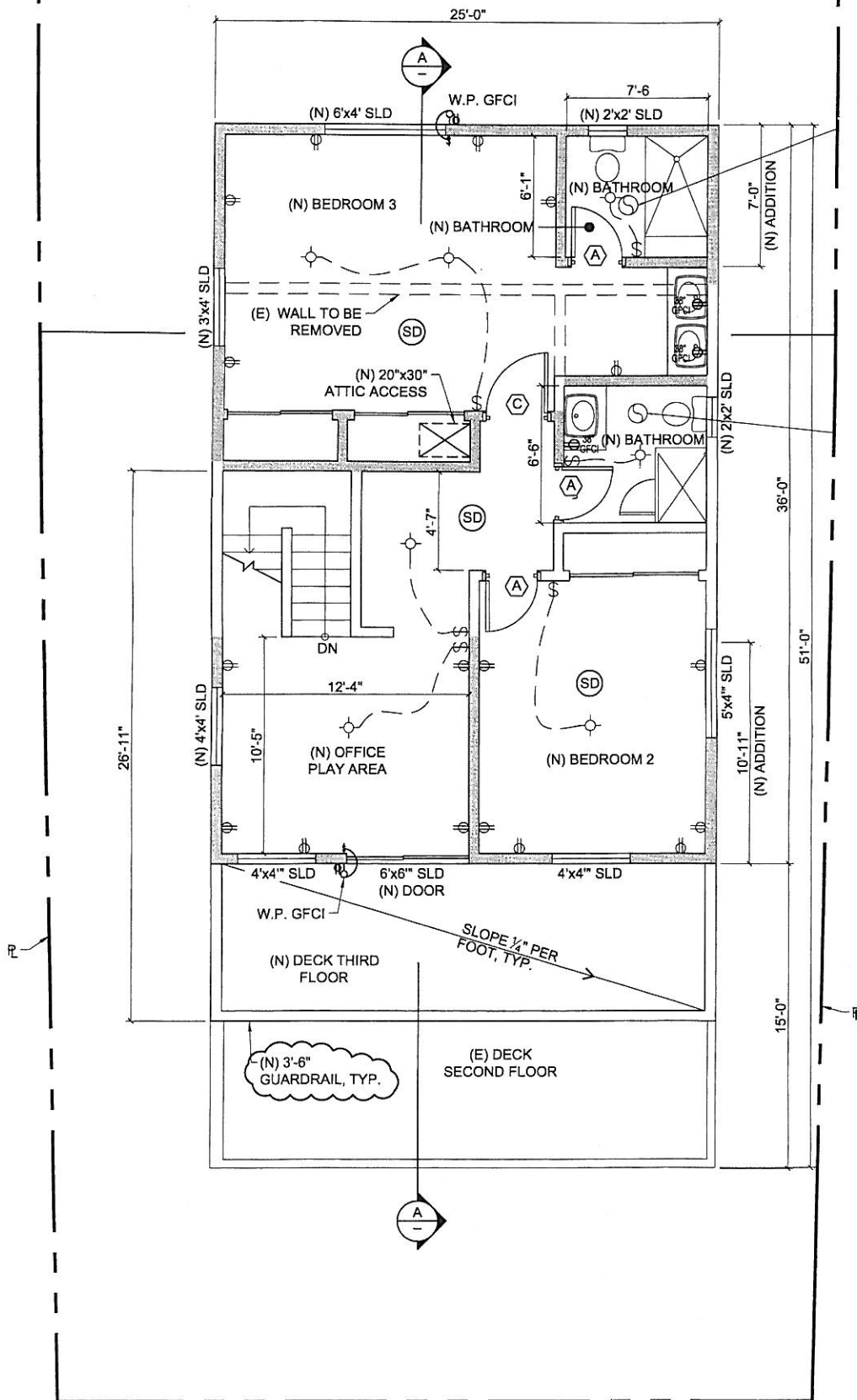
(N) LEFT ELEVATION
 1/4" = 1'-0"



(N) RIGHT ELEVATION
 1/4"=1'-0"



(E) SECTION A-A
 1/4"=1'-0"



(N) THIRD FLOOR PLAN
 1/4" = 1'-0"

- LEGEND:
- ===== (E) WALL
 - ===== (N) WALL
 - (E) WALL TO BE REMOVED

SUPPORTING STATEMENTS

FINDINGS REQUIRED TO GRANT A VARIANCE

Brisbane Municipal Code Section 17.46.010

Applications for variances from the strict application of the terms of this title may be made and variances granted when the following circumstances are found to apply:

A. That any variance granted shall be subject to such conditions as will assure that the adjustment hereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.

B. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

What special circumstances, such as size, shape or topography of the property, or its location or surroundings, apply to your site?

SHAPE & TOPOGRAPHY, REAR OF BASEMENT WILL BE EXCAVATED. -
NEED TO INSTALL SPECIAL DRAINAGE SYSTEM FOR EXCESS UNDERWATER FLOWING.
(N) STORAGE @ GARAGE WILL NOT BE USED AS LIVABLE SPACE.

How do these special circumstances impact your site when the Zoning Ordinance is applied to the site?

I AM A GENERAL BLDG. CONTRACTOR, NEED SPACE TO STORE MY TOOLS.
ADDITION @ 3RD FLOOR WILL IMPROVE THE SHAPE & UPGRADE THE LOOK OF MY HOUSE

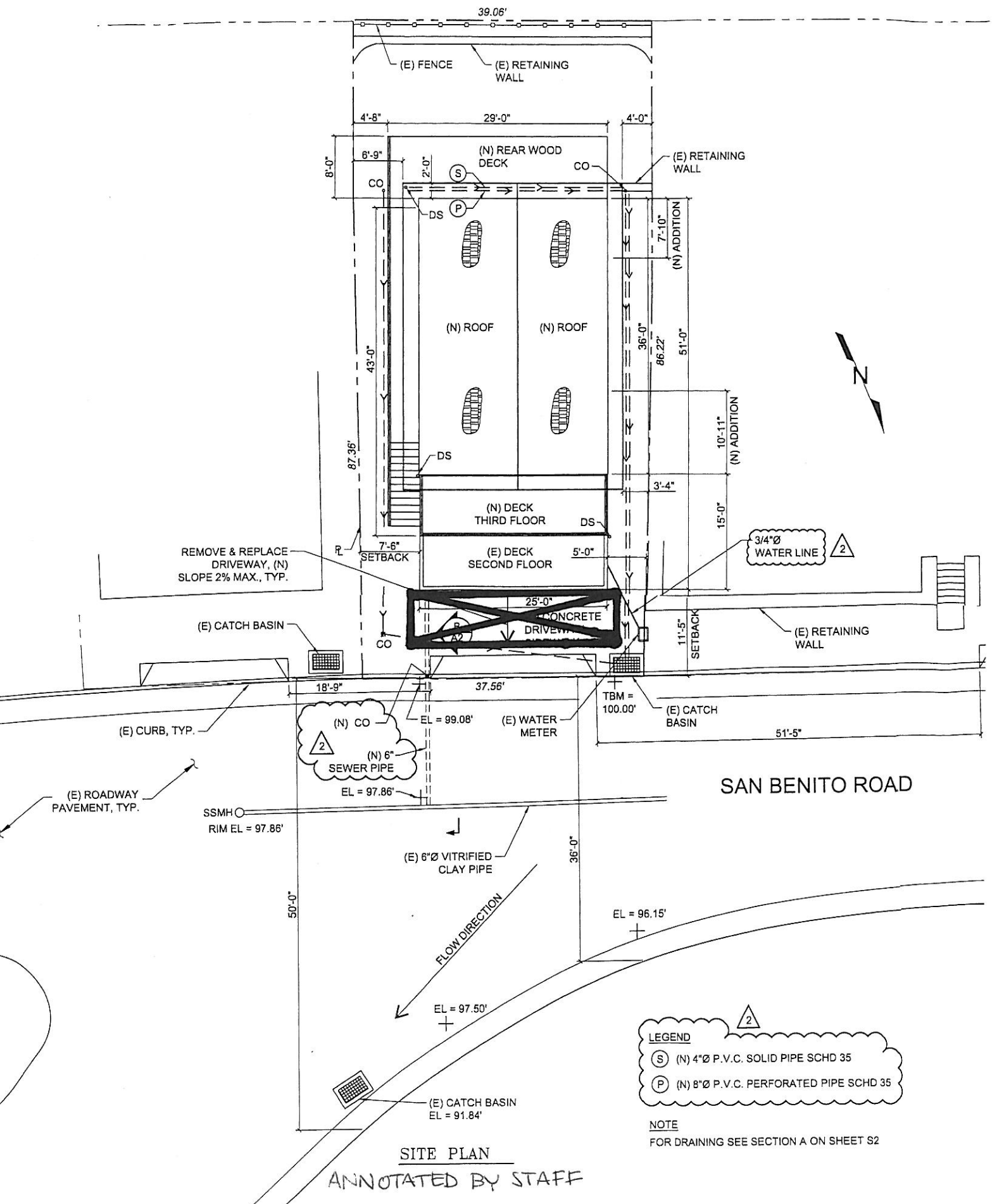
What privileges enjoyed by other properties in the vicinity and same zoning district would you be deprived of when the Zoning Ordinance is applied to your site, given its special circumstances?

NEXT DOOR HOUSE ON 393-LOT 12 IS THE SAME SHAPE OF MY HOUSE AND
HAS BEEN ALLOWED APPROXIMATELY 200 SQ. FT. BIGGER THAN MY
PROPOSED EXTENSION. -

What conditions of approval could be attached to the variance to assure that you comply with the intent of the Zoning Ordinance and other applicable regulations?

NOT TO EXCEED THE PROPOSED BLDG AREA. -





REMOVE & REPLACE DRIVEWAY, (N) SLOPE 2% MAX., TYP.

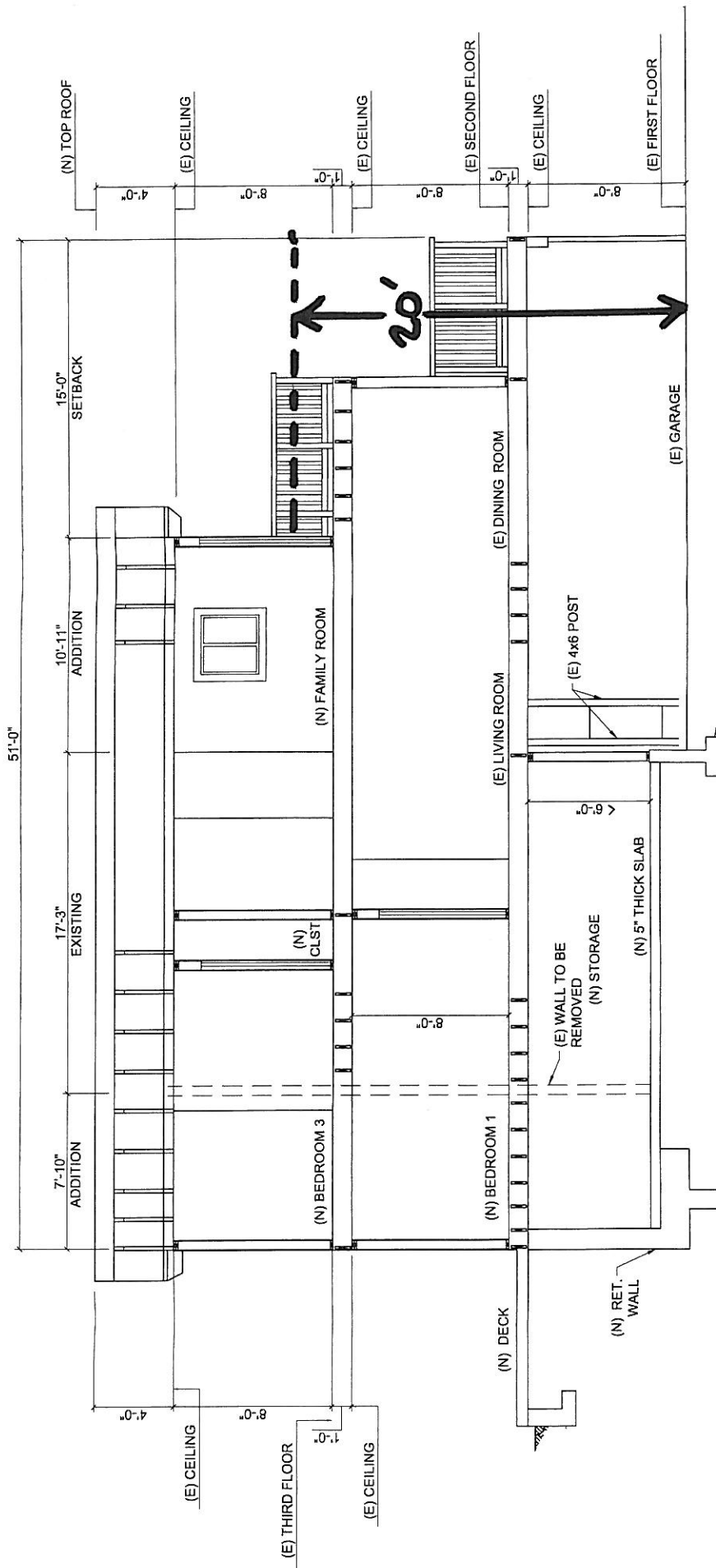
3/4" Ø WATER LINE

SAN BENITO ROAD

LEGEND
 (S) (N) 4" Ø P.V.C. SOLID PIPE SCHD 35
 (P) (N) 8" Ø P.V.C. PERFORATED PIPE SCHD 35

NOTE
 FOR DRAINING SEE SECTION A ON SHEET S2

SITE PLAN
 ANNOTATED BY STAFF



(N) SECTION A-A ANNOTATED BY STAFF
 1/4" = 1'-0"