2133 Santa Cruz Ave

Nicole, Devin and Adelyn Bissman

Our Family

The house that grows with our family

Nicole, Devin and Adelyn Bissman

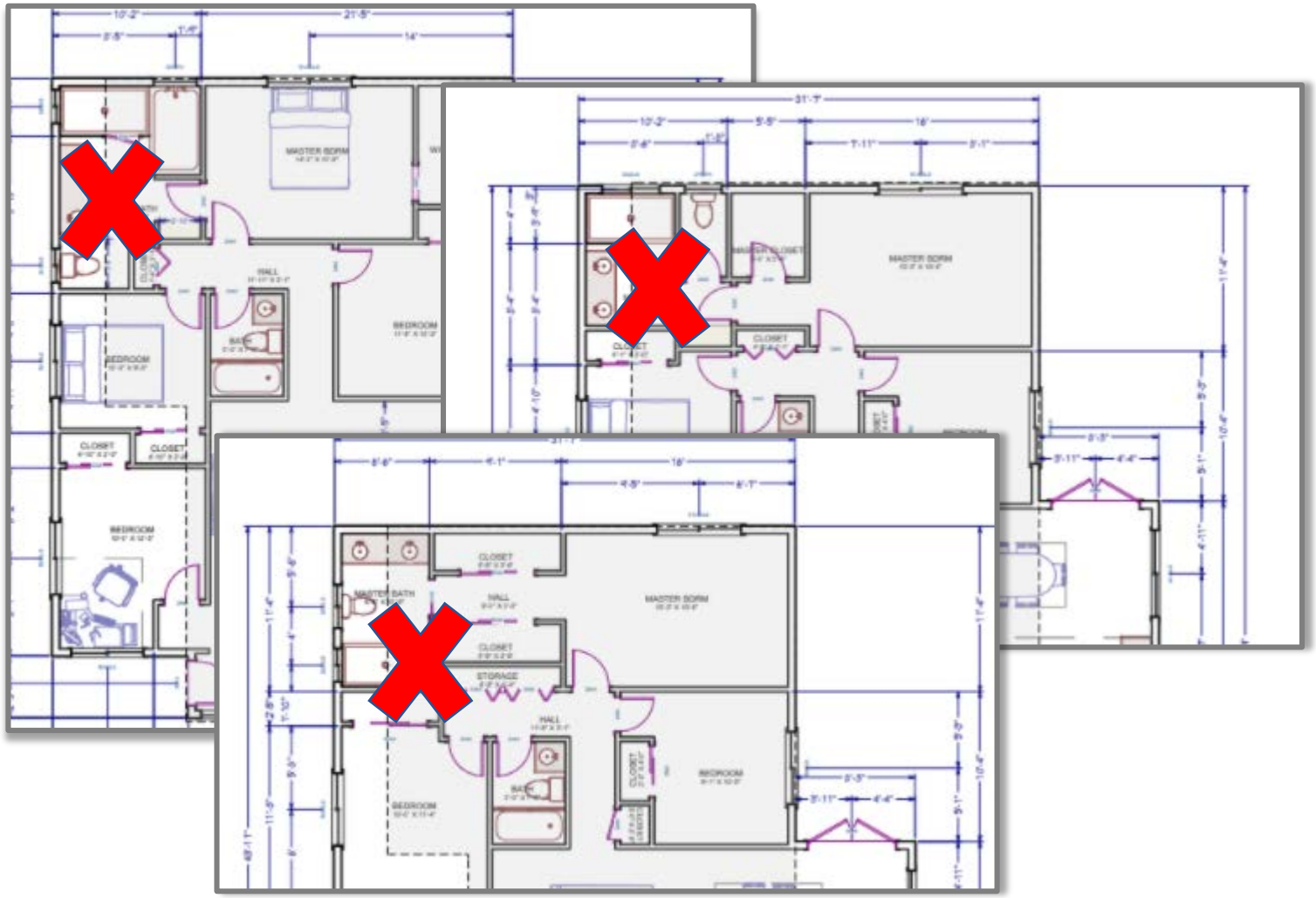
- Moved into the home in 2013 – looked at multiple house and fell in love immediate with this house – even came back the same day with a tape measure
- Married in 2015 – love hosting barbeques and Friendsgiving's at our Santa Cruz Ave home
- First Child, Adelyn, in 2019 – fit us perfectly as our family continued to grow
- Looking to add a bedroom for a growing family

The Top things we love (and want to keep)

- Quaint front yard with beautiful large tree
- Single story home which fits the neighborhood
- Beautiful roses and backyard our daughter loves

Today v. Tomorrow

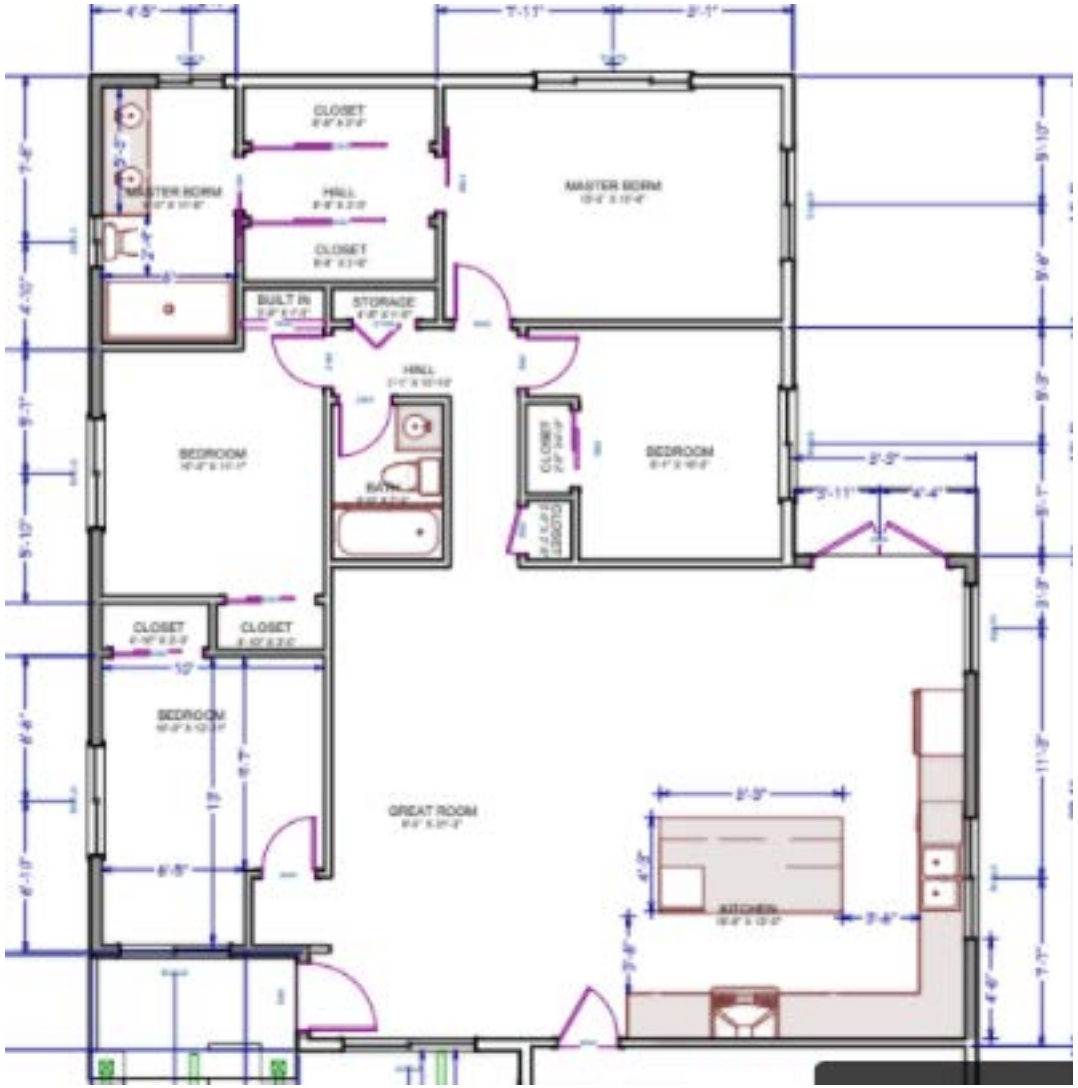
We've put a lot of thought into our design



Multiple iterations of this project:

- Initial set of plans planned for a 1500 sq ft., two-story addition. Decided against as wanted to keep more in line w/ the neighborhood
- Resistance to shift front yard due to beautiful tree
- 10+ Iterations of the master bedroom floor plan in order to maximize the space and be able to enjoy the beautiful flowers from our master suite
- 2 city exceptions requested and 6 months of planning

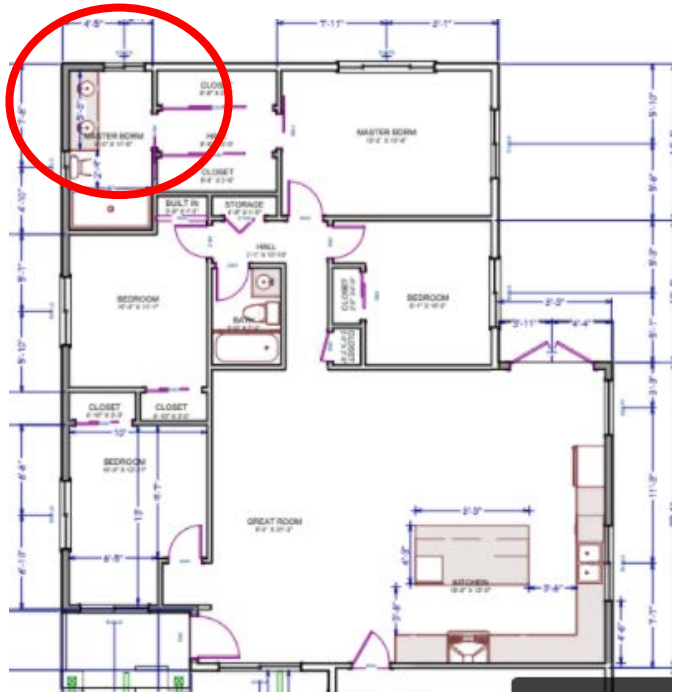
Our Current Plans



The perfect pieces

- Allow for an extra bedroom for our growing family and a separate master suite
- Great window placement to enjoy the beautiful backyard and roses
- Keeps in line with existing setbacks in our and neighboring yards
- Look and feel is consistent with the neighborhood

The Issues



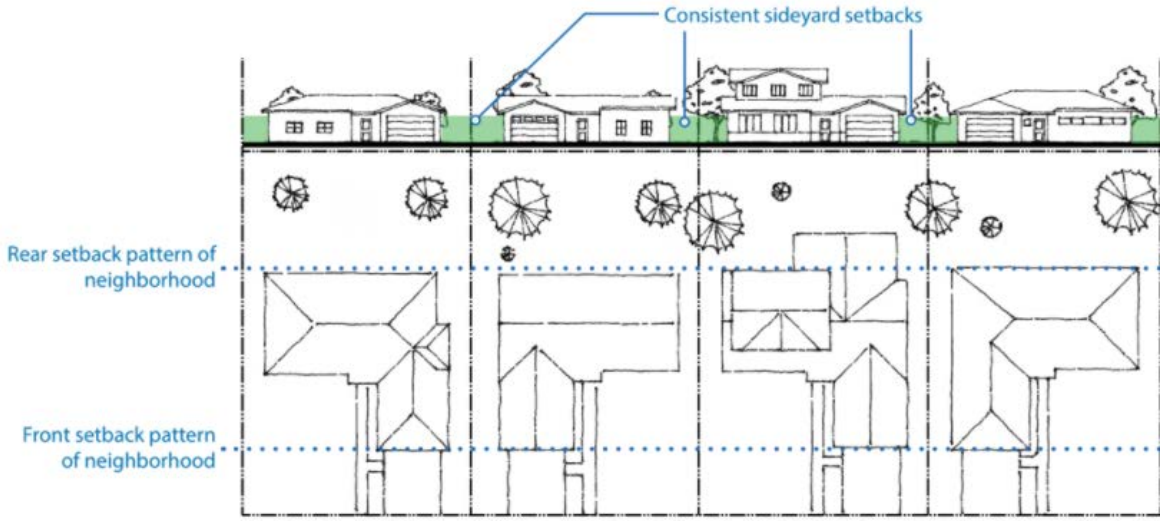


Figure 4.1 - Block of homes demonstrating setback patterns.

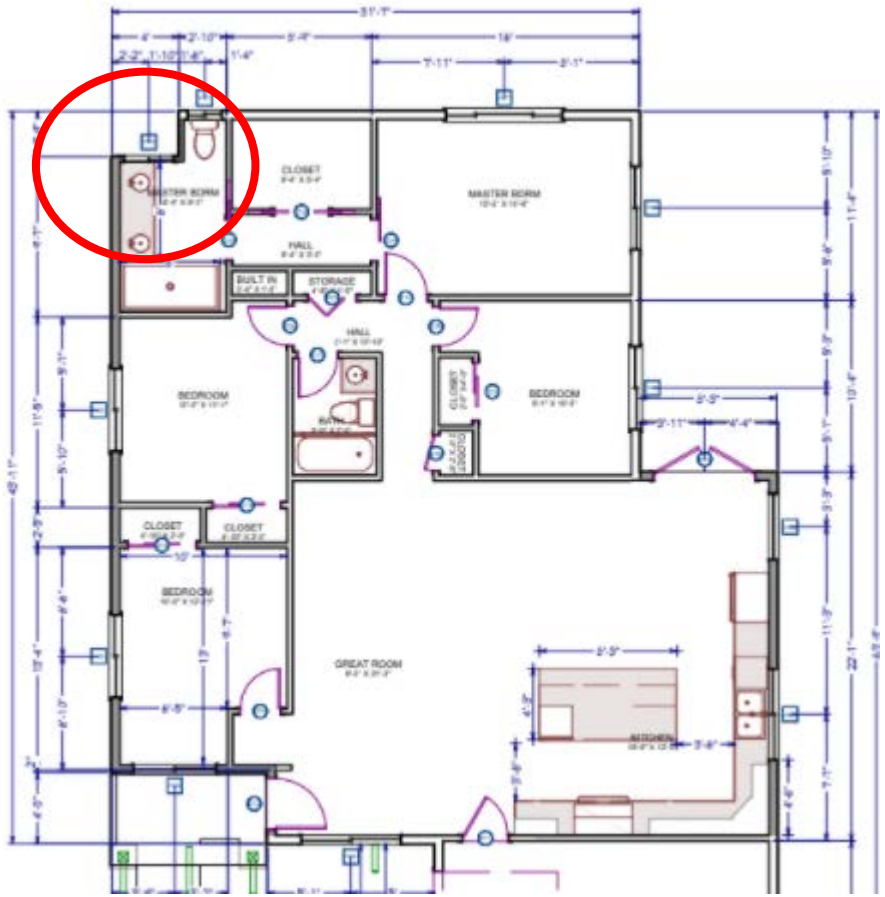
Approximately 8 square foot area of the addition, to our side lot which would be in violation of the 20-foot rear lot setback requirements.

Variance should be granted under § 5.65.020 because

1. Special circumstances exist:
    - All 37 homes on Santa Cruz Avenue, all 42 homes on San Rafael Avenue, are on lots of less than 6000 sq. feet lots with rear setbacks of approximately 17 feet 4’ inches, less than the 20 feet required by the ordinance; and
    - We are not changing the rear setback, just conforming with existing setback.
    - The conforming plans would look more out of place with the small 3 by 4 cut-out on the single-story structure. (like a small bite has been taken out of the structure)

2. A grant of a variance permit would not constitute a grant of special privilege
    - The rear setback is not being changed and will remain consistent with the prevailing patterns found on the street

The Request – 8 sq ft carve out



The Position

- To comply with the city regulations, we would have a single-story structure with an odd 8 sq ft cut out
- Would loose the ability to view the backyard from our bathroom
- Would have to re-configure and loose closet space in an already tight configurations
- Looks like a bite has been taken out of the building

Help Us Realize our Dream House