

KINGS COUNTY ZONING ADMINISTRATION MINUTES

Special Administrative Hearing
Center
Bill Zumwalt, Zoning Administrator

Government
Hanford, CA 93230

Monday, August 11, 2008

CALL TO ORDER: The Special Administrative Hearing before the Kings County Zoning Administrator was called to order by Bill Zumwalt at 1:30 p.m. August 11, 2008, in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California.

UNSCHEDULED APPEARANCES: None

STAFF PRESENT: Bill Zumwalt, Chuck Kinney, Kara Bounds, Terri Yarbrough

VISITORS PRESENT: Manuel Pereira

OLD BUSINESS: None

NEW BUSINESS:

1. Variance No. 08-01 – Pereira

Ms. Bounds presented the staff report explaining the variance application for Variance No. 08-01 (Pereira), a proposal by Manuel Pereira for a reduction of the front yard setback requirement to allow a thirty-eight (38) foot long carport that would extend twelve (12) feet into the front yard setback requirement. The property is located at 13223 Iona Avenue, Hanford, APN 018-250-025. Ms. Bounds stated that a shorter carport could be placed in the front yard and still meet the setback requirement. The applicant was also informed that the County does allow for a non-structure shade.

Mr. Zumwalt opened the public hearing. Mr. Pereira stated he was requesting additional space because he needed additional space in front and behind the car due to his wife's medical condition. Mr. Pereira also stated that he measured the setback for several properties and found more than ten structures that did not meet setback. Mr. Zumwalt stated that in 1964 the setback requirement was changed and if these structures were built prior to 1964, they would have been grandfathered in as legal but non-conforming structures. Mr. Pereira also stated that he did not want to put up a cloth structure. Mr. Pereira requested this variance be placed on hold until he met with Mr. Zumwalt. There being no further testimony, Mr. Zumwalt closed the public hearing and stated that he would take this under advisement.

MISCELLANEOUS: None

ADJOURNMENT:

There being no further business before the Zoning Administrator, the Administrative Hearing was adjourned at 2:00 PM.

Respectfully submitted,

KINGS COUNTY ZONING ADMINISTRATOR



William R. Zumwalt

William R. Zumwalt

8-11-08 admin hearing (pereira variance)