



P11-0709(DR)
P11-0717(V)

RECEIVED

OCT 25 2011

CITY OF PLEASANTON
PLANNING DIVISION

205 Neal St Variance Request

This variance request is for an attached single-car garage with an uncovered tandem parking space in the front yard setback. The reason for this request is that the width of the yard creates a special circumstance unique to this property and many other homes in the surrounding downtown area. The width of the yard is only 36 feet, measured from the retaining wall to the lot line on the west side of the property, so it would be prohibitive to put a two car garage and in addition a two car garage would not fit the architectural style of the current homes in the neighborhood. With one of the cars being enclosed in the garage it will enhance the appearance of the subject property.

In addition, when driving East on Neal, leaving town, the garage on the neighboring property blocks any visual of the vehicle that is park in this tandem space.

The granting of this variance would not constitute a special privilege in that many homes in the neighborhood currently have tandem parking in the front yard setbacks. The following homes on 2nd and 3rd Street have similar parking:

3rd Street

4563 (1 spot no garage), 4611 (no parking), 4625 (1 spot no garage), 4667, 4664, 4650, 4631

320 Abbie no parking

320 E Angela no parking

2nd Street

4492 (no parking), 4484 (no Parking), 4422,4348, 4340, 4332, 4326, 4318, 4546, 4538, 4307 (no Parking), 4319, 4329, 4333, 4341, 4349, 4355, 4363, 4377, 4385, 4393, 4401, 4443, 4455, 4467, 4635, 4637, 4649, 468

The granting of this variance would not be detrimental to public health, safety or general welfare in the neighborhood being that is no different than what has been the current method of parking at this residence.

PII- 717 (V)
PII- 709 (DR)

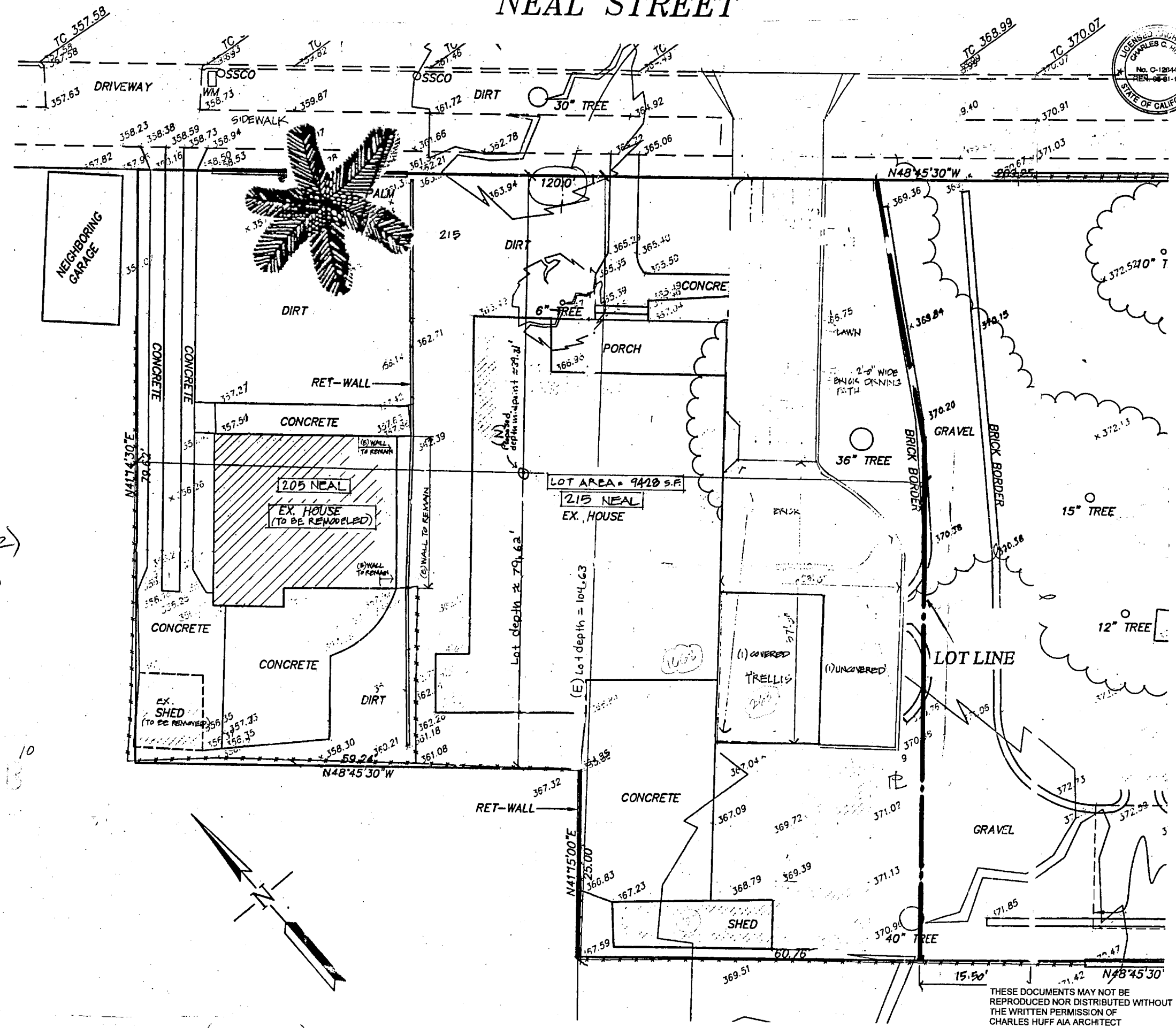
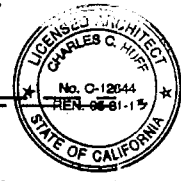
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JUN 25 2016

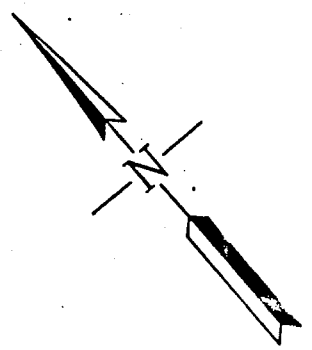
UR. OF PLANNING
PLANNING DIVISION

NEAL STREET

EXHIBIT B



P11-0709 (DR)
 P11-0717 (CV)
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 OCT 25 2011
 CITY OF PLEASANTON
 PLANNING DIVISION



(EXISTING)

Date	5/4/11
Job No	
Drawn	
Revisions	9/14/10 2/25/11 5/14/11

NEW RESIDENCE FOR:
Dave and Fran Cunningham
 Pleasanton
 205 Neal St.

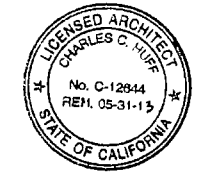
Sheet No
1

CHARLES HUFF, A.I.A.
 ARCHITECT
 4441 Railroad Ave., Suite B Pleasanton, CA (925) 462-

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1/8"=1'-0"

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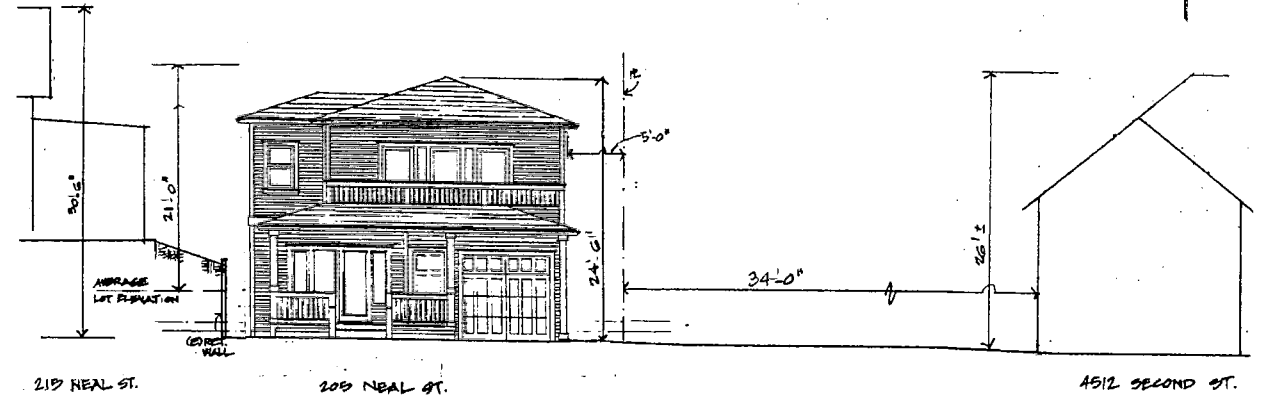
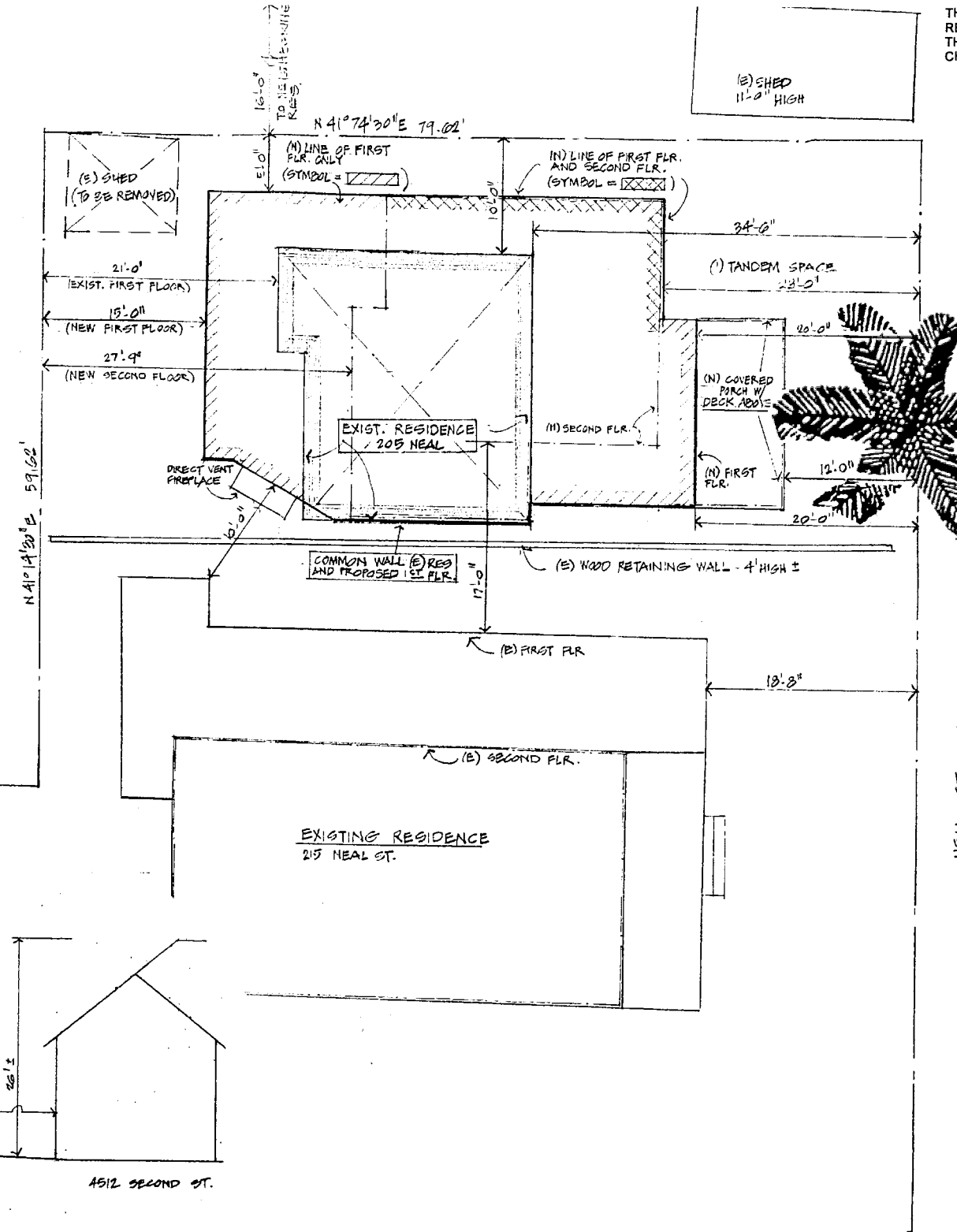


CHARLES HUFF, A.I.A.
ARCHITECT
4441 Railroad Ave., Suite B Pleasanton, CA (925) 452-8226

DATE	5/17/10
JOB NO.	1010
DRAWN	CH
REVISIONS	9/14/10 1/25/11 6/21/11 8/19/11 10/11/11

NEW RESIDENCE FOR:
Dave and Fran Cunningham
205 Neal St.
Pleasanton

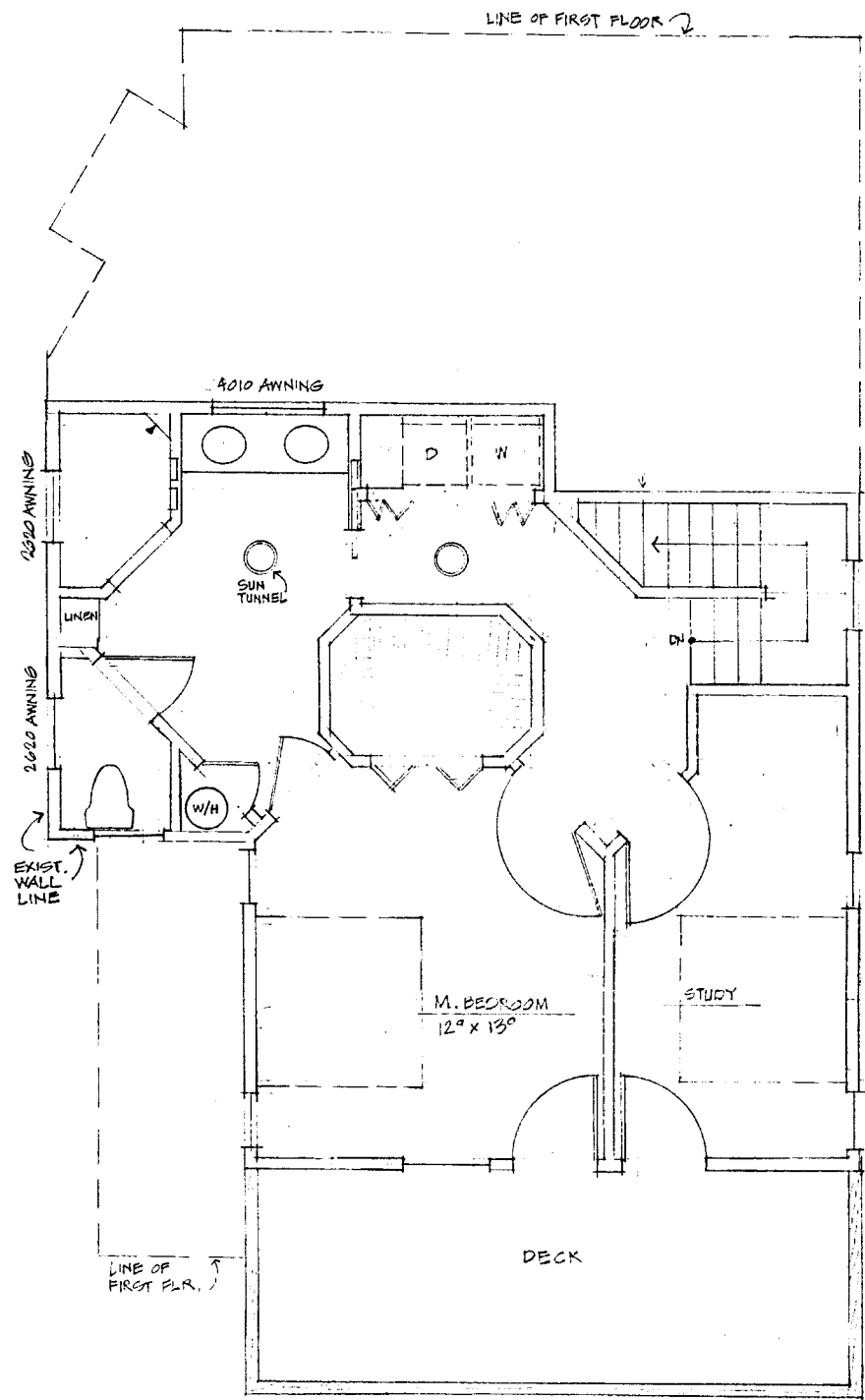
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COMPARATIVE STREET ELEVATIONS

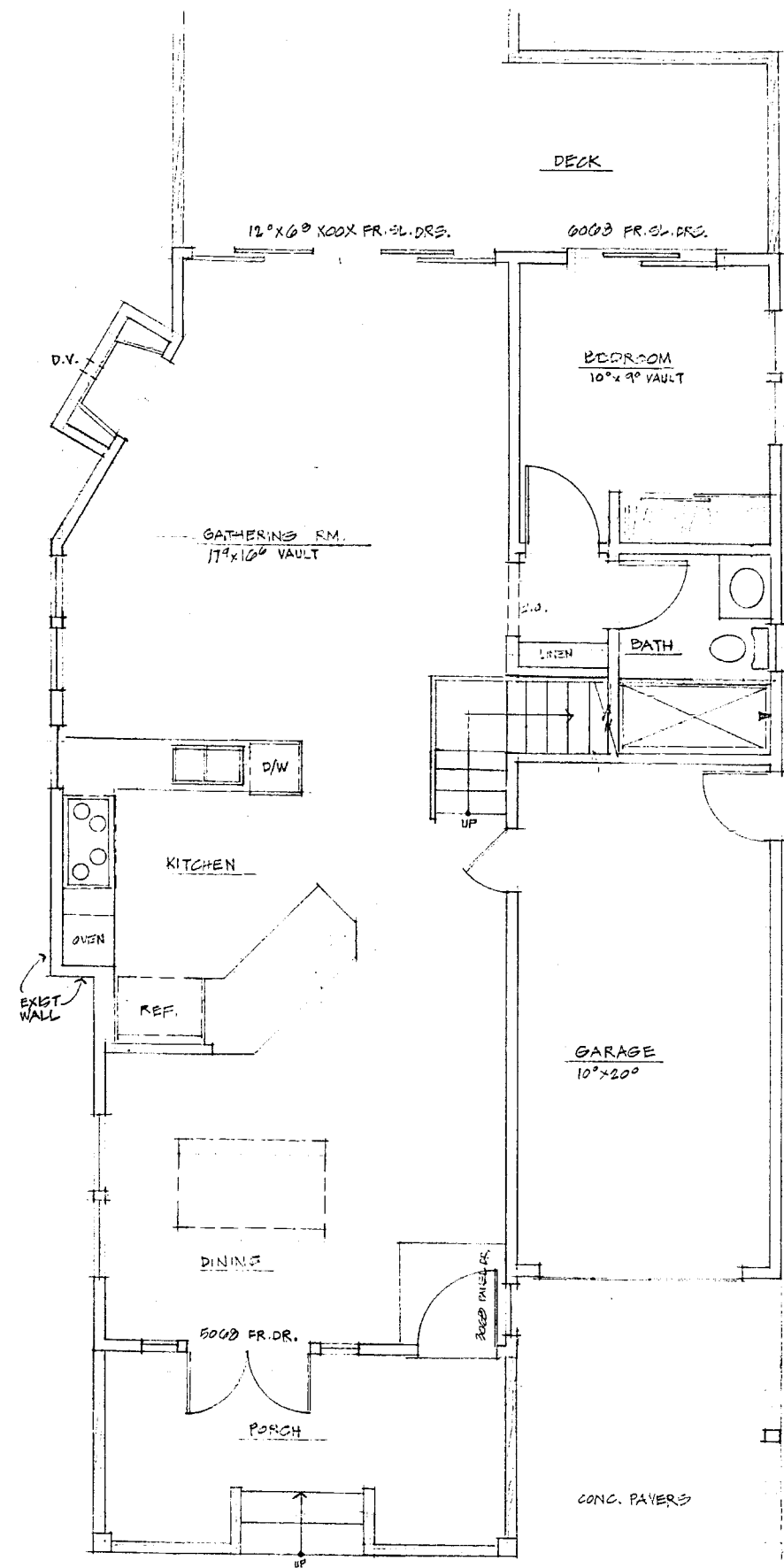
FLOOR AREA RATIO	
SITE AREA	215 NEAL 9428 sf
AREA OF (E) SHED + HOUSE	1708 sf
AREA OF NEW HOUSE	1244 sf
NEW TOTAL AREA	2952 sf
$2952 / 9428 = \text{F.A.R.} = 31.3\% \text{ O.K.}$	

1/8" = 1'-0"



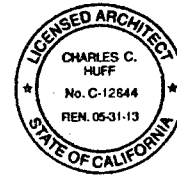
SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"



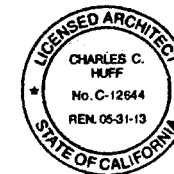
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Date	01/11
Job No.	21
Drawn	21
Revisions	01/11/11
	10/11/11

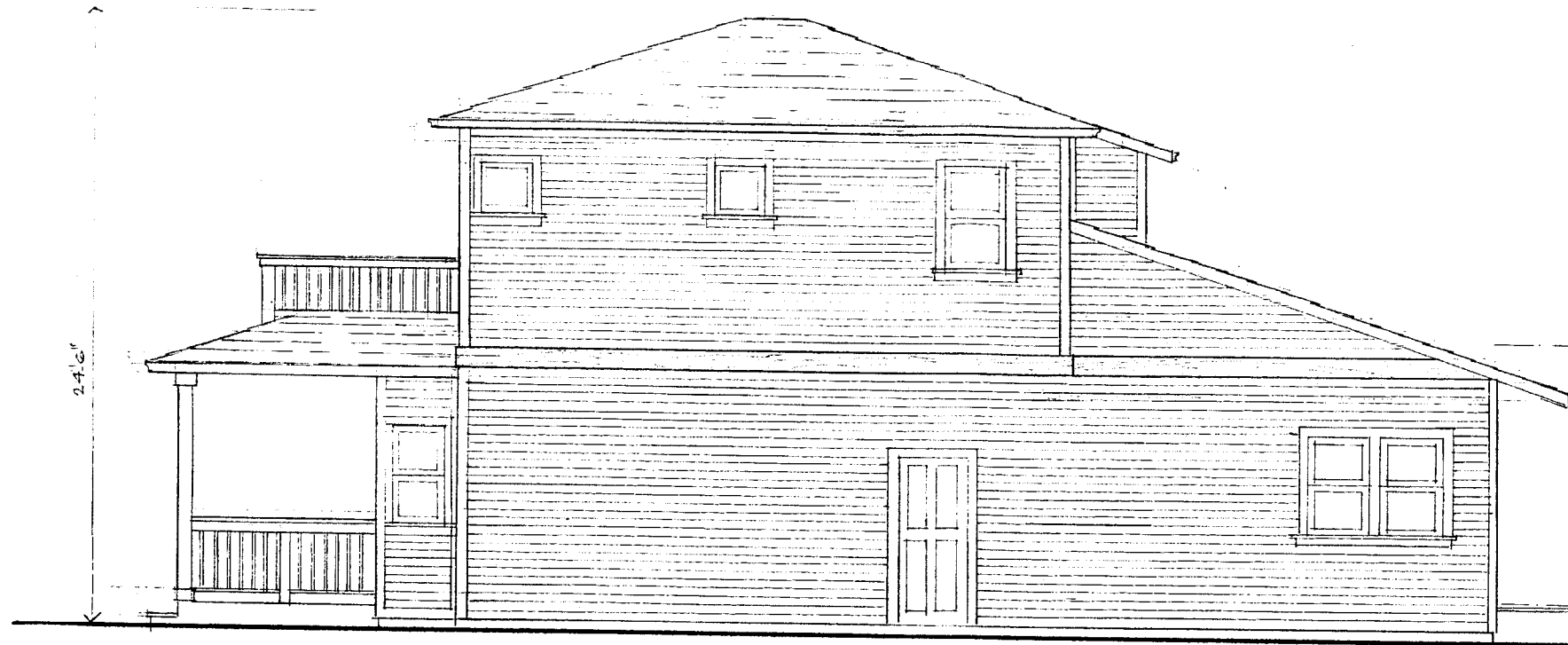
CHARLES HUFF, A.I.A.
A R C H I T E C T
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NEW RESIDENCE FOR:
Dave and Fran Cunningham
 205 Neal St. Pleasanton

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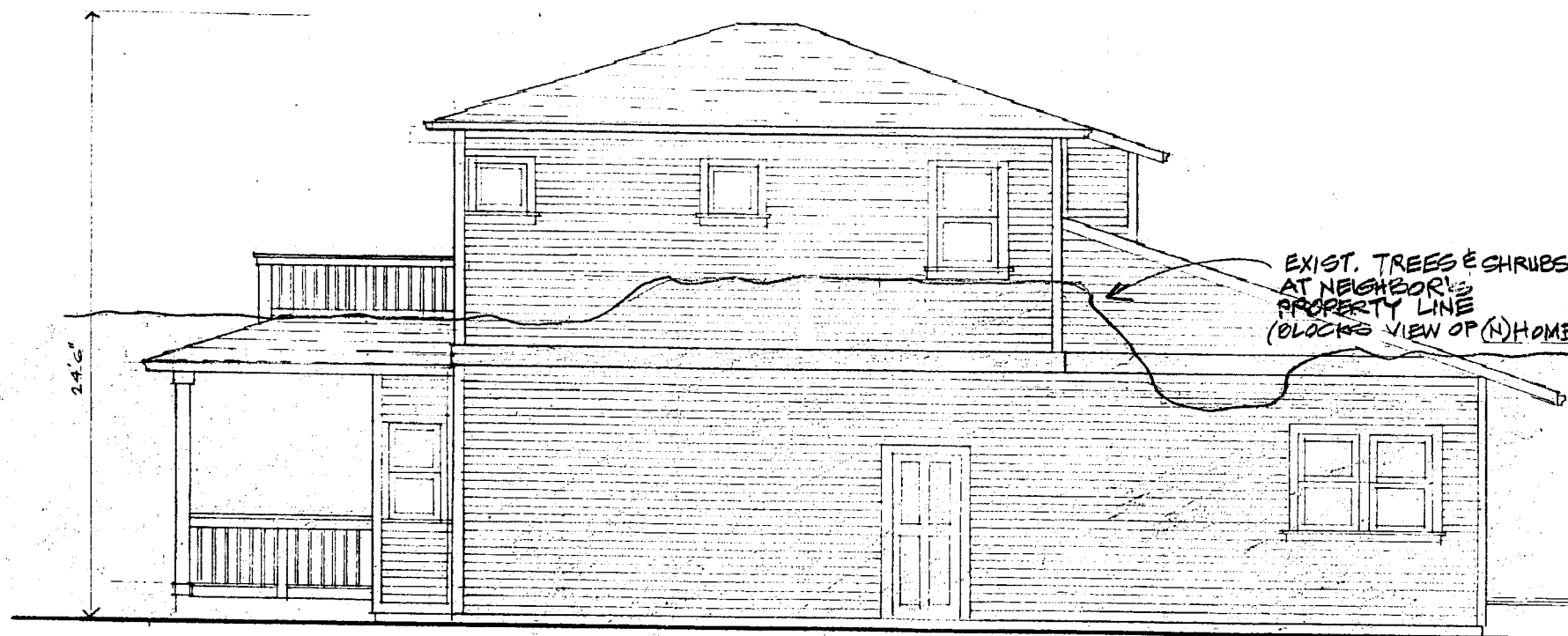


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WEST ELEVATION (TRUE ELEVATION WITHIN THE PROPERTY @ 205 NEAL ST.)

1/4" = 1'-0"



WEST ELEVATION (VIEW FROM ADJ. PROPERTY @ 4512 SECOND ST.)

1/4" = 1'-0"

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Date: 6/27/11
Job No.:
Drawn: ZH
Revisions: 2/10/11

NEW RESIDENCE FOR:

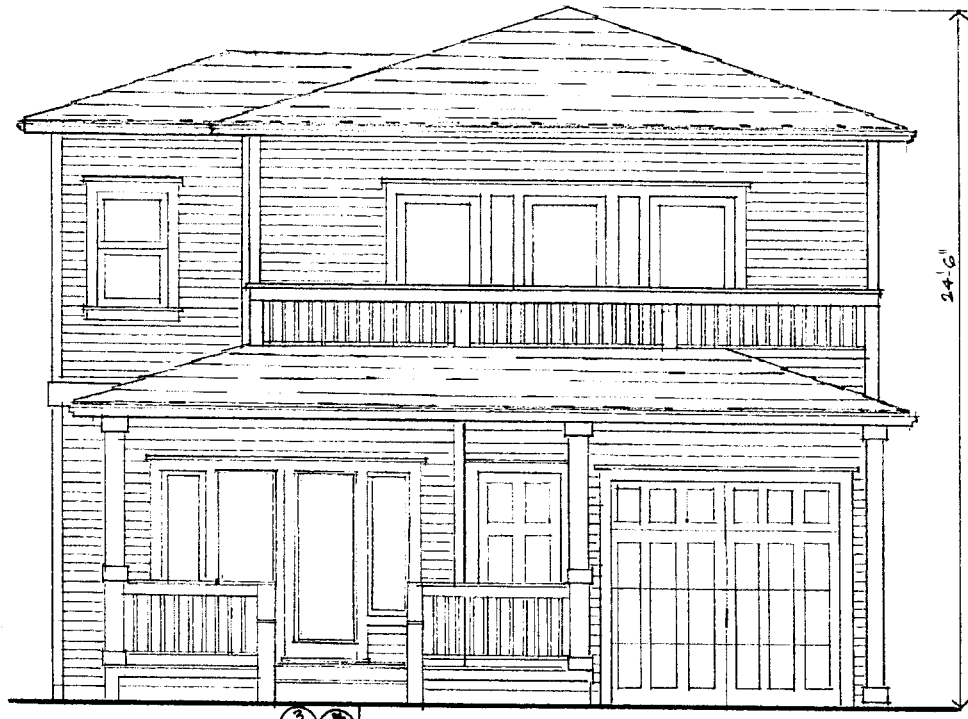
Dave and Fran Cunningham

Pleasanton

205 Neal St.

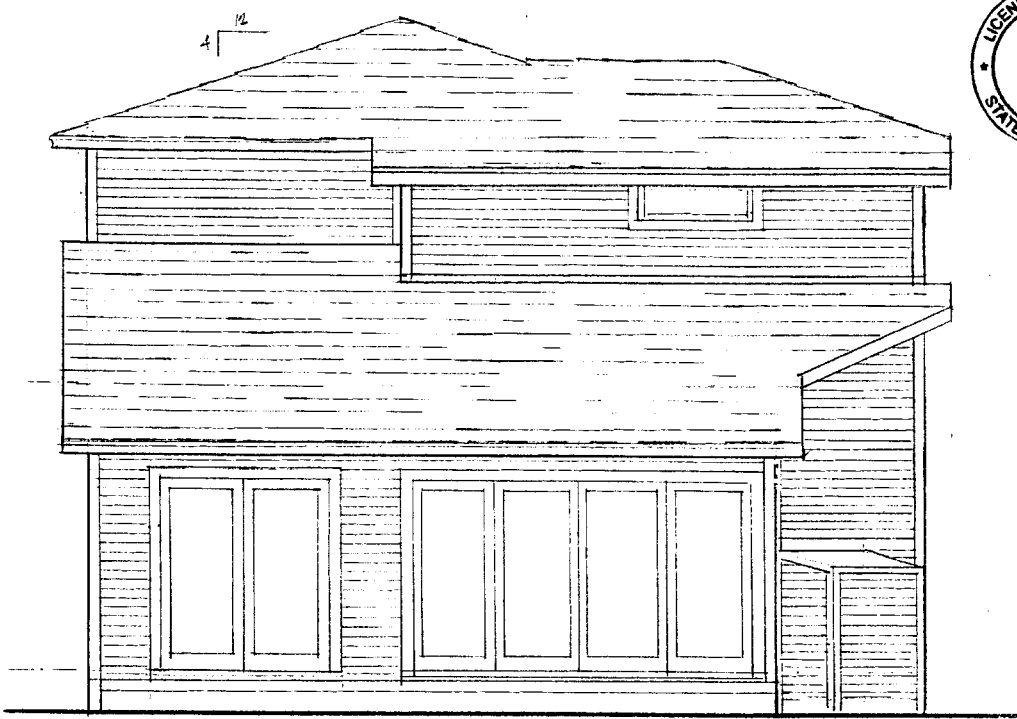
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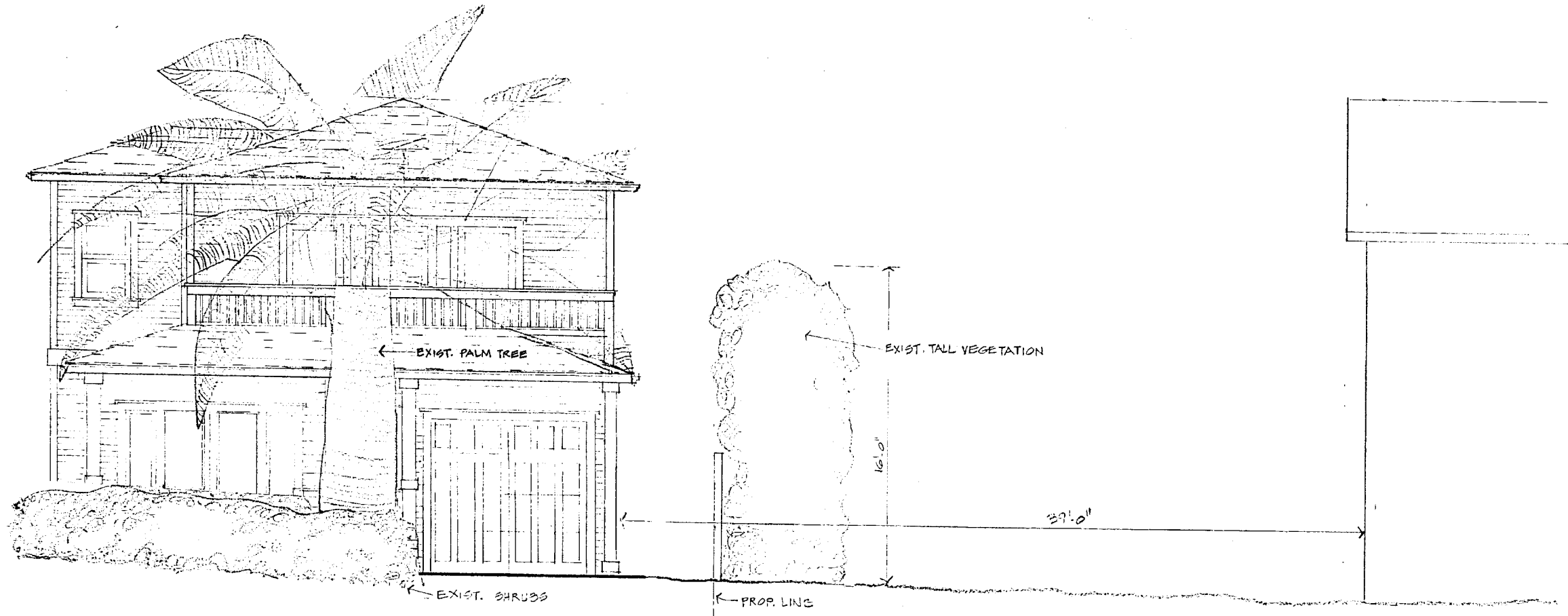
NORTH ELEVATION

1/4" = 1'-0"



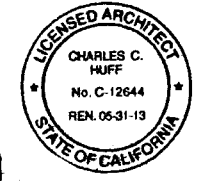
SOUTH ELEVATION

1/4" = 1'-0"



NEAL STREET ELEVATION

4512 SECOND ST.



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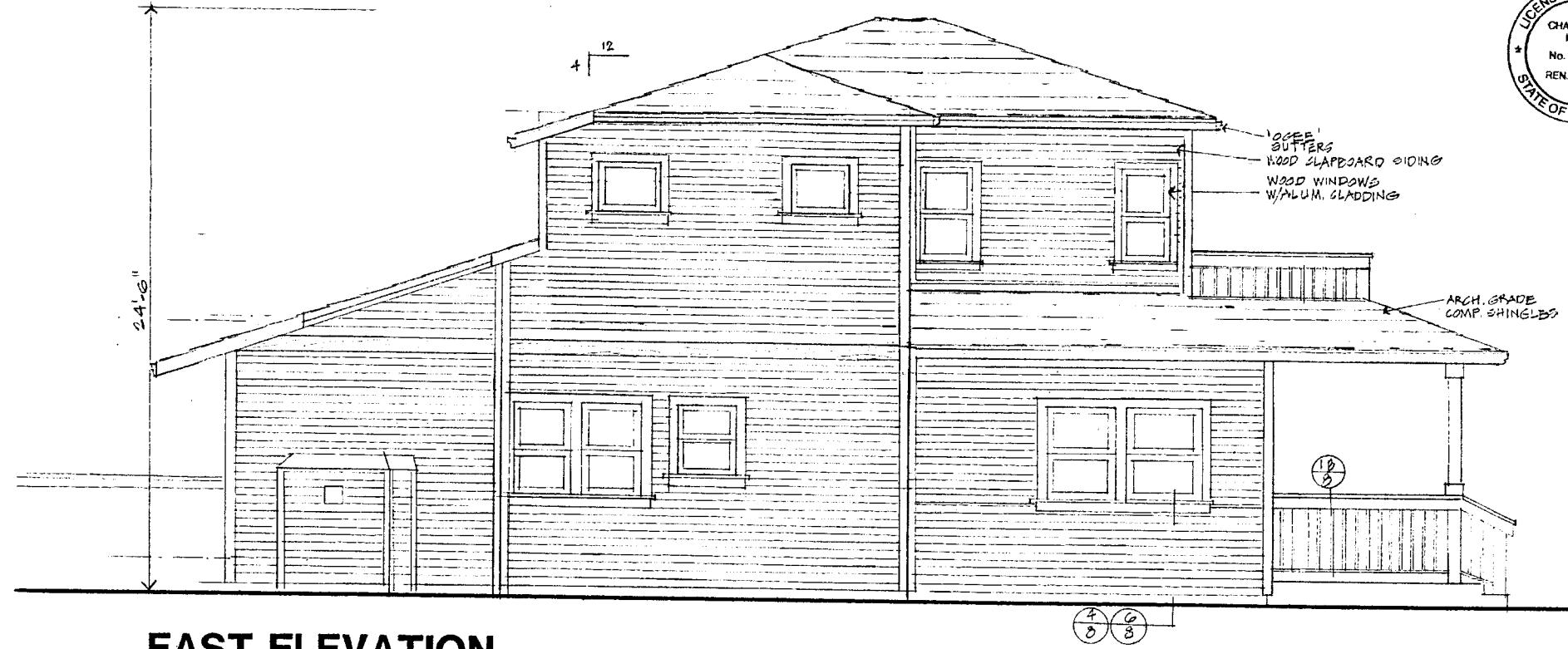
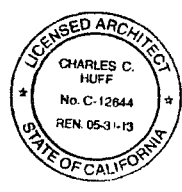
Drawn	8/1/11
Revisions	
Job No.	

NEW RESIDENCE FOR:
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 205 Neal St.
 Pleasanton

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30'-0" HEIGHT LIMIT

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EAST ELEVATION

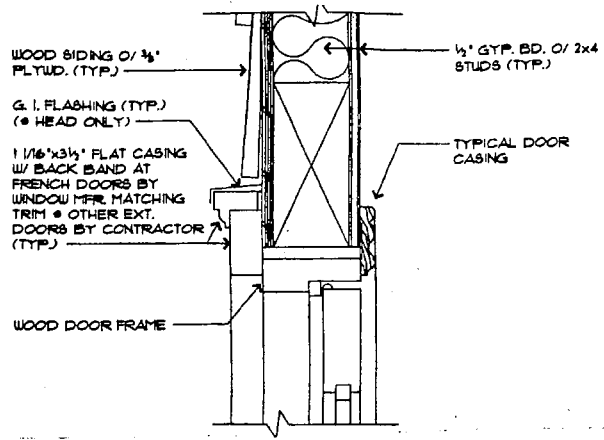
1/4" = 1'-0"

DATE	Job No.	Drawn	Revisions
10/11/11			

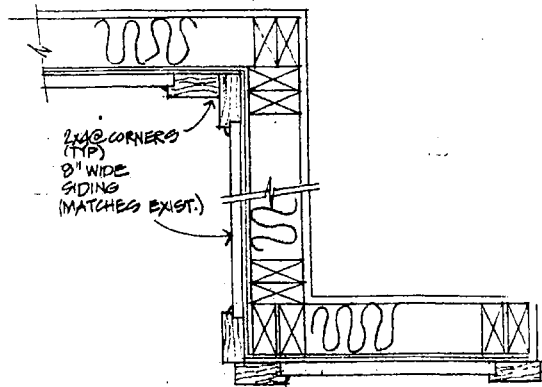
NEW RESIDENCE FOR:
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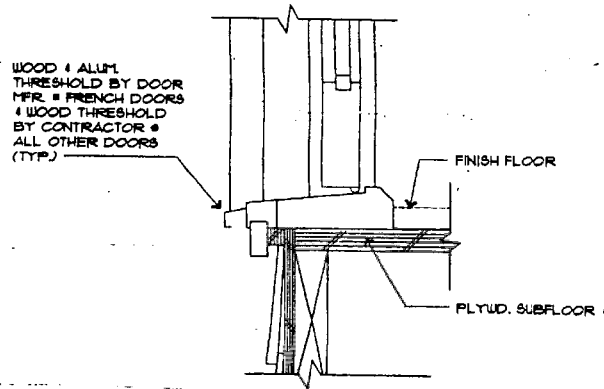


3 TYP. DOOR HEAD (JAMB SIM)

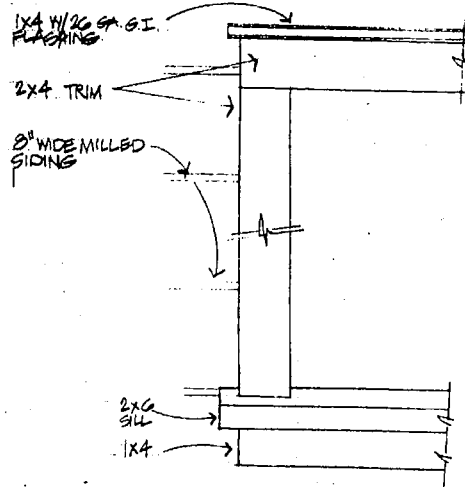


2 TYP. CORNER TRIM

1 1/2" = 1'-0"

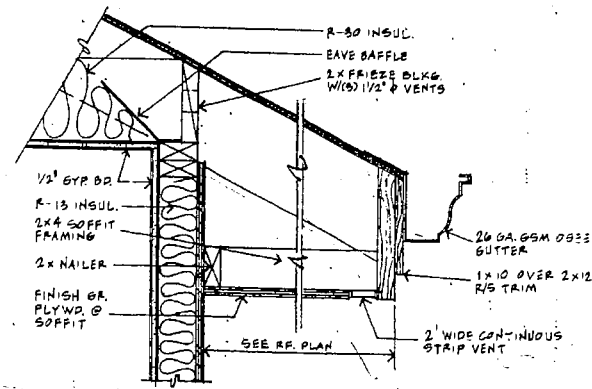


5 TYP. DOOR THRESHOLD

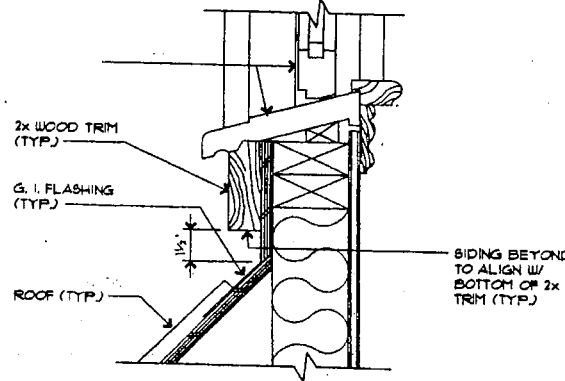


4 TYP. WINDOW TRIM

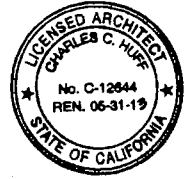
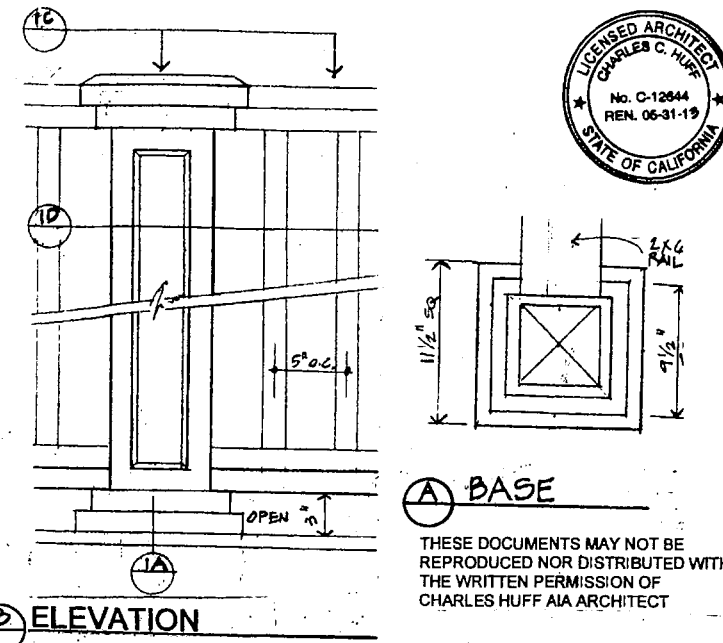
1 1/2" = 1'-0"



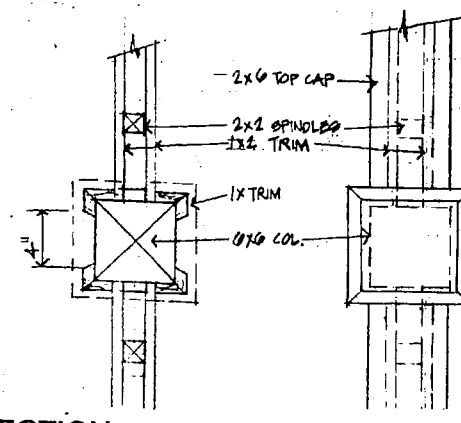
8 TYPICAL EAVE DETAIL



7 WINDOW SILL @ ROOF

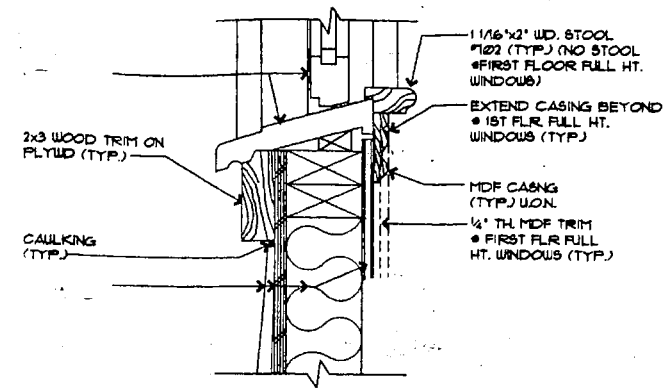


B ELEVATION



D SECTION

C TOP



6 TYP. WINDOW SILL

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10/11/11			

NEW RESIDENCE FOR:
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205 Neal St.
Pleasanton

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