

In the matter of the decision of the City)
City Planning Commission on an application)
for a variance to reduce the required)
10 foot court yard to 3.5 feet, to reduce)
the 5 foot side yard setback to 4 feet on)
the west property line and to waive the)
5 foot side yard setback on the east)
property line in the light density multiple)
family residential (R-3A) zone located at)
2218 N Street (P86-399))

NOTICE OF DECISION

AND

FINDINGS OF FACT

On November 13, 1986, the Planning Commission indicated an intent to approve the request, based upon findings of fact due December 4, 1986. Based upon documentary and oral evidence, the Planning Commission approved the variance and hereby finds:

1. The variance is not a special privilege extended to one property owner in that a variance would be granted to other property owners facing similar circumstances.
2. The request does not constitute a use variance in that the additional unit and parking garage are allowed in the R-3A zone.
3. Granting the variance would not be detrimental to surrounding properties in that:
 - a. adequate open space would be provided on the site;
 - b. on-site parking for both residential units would be provided;
 - c. the proposed residential unit/garage is compatible in design and materials with the existing residential unit on the site;
 - d. the adjacent property to the east consists of an open parking lot.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for multiple family use by the 1980 Central City Plan and the proposed residence/garage conforms with the plan designation.

Approved by the Planning Commission
November 13, 1986 for the December 4,
1986 City Planning Commission meeting

CHAIR