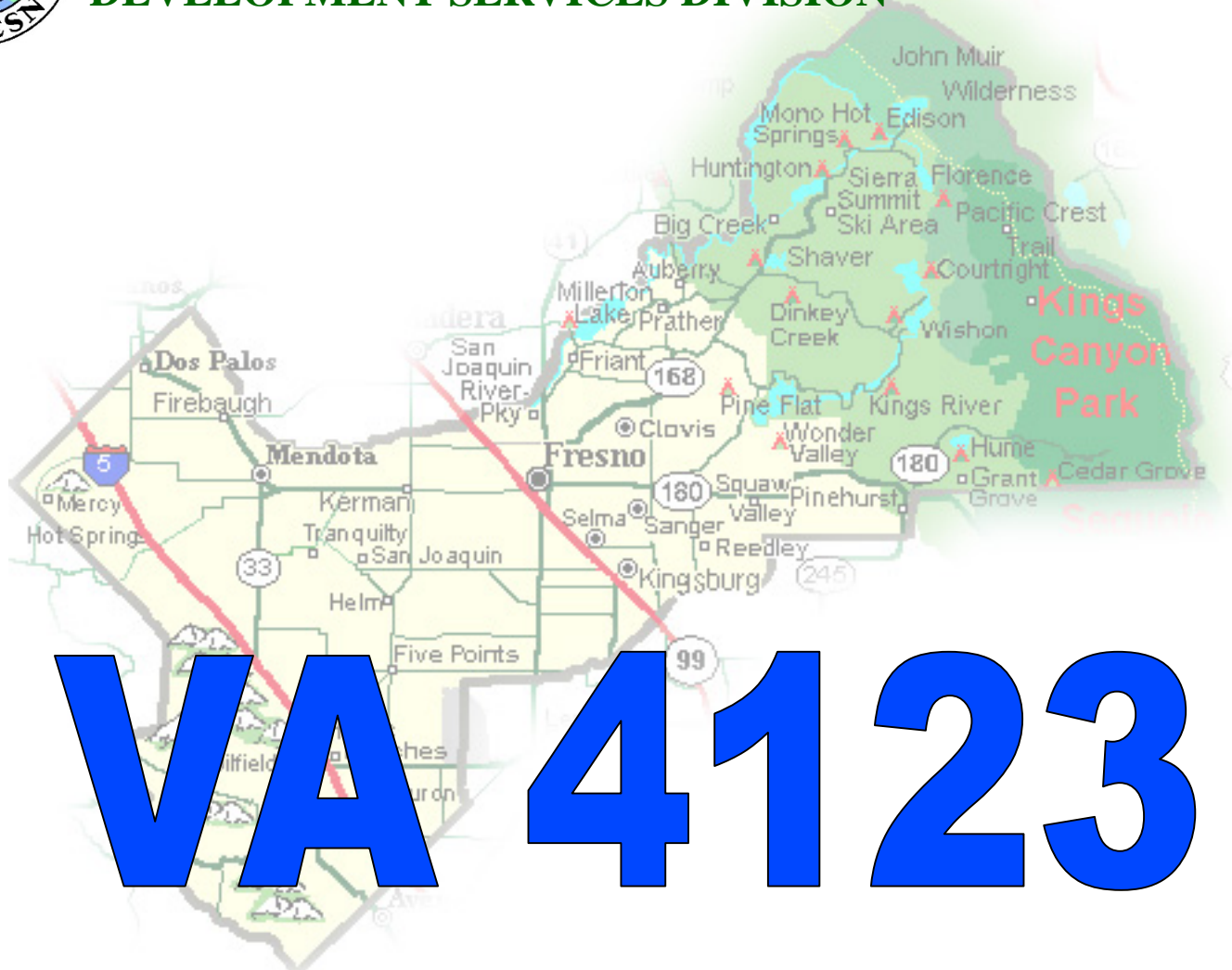




DEPARTMENT of PUBLIC WORKS and PLANNING

DEVELOPMENT SERVICES DIVISION



VA 4123

BACKGROUND INFORMATION:

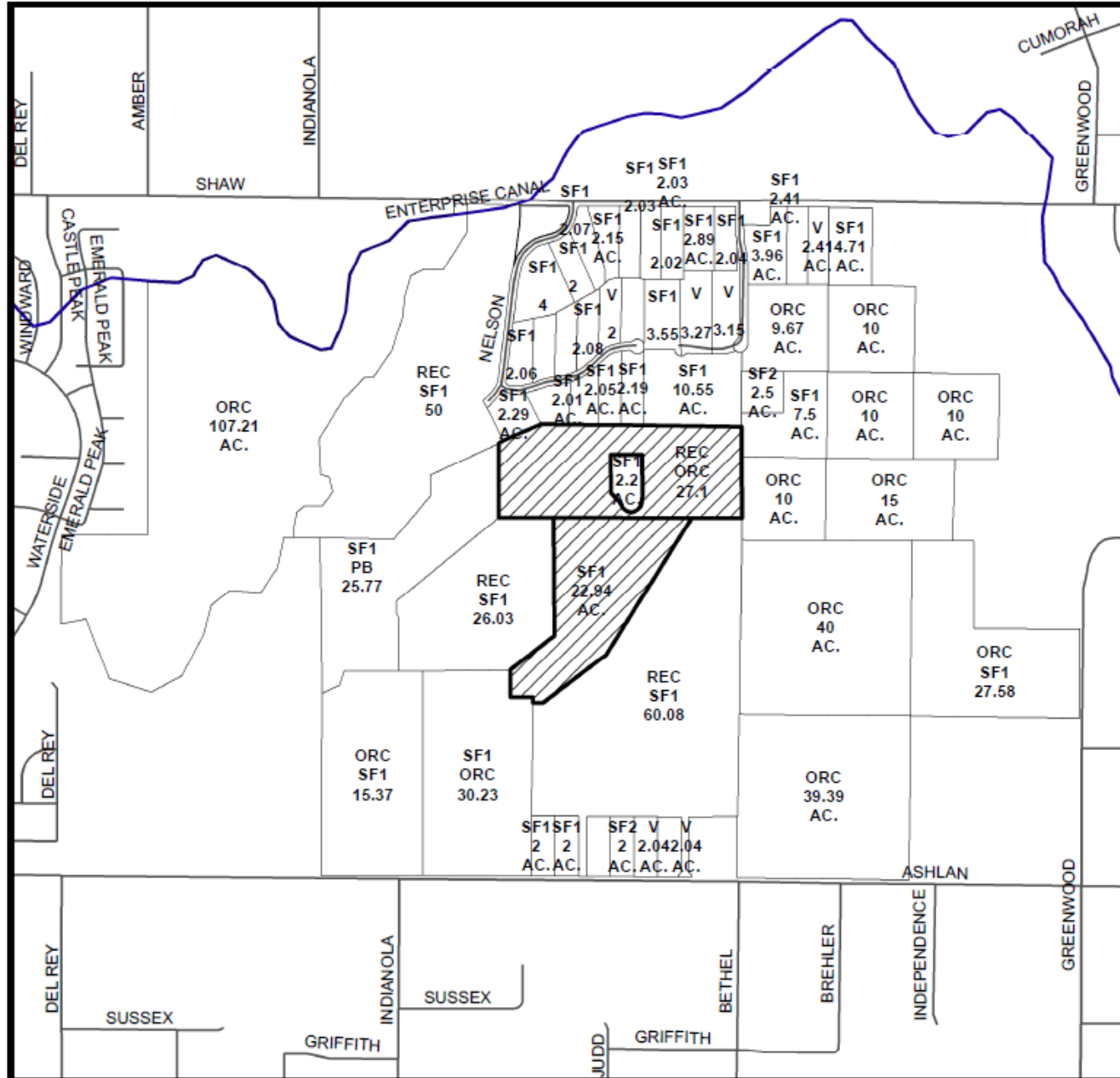
- Area rezoned to R-R (Rural Residential, 2-acre minimum parcel size)

Zone District in 1977 by Ordinance No. 490-A-1615.

- The existing two sites are only accessed by private easements from E. Ashlan Avenue, they do not have public road frontage contiguous to them.
- The shape of the parcels are constrained by the existing pond which covers a majority of the parcels, making conventional lot configuration problematic.

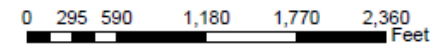
EXISTING LAND USE MAP

VA 4123

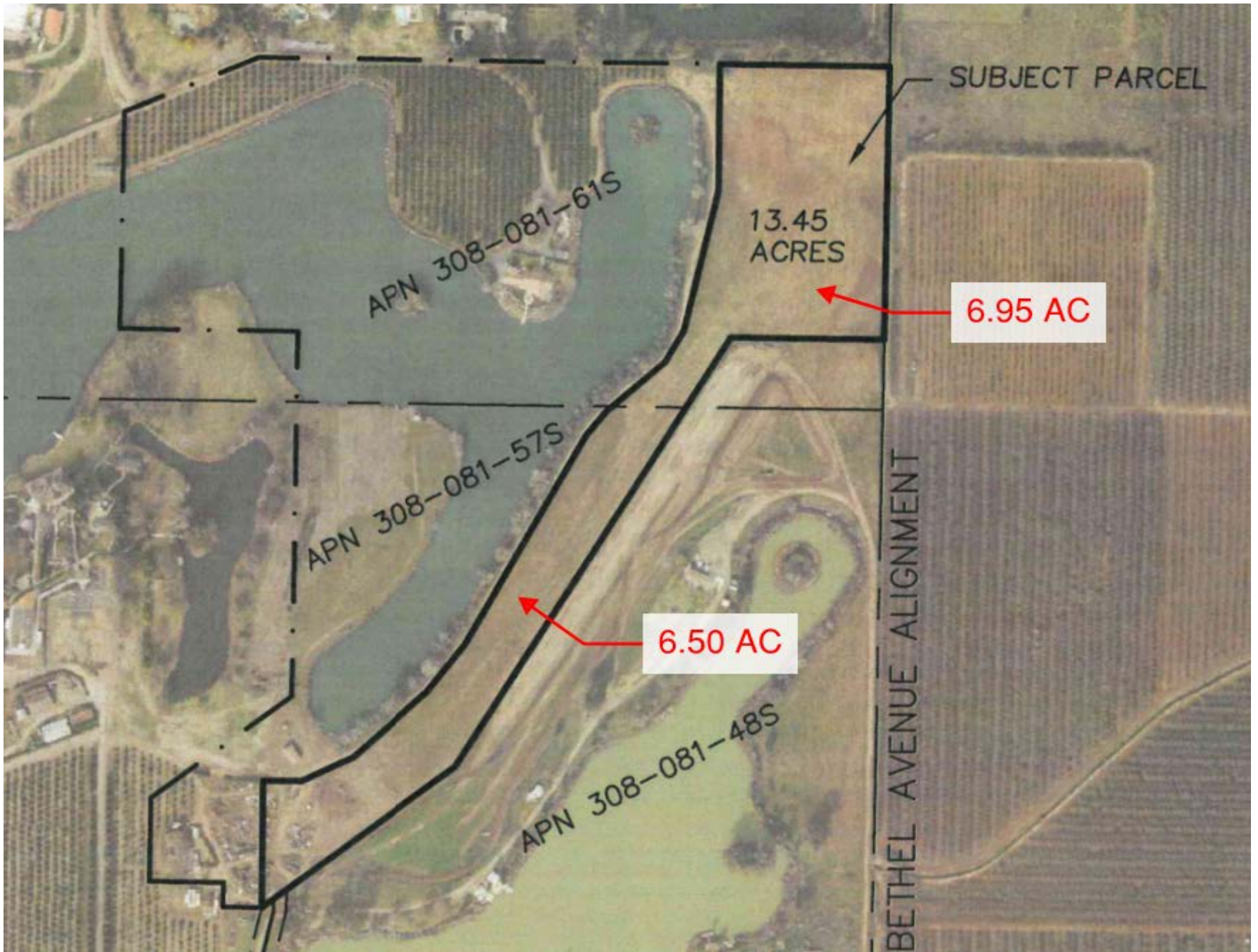


LEGEND	
	PONDING BASIN
	ORC - ORCHARD
	REC - RECREATION
	SF#- SINGLE FAMILY RESIDENCE
	V - VACANT

LEGEND:
 Subject Property



Department of Public Works and Planning
 Development Services Division











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

PLANNING COMMISSION MOTIONS:

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine that the required Findings can be made and move to approve Variance No. 4123, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Variance No. 4123; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.