



Variance and ADU

3521 SE Filbert St

Master File #VR-2021-015

Planning Commission
November 9, 2021
Vera Kolas, Senior Planner

Project Location & Vicinity



Proposal

- Convert the existing 850 sq ft garage into an ADU
- Variance required



Key Issue

Would approval of the variance result in any negative impacts?

- Staff has not identified any negative impacts.
 - Garage was permitted and constructed in 2003
 - Minimum setbacks are met

Approval Criteria

Discretionary Relief Criteria

- a. The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.
- b. The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:
 - (1) The proposed variance avoids or minimizes impacts to surrounding properties.
 - (2) The proposed variance has desirable public benefits.
 - (3) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.
- c. Impacts from the proposed variance will be mitigated to the extent practicable.

Comments Received

None.

Staff Recommendation

- Approve the variance
- Adopt the recommended findings and conditions of approval

Decision-Making Options

1. Approve the application with the recommended Findings. (**staff recommendation**)
2. Approve the application with modified Findings—such modifications need to be read into the record.
3. Deny the application with new Findings of Denial.
4. Continue the hearing.

The 120-day deadline for this application is January 22, 2022.