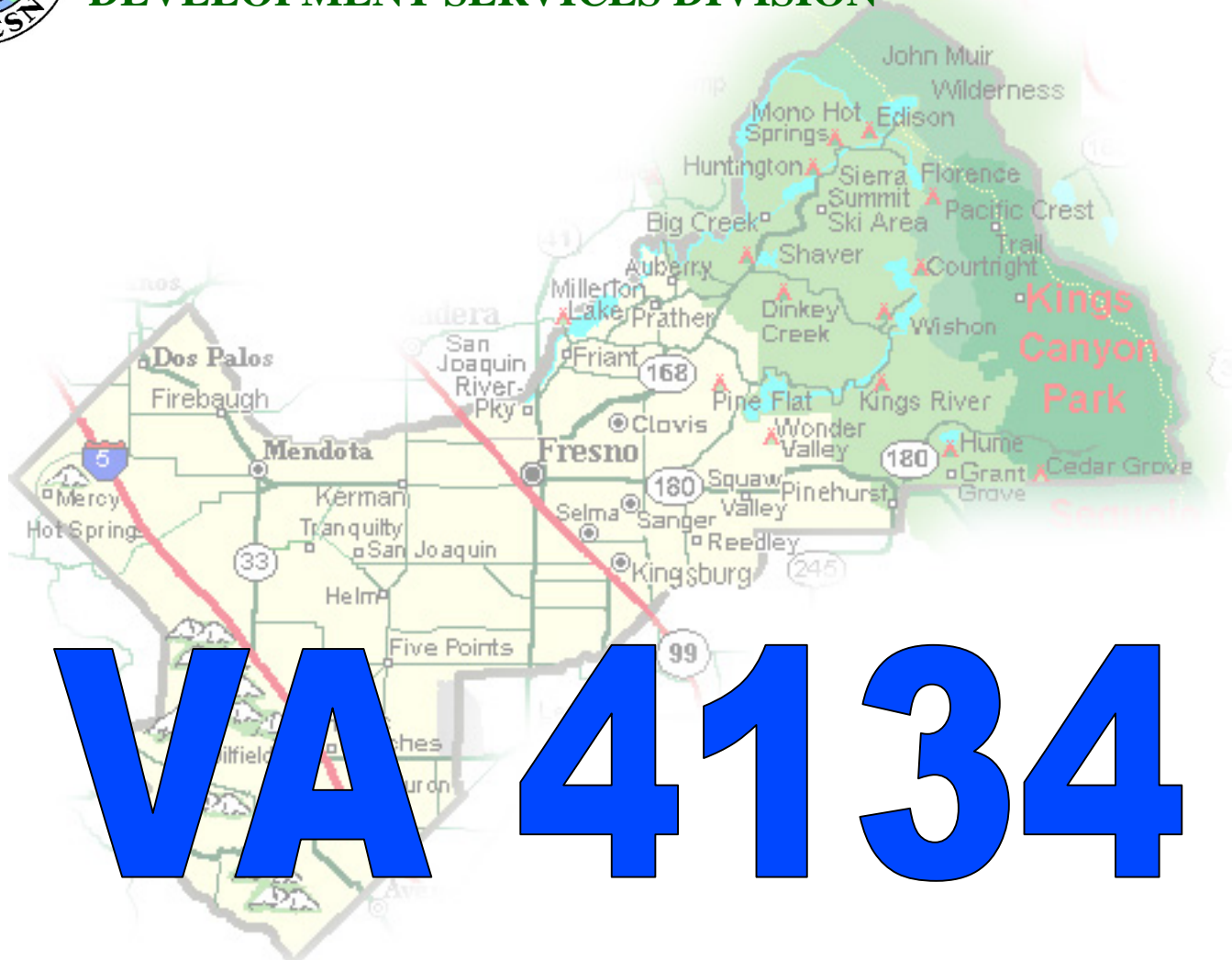




DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

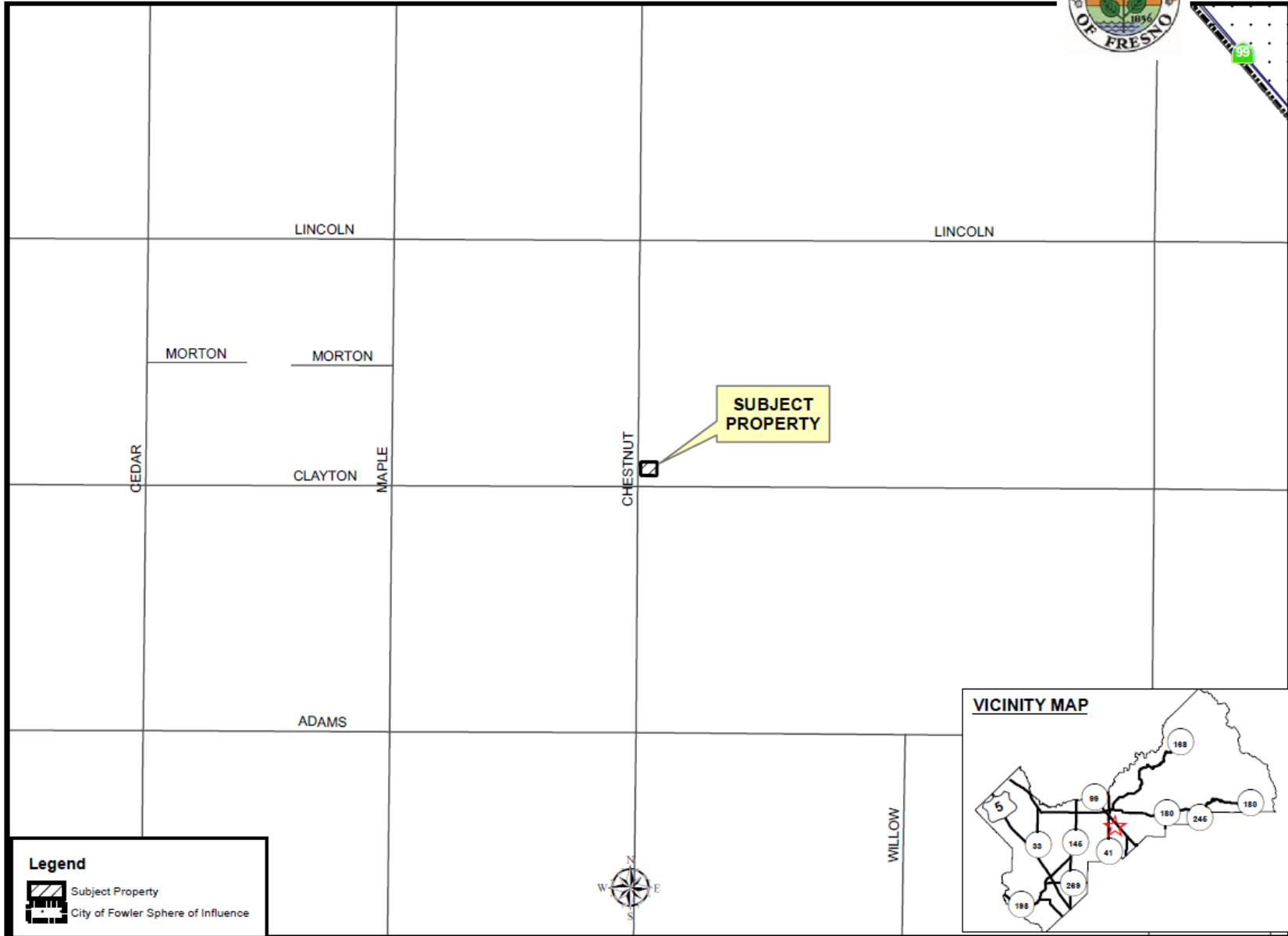


VA 4134



BACKGROUND INFORMATION:

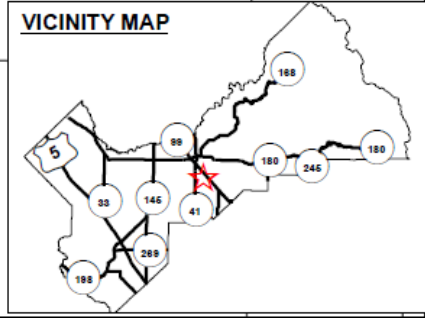
- A family room addition to the home was constructed without proper permits and inspections in 1969.
- Addition encroaches 14 feet of the required 35-foot setback.
- No violation on record.

LOCATION MAP

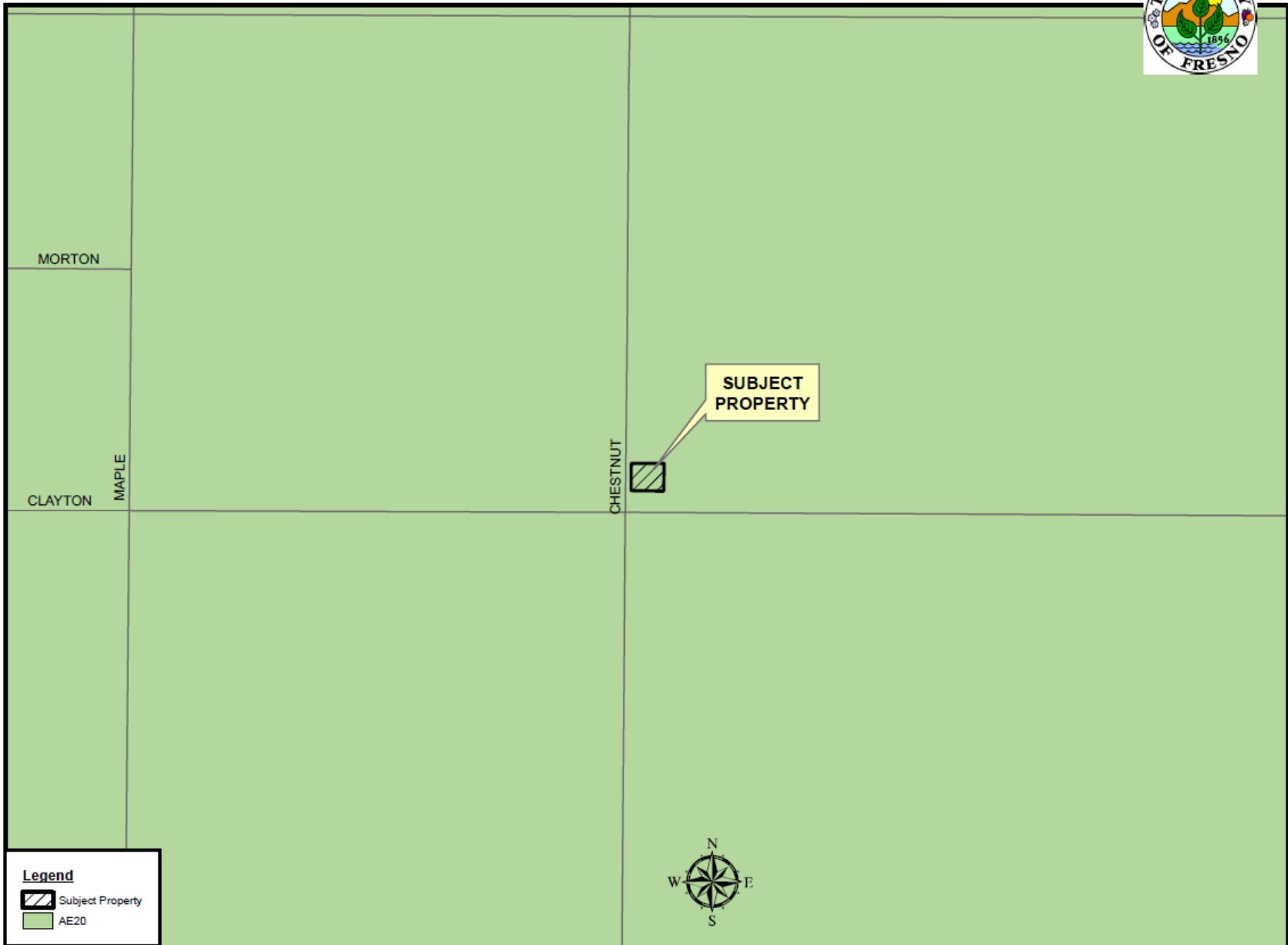


Legend



-  Subject Property
-  City of Fowler Sphere of Influence



EXISTING ZONING MAP

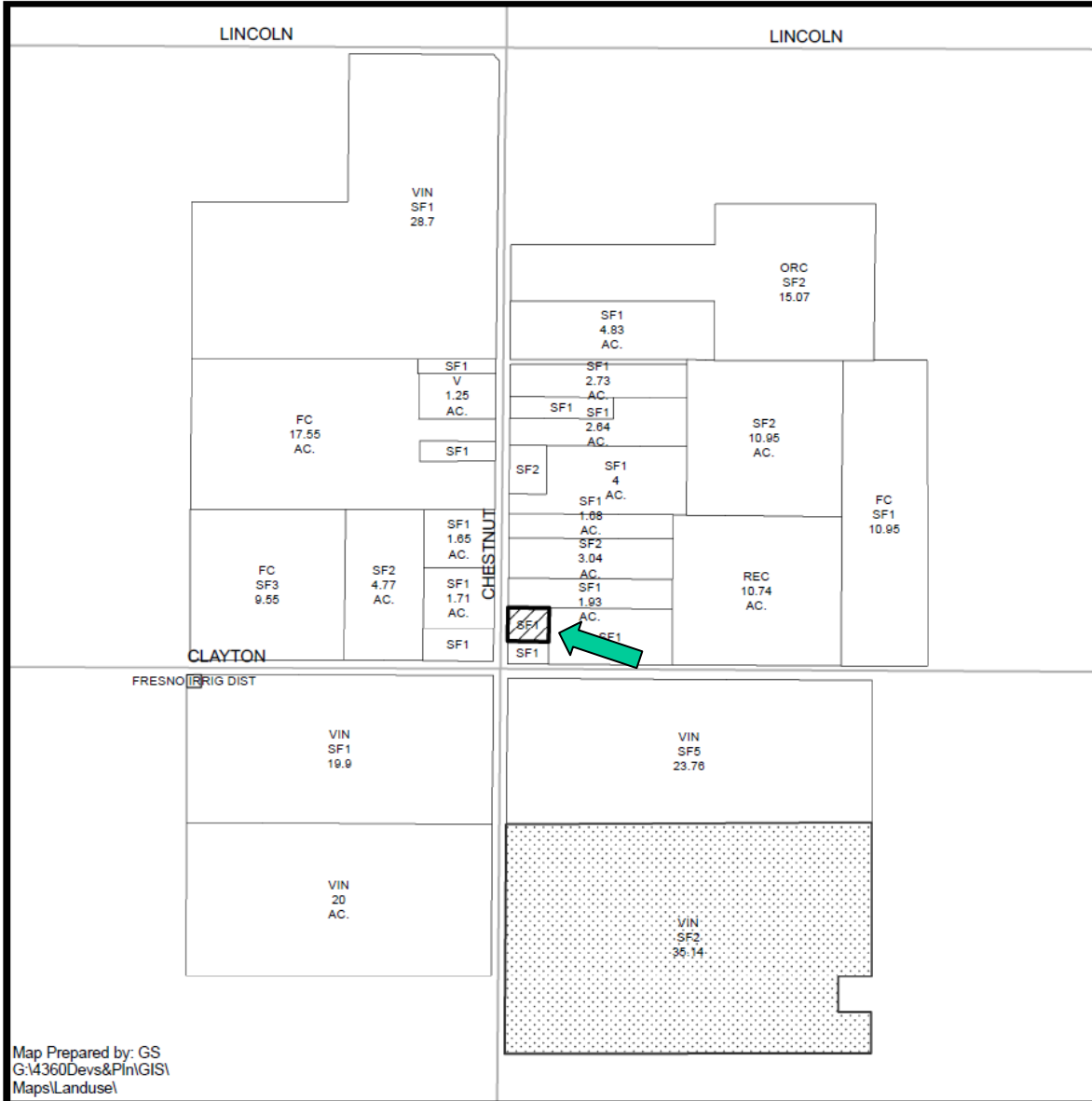


Legend

-  Subject Property
-  AE20



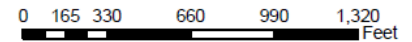
EXISTING LAND USE MAP

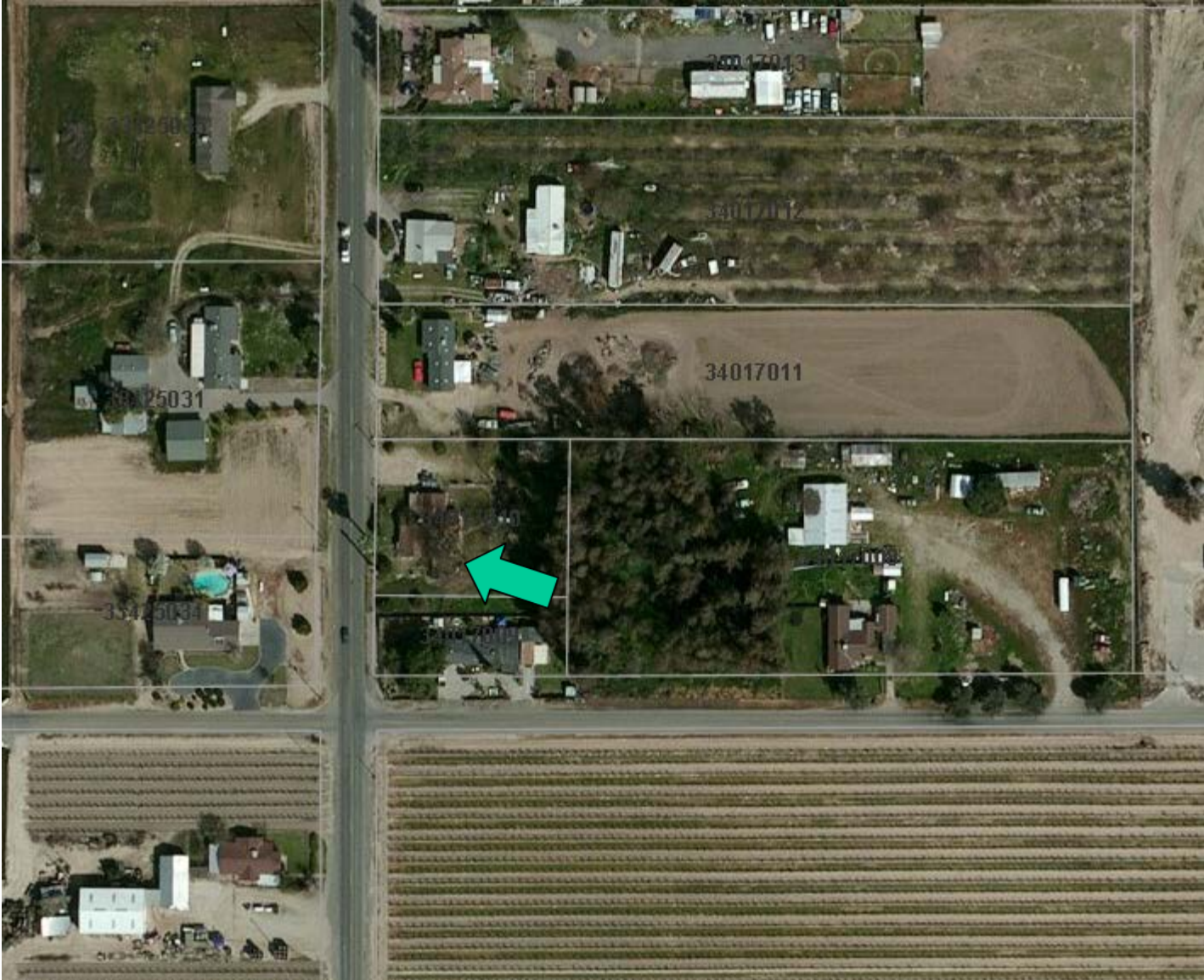


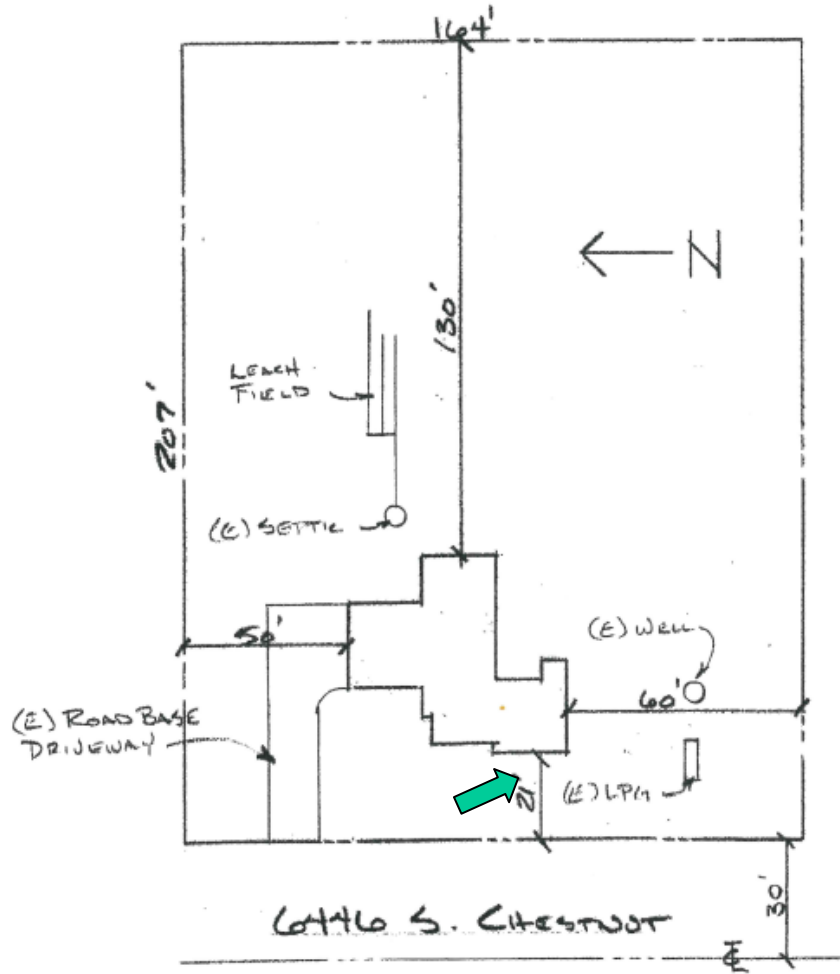
LEGEND
FC - FIELD CROP
ORC - ORCHARD
REC - RECREATION
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

LEGEND:

- Subject Property
- Ag Contract Land







SITE PLAN
 SCALE: 1" = 40'



Front of the House from S. Chestnut Ave., Fresno



The House looking South



Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances or conditions	NO
2	Necessary for the preservation and enjoyment of a substantial property right of the applicant	NO
3	No adverse effect on surrounding neighborhood	YES
4	Not contrary to the objectives of the General Plan	YES

PLANNING COMMISSION MOTIONS:

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance Application No. 4134; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Variance Application No. 4134, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1