

In the matter of the decision of the City Planning Commission on an application for a variance to allow a garage conversion on 0.13 developed acres in the single family (R-1) Zone located at 1305 61st Street)

Notice of Decision  
and  
Findings of Fact

On December 4, 1986, the Planning Commission indicated an intent to approve the request based upon findings of fact due December 18, 1986. Based upon documentary and oral evidence, the Planning Commission approved the variance subject to conditions and based upon the following findings of fact:

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to one property owner in that under similar circumstances when a temporary conversion of a garage is requested for a family member, the Commission has looked favorably upon temporary conversion with knowledge that the garage would be converted back.
2. The request does not constitute a use variance in that the garage conversion is allowed in the R-1 Zone subject to securing the variance.
3. Granting the variance, as conditioned, is not detrimental to surrounding properties in that:
  - a. since 1964, the applicant has not used the garage for vehicle parking and has used the driveway for off-street parking with no adverse comments from his neighbors;
  - b. at the December 4, 1986, City Planning Commission Hearing, no adverse comments were received from adjacent property owners regarding the garage conversion;
  - c. there are other garages in the same neighborhood that were converted several years ago;
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses on the 1974 General Plan and the proposed garage conversion conforms with the Plan Designation.

Approved by the Planning Commission on  
December 18, 1986, for the December 4,  
1986, City Planning Commission meeting.

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Chairman