

## STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JULY 29, 2020

FILE NO: LU-2020-0021

AGENDA ITEM: D-2

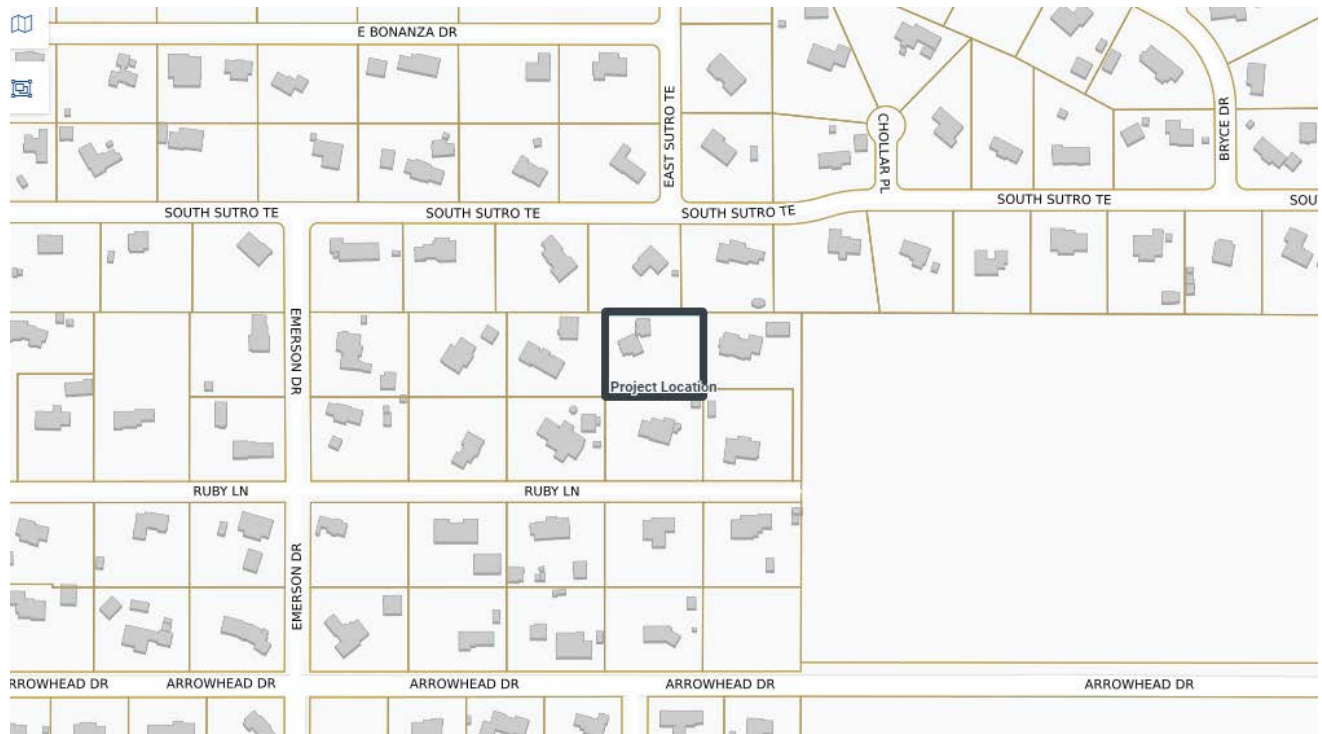
STAFF AUTHOR: Heather Ferris, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding an Administrative Permit application to allow detached accessory structures with a cumulative square footage of 73% of the size of the primary structure on property zoned Single Family 1 Acre (SF1A) located at 1000 Ruby Lane, APN 008-102-13. (Heather Ferris, hferris@carson.org)

**Summary:** The applicant is seeking to construct a detached garage 450 square feet in size. The cumulative square footage of existing and proposed detached accessory structures will be 73% of the size of the primary structure. A garage is a permitted accessory use in the Single Family 1 Acre zoning district, however Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structures on-site are more than 50%, but less than 75%, of the square footage of the primary structure.

**PROPOSED MOTION:** "I move to approve the administrative permit LU-2020-0021 based on the findings and subject to conditions of approval contained in the staff report."

### VICINITY MAP:



### RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10

days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted, the permit shall become null and void.

**The following shall be submitted with a Building Permit application:**

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
7. The building size shall not exceed 450 square feet.
8. The exterior of the accessory building colors shall match the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.

**The following are general requirements applicable through the life of the project:**

9. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.
16. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
17. The accessory building is not approved for living quarters or a guest building. If proposed for this use, it must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

**LEGAL REQUIREMENTS:** CCMC 18.02.110 (Administrative Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

**MASTER PLAN DESIGNATION:** Low Density Residential (LDR)

**PRESENT ZONING:** Single Family 1 Acre (SF1A)

**KEY ISSUES:** Will the proposed garage/shop have an adverse impact on the adjacent residential neighborhood?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

**NORTH:** Single Family 1 Acre/Single Family Residence

EAST: Single Family 1 Acre/Single Family Residence  
SOUTH: Single Family 1 Acre/Single Family Residence  
WEST: Single Family 1 Acre /Single Family Residence

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: Moderate zone II, beyond 500 feet
3. SLOPE/DRAINAGE: The site is generally flat. Construction is proposed in the southeast portion of the property.

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 1.04 acres
2. PROPOSED STRUCTURE SIZE: 450 square feet
3. PARKING: Parking for a single-family residence is required at a ratio of 2 spaces per unit. This proposal includes additional storage and parking in the new structure.
4. SETBACKS:  
Required per CCMC 18.04.190  
Front: 30 feet; Side: 15 feet; Rear: 30 feet

Proposed

Front: 30 feet; Side: 197.35 feet (west) & 15 feet (east); Rear: 141.61 feet

5. VARIANCES REQUESTED: None

**DISCUSSION AND BACKGROUND:**

The applicant is proposing the construction of a 450 square foot detached garage. A garage is a permitted accessory use in the Single Family 1 Acre zoning district; however, per Carson City Municipal Code (CCMC) 18.05.055, if the cumulative square footage of accessory structures exceeds 50%, but is less than 75%, of the size of the primary structure an Administrative Permit is required.

The existing single-family residence is 1,953 square feet in size and there is an existing 896 square foot detached garage and an 80 square foot shed on the property. In total, the existing and proposed detached accessory structures will be 1,426 square feet or approximately 73% of the size of the single-family residence. The garage is proposed to be in the southeastern corner of the property. The front elevation includes two steel garage doors and one man door facing west. Vehicular access to the new structure is proposed via an extension of the existing driveway.

The surrounding properties are of similar size and have been developed with residential uses. It is common for properties in the Single Family 1 Acre and larger zoning districts to have larger accessory structures and/or a cumulative square footage of accessory structures that is more than 50% the size of the primary structure. These accessory structures may include guest buildings, barns, garages, RV storage, carports, and sheds. Therefore, the 1,426 cumulative square footage of the existing and proposed detached accessory structures is in keeping with other properties in the area.

**PUBLIC COMMENTS:** Pursuant to CCMC 18.02.045, public notices were mailed to 39 adjacent property owners within 600 feet of the subject site on July 8, 2020. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on July 29, 2020, depending on the date of submission of the comments to the Planning Department.

**AGENCY COMMENTS:** The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

Development Engineering has no objection to this request providing the following conditions of approval are met:

- The project must meet all Carson City Code and Development Standards including but not limited to the following:
  - At least the first 20 feet of the driveway must be paved. The remainder of the driveway to the new garage must be compacted base or similar material.

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The new structure will have negligible effect on traffic and pedestrian facilities.

C.C.M.C. 18.02.080 (5d) - Public Services

The new structure will have no impact to the city sewer or water system. The impacts to the storm drain system are negligible.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The new structure will meet Carson City Development Standards for safety and welfare.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plan provided is adequate for this analysis.

Fire Department:

1. Project is in the identified Wildland Urban Interface area of Carson City.
2. Project must comply with the 2018 IWUIC and northern Nevada wildland urban interface amendments as adopted by Carson City.
3. The most remote part of the proposed building must be within 150 feet of the edge of the driveway or a driveway to the new garage must be provided.
4. Project must comply with the construction material requirements of the above wildland urban interface codes and amendments.

5. Project is exempt for the water supply requirements as long as the proposed building is not larger than 600 SF.

Health Department:

Plan submitted does not denote the location of the current Individual Sewage Disposal System (ISDS) disposal field. Based on historical documents the proposed detached garage addition is not near the ISDS.

When submitting plans for building, the plans must include the location of the current ISDS.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

- 1. Will be consistent with the master plan elements.**

The primary use of the Low Density Residential master plan designation is neighborhoods which primarily include single-family residences. A garage is considered an accessory use and is therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Garages and other detached accessory structures are common in such area.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed garage will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The need for the Administrative Permit is triggered by the cumulative square footage of the existing and proposed detached accessory structures, not the use itself. Detached garages and shops are common on larger single-family lots in rural areas. The surrounding properties are of similar size and have been developed with residential uses. It is common for properties in the Single Family 1 Acre and larger zoning districts to have larger accessory structures and/or a cumulative square footage of accessory structures that is more than 50% the size of the primary structure. These accessory structures may include guest buildings, barns, garages, RV storage, carports, and sheds. Therefore, the 1,426 cumulative square footage of the existing and proposed detached accessory structures is in keeping with other properties in the area. Staff is recommending conditions of approval that will require the exterior color of the building to match the color of the primary structure and require all exterior lighting to be residential in nature and reviewed by the Planning Division prior to installation (lights to be pointed downward, not upward or outward).

- 3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

A garage is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of a garage for personal use by the resident will not result in an increase in vehicular or pedestrian traffic and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

A garage is a permitted accessory use in the Single Family 1 Acre zoning district. The construction

of a garage for personal use by the resident will have no impact on existing public water or sewer services. The site utilizes a private well and an individual sewage disposal system. The project is required to meet the development standards related to storm drain runoff and will have negligible impact to the natural drainage ways that serve the area. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada Amendments (IFC 2018) and the 2018 International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Amendments as adopted by Carson City.

**5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed detached garage will meet the specific standards outlined in Title 18. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as garages and workshops, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but is less than 75% of the size of the primary structure an Administrative Permit is required. The total square footage of existing and proposed accessory buildings (1,426 square feet) will be 73% of the size of the primary residence (1,953 square feet). The proposed garage will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district.

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

A garage is a permitted accessory use in the Single Family 1-acre zoning district. An Administrative Permit is only required if the square footage of the accessory structure(s) is in excess of 50%, but less than 75% of the size of the primary structure. The cumulative square footage of all detached accessory structures, existing and proposed, will not be detrimental to the public health, safety, convenience and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the garage which will ensure the structure will be built to current standards.

**7. Will not result in material damage or prejudice to other property in the vicinity.**

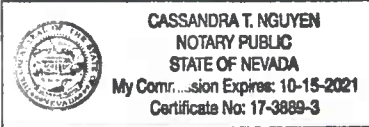
Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed garage will meet the specific standards outlined in Title 18. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as garages, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but is less than 75% of the size of the primary structure an Administrative Permit is required. The total square footage of existing and proposed accessory structures is 73% of the size of the primary residence (1,953 square feet). The proposed garage will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district. Staff is recommending conditions of approval that will require the exterior color of the building match the color of the primary structure and require all exterior lighting to be residential in nature and reviewed by the Planning Division prior to installation (lights to be pointed downward, not upward or outward).

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Parcels with similar zoning in this vicinity may also have large accessory structures or accessory structures with a larger cumulative square footage. There are several properties in the area with multiple detached accessory structures, including guest buildings. If the aggregate of these

accessory structures were to exceed 50%, but not more than 75%, of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments:

Application LU-2020-0021

<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		<b>FOR OFFICE USE ONLY:</b>  CCMC 18.02.110  <b>ADMINISTRATIVE PERMIT</b>  <b>FEE*:</b> \$750.00 + noticing fee + \$60/hr over 10 hours *Due after application is deemed complete by staff	
<b>FILE # ADM - -</b>			
<b>APPLICANT</b> <span style="float: right;"><b>PHONE #</b></span> <i>Kevin and Ellen Fallon (775) 400-4065</i>		<input type="checkbox"/> <b>SUBMITTAL PACKET - Complete Packets (1 Unbound Original and 3 Copies)</b> <input type="checkbox"/> Application Form <input type="checkbox"/> Site Plan <input type="checkbox"/> Written Project Description <input type="checkbox"/> Administrative Permit Findings <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Documentation of Taxes Paid-to-Date  <input type="checkbox"/> <b>CD or USB DRIVE with complete application in PDF</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> <i>57 Boyd Place, Reno, NV 89503</i>			
<b>EMAIL ADDRESS</b> <i>Flanders.fallon@yahoo.com</i>			
<b>PROPERTY OWNER</b> <span style="float: right;"><b>PHONE #</b></span> <i>Fallon Revocable Trust (775) 400-4065</i>			
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> <i>57 Boyd Place, Reno, NV, 89503</i>			
<b>APPLICANT AGENT/REPRESENTATIVE</b> <span style="float: right;"><b>PHONE #</b></span> <i>N/A</i>		Application Reviewed and Received By: _____  <b>Submission Deadline: Anytime during business hours.</b>  <b>Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> <i>N/A</i>		<b>Project's Assessor Parcel Number(s):</b> <span style="float: right;"><b>Street Address</b></span> <i>008-102-13</i> <span style="float: right;"><i>1000 Ruby Lane</i></span>	
<b>EMAIL ADDRESS</b> <i>N/A</i>			
<b>Project's Current Master Plan Designation</b> <span style="float: right;"><b>Project's Current Zoning</b></span> <span style="float: right;"><b>Nearest Major Cross Street(s)</b></span> <i>Accessory Structure</i> <span style="float: right;"><i>Single family one acre</i></span> <span style="float: right;"><i>Emerson</i></span>			
Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail. <i>Construction of a garage with an 18'x25' footprint. The building will be used for storage of two vehicles.</i>			
<b>PROPERTY OWNER'S AFFIDAVIT</b> I, <u>Kevin Fallon/Ellen Fallon</u> , being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.  <u>Kevin Fallon/Ellen Fallon</u> <span style="float: right;"><u>57 Boyd Place, Reno NV 89503</u></span> <span style="float: right;"><u>June 28, 2020</u></span> <small>Signature</small> <span style="float: right;"><small>Address</small></span> <span style="float: right;"><small>Date</small></span>			
Use additional page(s) if necessary for other names.			
STATE OF NEVADA COUNTY <u>Carson City</u> On <u>June 29<sup>th</sup></u> , 20 <u>20</u> , <u>Kevin Michael Fallon and Ellen Elizabeth Fallon</u> , personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
Notary Public		<u>CASSANDRA T. NGUYEN</u> June 29 <sup>th</sup> , 2020	
		<b>*NOTE:</b> If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.	

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

<u>Kevin Fallon</u> <i>KF</i>	<u>KEVIN FALLON</u> <i>KF</i>	<u>June 28, 2020</u> <i>KF</i>
Applicant's Signature	Print Name	Date
<u>Ellen Fallon</u> <i>EF</i>	<u>ELLEN FALLON</u> <i>EF</i>	<u>June 29, 2020</u> <i>EF</i>

Kevin Fallon

KEVIN FALLON

June 29, 2020

Ellen Fallon

ELLEN FALLON

June 29, 2020

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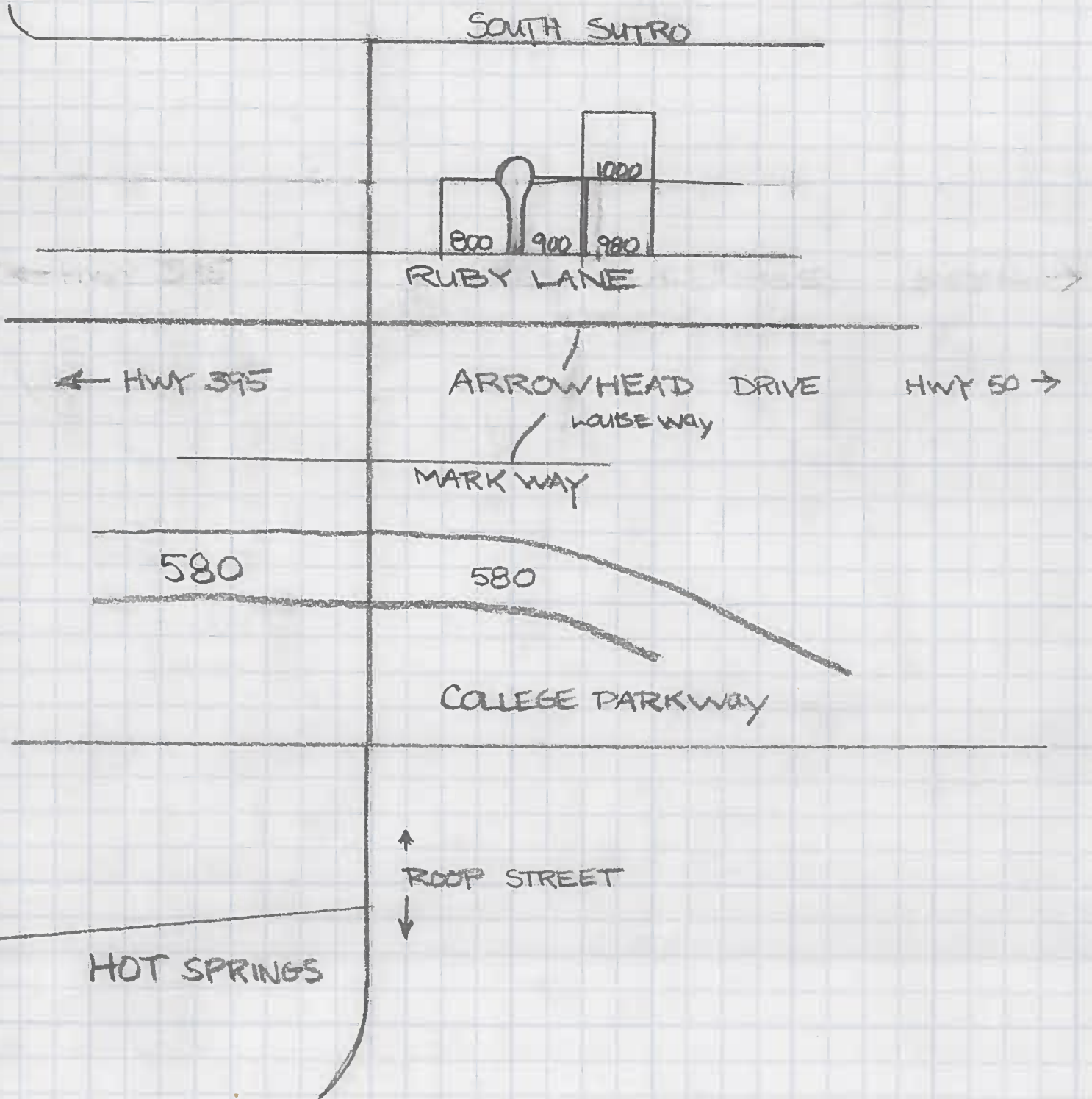
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# VICINITY MAP 1000 RUBY LANE



SOUTH SUTRO

RUBY LANE

← HWY 395

ARROWHEAD DRIVE

HWY 50 →

LAISSE WAY

MARK WAY

580

580

COLLEGE PARKWAY

↑  
ROOP STREET  
↓

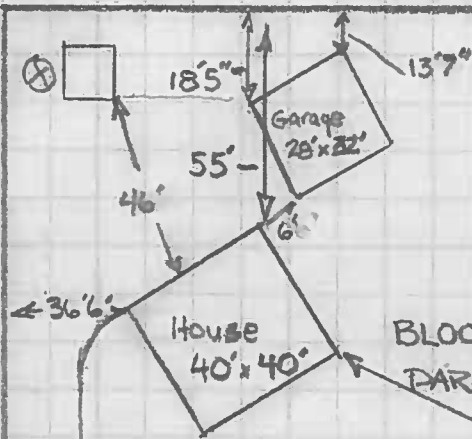
HOT SPRINGS

PROPOSED DETACHED GARAGE  
1000 RUBY LANE



← 230.35 →

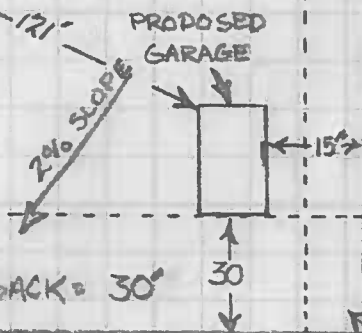
BLOCK #2, LOT 3  
PARCEL A



BLOCK #2, LOT #4  
PARCEL A

↑ 196.61 ↓

House: 1953 sq.ft  
Detached garage;  
896 sq.ft  
Shed: 80 sq.ft  
Proposed garage;  
450 sq.ft



FRONT SETBACK = 30'

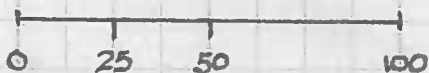
SIDE SETBACK = 15'

BLOCK #2, LOT 3  
PARCEL B

BLOCK #2, LOT #4  
PARCEL B

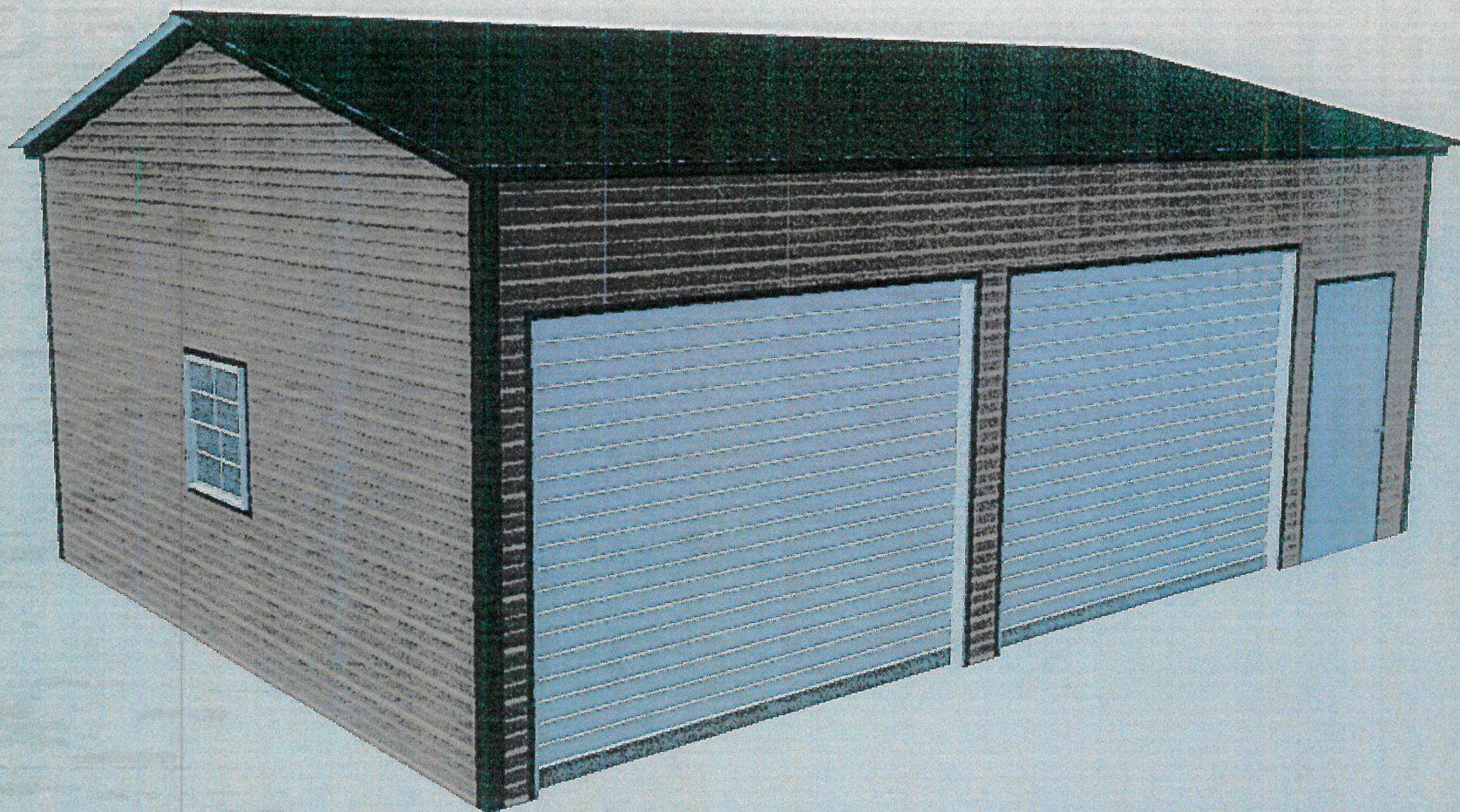
DRIVEWAY

ONE INCH = 50 FEET



RUBY LANE

KEVIN & ELLEN FALLON  
57 BOYD PLACE  
RENO, NV 89503  
775-400-4065  
APN: 008-102-13  
PROPOSED GARAGE  
ADMINISTRATIVE PERMIT



18' W x 26' L x 9' H

Please note: The brown steel siding and green roof match the color scheme of the existing house, detached garage, and shed. The doors are shown as white, but will be painted green to match all other structures on the lot.

## ADMINISTRATIVE PERMIT APPLICATION FINDINGS

### **1. Will be consistent with the objectives of the Master Plan Elements.**

The addition of a garage to 1000 Ruby Lane is consistent with the elements of the Master Plan in regard to its compatibility with the surrounding neighborhood. There are several such structures in the neighborhood. The proposed garage poses no detriment to vehicular or pedestrian traffic. Since the structure is not plumbed it will not utilize water and sewer services as provided by Carson City. Because there will be no new residents at 1000 Ruby lane the proposed garage will not burden public services such as schools, police and fire protection.

### **2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood, and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare, or physical activity.**

- A. Ruby Lane is a residential neighborhood comprised of single family homes.
- B. The proposed garage is similar to many structures on Ruby Lane and the surrounding neighborhood. Many residents enjoy garages for shop space, or the storage of vehicles such as tractors, automobiles, RV's, and motorcycles. The appearance of the structure is consistent with existing similar buildings of this purpose. We have made design choices at additional expense to give the appearance of a residential structure.

Since the building is intended for use only as storage for two vehicles and a number home maintenance tools, there will be no additional noise, dust, or fumes that would be associated with a work shop.

- C. The garage will not create any additional noise or traffic. Its location on the property near mature landscaping places it largely out of the view of neighbors and passers by. Additionally it will not impede the view of

any neighborhood residents of the surrounding landscape.

- D. No outdoor lighting is included in this project.
- E. To the back or east side of the proposed garage, there is a substantial hedge that stands in front of a row of evergreen trees which rise above roof line of the structure. To the south of the garage is an existing garage which will block the view of the proposed structure from Ruby Lane.
- F. The garage, due to its size and location, will have little if any impact providing either a short-range or long-range benefit or hindrance to the people of Carson City.

**3. Will have little or no detrimental effect on vehicular or pedestrian Traffic.**

The garage will not be introducing any additional traffic to Ruby Lane and the neighborhood which could effect either vehicular or pedestrian traffic.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

- A. The garage will not add to the student population of the Carson City District.
- B. There should be no additional burden to either police or fire production due to the addition of the garage to the property.
- C. As there is no plumbing in the garage, the building will not increase the demands on the water supply.
- D. No paving providing access to or surrounding the building is going to be installed, so there should not be any additional drainage concerns.
- E. The proposed garage does not require sewage or septic connection.
- F. No road improvements are needed.

G. Does not apply.

**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

The accessory permitted uses incidental to primary permitted uses within the SF1A list “accessory structure” as within the purpose of this district. The proposed garage falls within the designation of accessory structure as stated in municipal code.

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

The proposed garage will offer no potential detriment to public health or safety as it will be located within a secure and fenced location without public access. Additionally since it’s purpose is for storage of two vehicles and tools, there will be no manufacturing operation on the premises that would create fumes, smoke, noise, or any activity that would hinder the welfare of Ruby Lane residents.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

Since the proposed garage will serve as a storage area and is designed to match the residential nature of Ruby Lane and the surrounding neighborhood, it will not aesthetically compromise nearby properties. In fact since the vehicles stored inside the structure will no longer be parked outside and in sight of neighbors and passers by, the proposed garage will offer a modest improvement to the property at 1000 Ruby Lane and its immediate neighbors. Additionally there will be resulting additional traffic introduced to Ruby Lane.