

In the matter of decision of the City)
Planning Commission to approve a variance)
to exceed six feet for a fence/wind screen)
on .2+ acres in the Standard Single Family)
(R-1) zone)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of March 10, 1988, the Planning Commission considered testimony regarding the above entitlement. The Planning Commission indicated an intent to approve the variance subject to conditions and based on the findings of fact which follow:

Conditions

1. The applicant shall apply for the appropriate building permit within thirty days of the approval of this variance.
2. Applicant shall maintain the condition and design of the subject fence and not expand it in height or length.

Findings of Fact

1. Granting the variance will not constitute a special privilege to one individual property owner in that a variance may be granted to any other property owner facing similar circumstances.
2. Granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that the fence will not significantly change the character of the residential neighborhood.
3. The variance does not constitute a use variance in that fences are permitted uses in the R-1 zone.
4. The variance is consistent with the General Plan and 1988 Pocket Community Plan in that the site is designated for low density residential uses.

Approved by the Planning Commission
on May , 1988 for the May 12, 1988
meeting.

Chairperson