

In the matter of the decision of the City)
Planning Commission to approve a variance)
to waive the required enclosed garage for a)
single family dwelling on 0.18+ developed)
acre in the Standard Single Family (R-1))
zone located at 7663 Pocket Road)

NOTICE OF DECISION
AND
FINDINGS OF FACT

Based upon documentary and oral evidence presented at its regular public hearing on November 12, 1987, the City Planning Commission indicated an intent to approve the above entitlement based upon findings of fact and conditions due December 3, 1987.

Condition/Variance

The wood trellises located in the front and side yard setbacks shall be removed.

Findings of Fact

1. Granting the variance is not a special privilege extended to one property owner in that other single family residences within the City do not have enclosed garages.
2. The project, as conditioned, would not be injurious to the public welfare or to neighboring properties in the vicinity, in that:
 - a. there is adequate parking space in the front driveway; and
 - b. the design of the proposed recreation room is architecturally compatible with the residence located on the subject site and surrounding single family residences.
3. The proposed project is consistent with the City's Interim discretionary Land Use Policy in that the site is designated for Low Density Residential use by the 1976 South Pocket Community Plan Designation and the proposed garage waiver is consistent with the plan.

Approved by the City Planning Commission on
December 3, 1987 for the November 12, 1987,
City Planning Commission meeting.

CHAIRPERSON