



HIEMSTRA PROPERTIES INC.

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Vallejo CA 94590

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City of Vallejo, California

Central Permit Center
Planning Division
555 Santa Cruz Street

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LETTER OF INTENT FOR ZONING VARIANCE

913 – 915 WILSON AVENUE

APN:0051-100-150, -160

Development Review (DVR22-0019)

Design Review (DR22-0008)

Landscape Review (LR22-0006)

February 15, 2023

Dear Planning Commission members,

We are requesting a variance for the above address to seek relief of the required location of the main entrance from the public sidewalk, for the reasons detailed below.

The proposed increase of that distance would allow the property owner to provide a driveway and a parking area at the front and reserve the back for the location of the buildings and the deck area facing the views to the Napa River.

1. Due to the shape and narrowness of this lot, combined with the required location within 20 ft. of a public sidewalk, the strict application of the requirement would force the existing property owner to locate the buildings at the front and use the better location, by the shoreline, for a driveway and parking area. This would prevent the project from offering an attractive area of public use by the shoreline.
2. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
3. The granting of the variance would have no effect on any adjoining properties. This zoning relief requested will not cause any detriment to the common good. On the other hand, a literal interpretation and strict application of the applicable zoning requirements of this section would cause substantial undue and unnecessary hardship to the current property owner and would be

a lost opportunity to provide public access to the waterfront which appears to be a priority of Vallejo's General Plan (Policy NBE-4.1).

4. The requested variance would be consistent with the spirit and purpose of this section and the city of Vallejo's General Plan text as the location of buildings and public area at the back will provide visual continuity and reduce visual impact from Wilson Avenue. Regarding visual continuity, Policy NBE-4.4 of Vallejo's General Plan aims to "foster a cohesive and distinctive visual experience along the waterfront."

Thank you for your consideration..

Sincerely,

Tim Hiemstra
C.E.O
Hiemstra Properties Inc.,
Property Owner

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