

CITY PLANNING DEPARTMENT

Planning Department - Variance

SUBJECT: Planning Director's Variance to waive 4½ feet of the 15-foot rear yard setback requirement in order to construct a 344 square foot room addition to a single family dwelling.

LOCATION: 2368 Craig Avenue

PROJECT INFORMATION

General Plan Designation:	Residential
Community Plan Designation:	Residential
Existing Zoning of Site:	"R-1"
Existing Land Use of Site:	Single Family
Surrounding Land Use and Zoning:	

North:	Single Family; "R-1"
South:	Vacant; "R-1"
East:	Single Family; "R-1"
West:	Single Family; "R-1"

Parking Required:	1:1	Ratio Required:	1:1
Property Dimensions:	62' x 104'	Area:	6448 sq. ft.
Square Footage of Addition:			344 square feet
Street Improvements:			Provided
Existing Utilities:			Provided

STAFF EVALUATION

The applicant wishes to construct an attached room addition to an existing home. The addition will be about 340 square feet in size and extend by 4.5 feet into the rear yard setback. The addition will be separated from homes to the south by a fence and landscaping. In addition, two other dwellings near the subject property have room additions which extend into the rear yard setback. The applicant has submitted evidence that adjoining property owners concur with the applicant's intentions to construct a room addition.

Staff recommends approval of the Planning Director's Variance subject to the following condition and findings of fact:

Condition

The room addition shall be constructed as per the site plan submitted with this application.

Findings of Fact

1. The applicant will not be granted a special privilege in that such a variance under similar circumstances would be appropriate for property owners facing similar conditions.

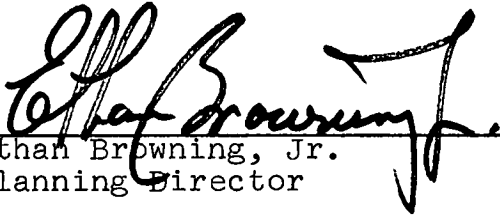
2. The Variance is not injurious to the public welfare in that the attached room addition will not visually intrude into the neighboring property, adjoining property owners have concurred with the project, and that the project will not reduce space needed for air and light.
3. The addition will not change the residential use of the property and is in harmony with the General Plan to encourage the improvement of property and deter the intrusion of incompatible uses into a residential area.

Respectfully submitted,



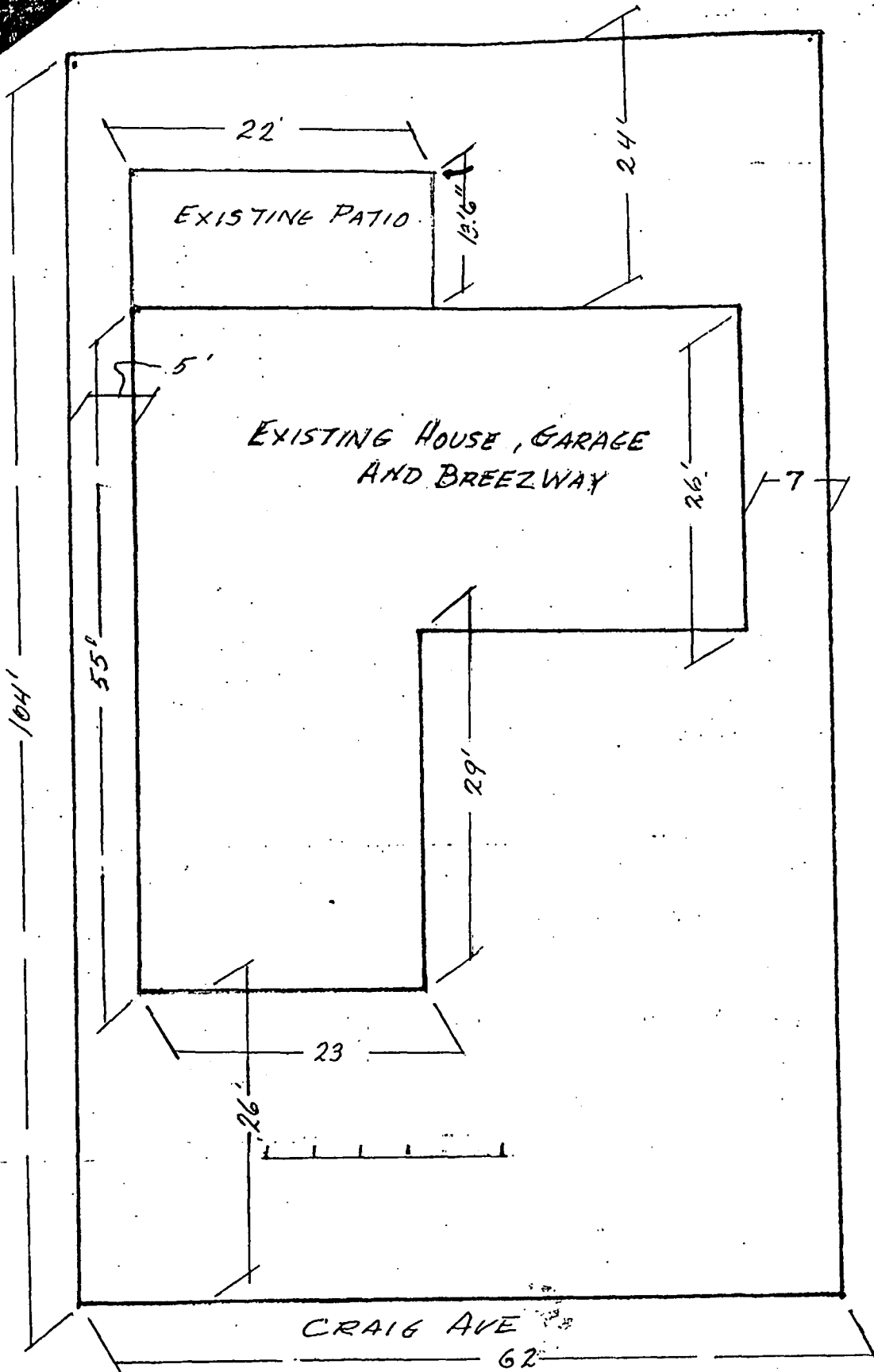
Gary Ziegenfuss  
Assistant Planner

RECOMMENDATION APPROVED:



Ethan Browning, Jr.  
Planning Director

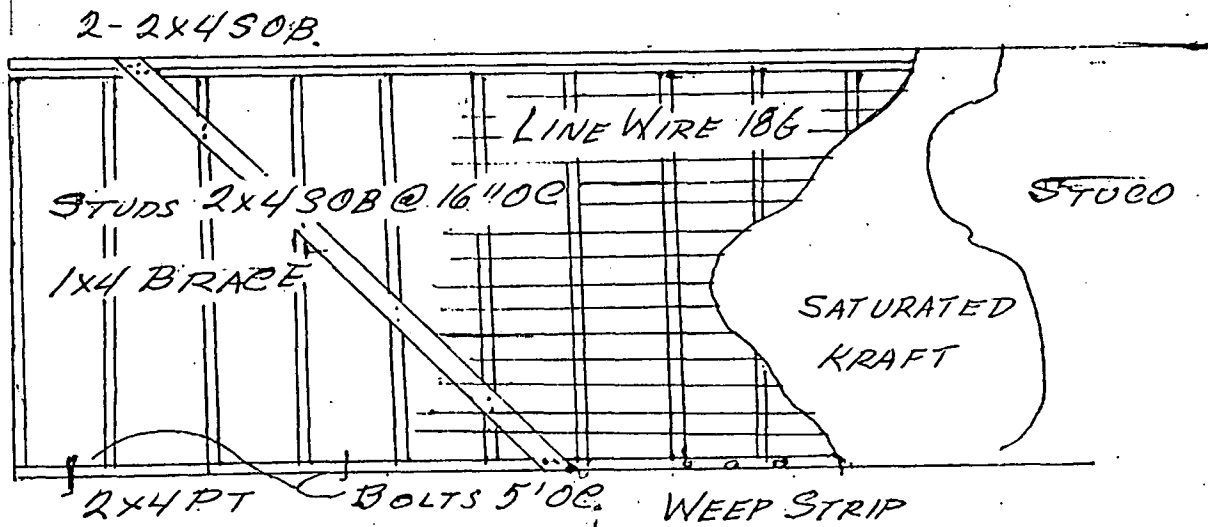
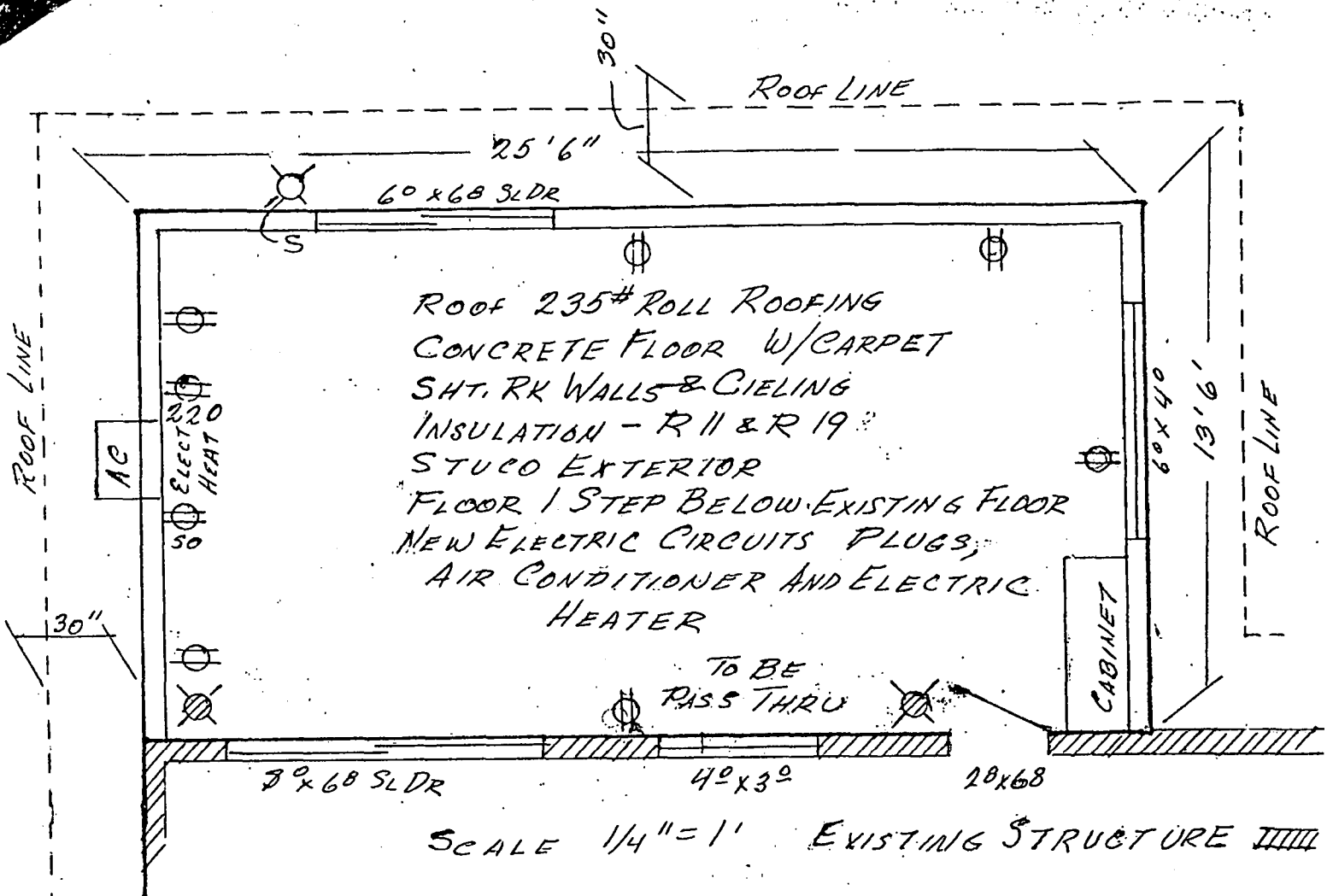
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0' 5' 10' 15' 20'

002823

PROPOSED ROOM ADDITION FOR  
 MR & MRS ROUË  
 6328 CRAIG AVENUE  
 SHEET #1 OF 3



WALL FRAMING DETAIL  
 SCALE 3/8"=1"

PROPOSED ROOM ADDITION FOR  
 MR & MRS ROOBE  
 6328 CRAIG AVENUE  
 SHEET #3 OF 3