

In the matter of the decision of the City Planning Commission on an application for a variance to reduce the required front yard setback from 30 feet to 28 feet, located at 1231-11th Avenue in the Single Family (R-1) zone. (P84-195)

NOTICE OF DECISION

and

FINDINGS OF FACT

On June 28, 1984 the Planning Commission indicated an intent to approve the above entitlement, based upon Findings of Fact due July 12, 1984.

Based on documentary and oral evidence submitted at the public hearing on June 28, 1984, the Planning Commission approved the variance request and hereby finds:

1. The variance for the bay window projection into the front yard of 2 feet would not be a special privilege to one individual property owner. The bay window will match an existing bay window on the other (west) side of the front of the house, thereby providing a balanced and aesthetically pleasing front elevation superior to the flat elevation on the east side of the house which would be required without the bay window. The balanced effect with the bay window for which the variance is granted when coupled with the unusually large front yard setback of 30 feet, mean that this variance would be appropriate for any property owner facing similar circumstances.
2. The variance does not constitute a use variance in that single family dwellings are allowed in the R-1 zone.
3. The granting of this variance will not be injurious to the public welfare nor to surrounding properties in that the proposed bay window addition will not significantly change the characteristics of the area because the effect of a large front setback of houses in the area will not be altered by the projecting bay window authorized by this variance.
4. The proposal is consistent with the 1974 General Plan and 1963 Riverside-Land Park Community Plan which designate the site for residential uses.

5. The property owner has encountered practical difficulty in achieving the balanced effect of the bay windows referred to in finding No. 1. It is impossible to achieve such effect without this variance because the east side of the front of the house is located at the setback line.

Approved by the Planning Commission on
July 12, 1984 for the June 28, 1984 City
Planning Commission meeting

CHAIR

884-195

July 12, 1984

Item No. 1