

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



902B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 30, 2013

SUBJECT: VARIANCE NO. 1890 – CEQA Exempt – Fen Yong – Fifth/First Supervisorial District – Northerly Highway 74, southerly of Hammack Avenue, westerly Walnut Street – 1.55 Acres – Zoning: R-R – **REQUEST:** Grant a variance to reduce the front yard setback for a detached garage building from 75 feet to 25 feet. The existing detached accessory structure doesn't comply with Section 18.28.b.(4) of Ordinance No. 348, which states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line."

A concurrent plot plan (Plot Plan No. 25364) proposes to construct a 2,400 square foot detached garage on 1.55 acres.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Planning Director's Hearing on August 19, 2013.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR,

APPROVED VARIANCE NO. 1890, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report from the Director's Hearing.


Frank Coyle, Deputy Director, for
Cardlyn Syms Luna
Planing Director

Initials:
CSL:bb/dm *Dim.*

REVIEWED BY EXECUTIVE OFFICE

DATE 9/24/13
Tina Grande

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: 5/1

Agenda Number: