

In the matter of the decision of the City Planning Commission to approve a variance to reduce the front setback to 22 feet, 9 inches on 0.14± developed acres in the Standard Single Family (R-1) zone (P90-248)

NOTICE OF DECISION AND FINDINGS OF FACT

On April 11, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Planning Commission indicated its intent to take the following action:

Approve the Variance to reduce the minimum required front setback from 25 feet to 22 feet, nine inches subject to conditions and based upon findings of fact which follow.

Conditions

- 1. The front setback shall be no less than 22 feet, 9 inches as measured from the property line.
2. The garage shall be a minimum 20 feet deep, which requires a modification to the existing bathroom. The applicant shall submit revised plans for review and approval of the Planning Director prior to the issuance of Building Permits.

Findings of Fact

- 1. Granting the variance does not constitute a special privilege extended to an individual property owner in that a variance would be granted to other property owners facing similar circumstances. This home is the only home without a garage on the block. The variance allows the provision of a garage.
2. Granting the variance does not constitute a use variance in that single family residences with a garage are allowed in the Standard Single Family (R-1) zone.
3. The project, as conditioned, is not detrimental to the public welfare, nor results in the creation of a public nuisance in that the 22 foot, 9 inch front setback does not inhibit visibility and is allowing the applicant to provide a garage for the property.
4. The proposed project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential uses.

Approved by the Planning Commission on April 25, 1991 for the April 11, 1991 meeting

Chairperson

APPLC.NO. P90-468

MEETING DATE April 25, 1991

ITEM NO. 1