

PLANNING DIRECTOR'S VARIANCE

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Montgomery Contractors, 3611-51st Avenue, Sacramento, CA 95823		
OWNER	Emmett & Janis Richardson, 2215-18th Avenue, Sacramento, CA 95822		
PLANS BY	Montgomery Contractors, 3611-51st Avenue, Sacramento, CA 95823	448-2602	
FILING DATE	5-3-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Exempt 15305(b) EIR	ASSESSOR'S PCL. NO.	013-392-19

APPLICATION: Planning Director's Variance to waive the five-foot side yard setback along the north property line to permit the placement of a move-on house on the subject site. (P84-165)

LOCATION: 3525-33rd Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1963 Oak Park Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Move-on house and garage

Surrounding Land Use and Zoning:

North: Residence; R-1
 South: Residence; R-1
 East: Residence; R-1
 West: Residence; R-1

Parking Required: One space per dwelling unit
 Parking Provided: One space per dwelling unit
 Property Dimensions: 97.31' x 40'
 Property Area: 3,892.4± square feet
 Square Footage of Buildings: House: 800.25± sq. ft., Garage: 572± sq. ft.
 Height of Structure: 18 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Available to site
 Exterior Building Colors: White
 Exterior Building Materials: Stucco/wood siding

BACKGROUND INFORMATION-STAFF EVALUATION: On September 21, 1983, the Design Review Board approved the subject house move. A 'move-on' house and garage are located on the subject site waiting to be placed on permanent foundations. The adjacent property owners have been notified of the proposed project and they have no objections. A review of the plot plan and field investigations have revealed the following problems:

1. The variance request is to permit a 4-6" side yard setback along the north property line. A field investigation shows that the foundation is 4'4" from the north property line. A five-foot setback area separates the subject's north property line from the adjacent residence.
2. The southwest corner of the house foundation is located 7'10" from the south property line (measures from the corner of the foundation to the edge of the existing driveway). This will require that the foundation be moved or altered to provide a minimum eight-foot setback from the south property line.

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3. The garage is located within three feet of the east (rear) property line. The garage will have to be relocated to provide the minimum five-foot rear yard setback.
4. The house is 3 and 1/2 inches wider than the existing foundation which will create a further setback problem. If the house is placed in line with the foundation on the south side, the north wall of the house will be four and one-half inches from the north property line.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305(b)).

STAFF RECOMMENDATION: It is recommended that the variance request be approved, subject to the following conditions and based on the following Findings of Fact:


Conditions

- a. The garage shall be moved so that a minimum five-foot rear yard setback is provided.
- b. The southerly edge of the house foundation shall be moved or altered so that a minimum eight-foot setback is provided between the south property line and any point along the foundation. In addition, the house shall be placed flush with the foundation and shall not extend behind the south edge of the foundation line.
- c. The north wall of the house shall be located no less than four feet from the north property line.

Findings of Fact

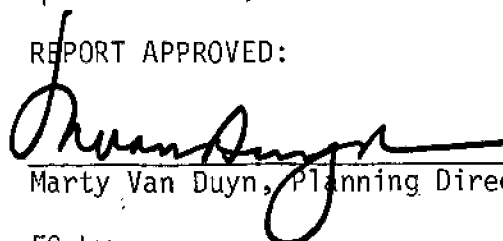
- a. The project is compatible with the 1974 General Plan and the 1963 Oak Park Community Plan which designate the site for residential uses.
- b. The project will not be injurious to the public welfare and surrounding properties in that it will not significantly alter the characteristics of the neighborhood.
- c. The variance does not constitute a use variance in that the proposed residential use is allowed in the existing zoning district.
- d. The granting of the variance will not constitute a special privilege in that similar variances have been granted for setback deviations for existing residences.

REPORT PREPARED BY:

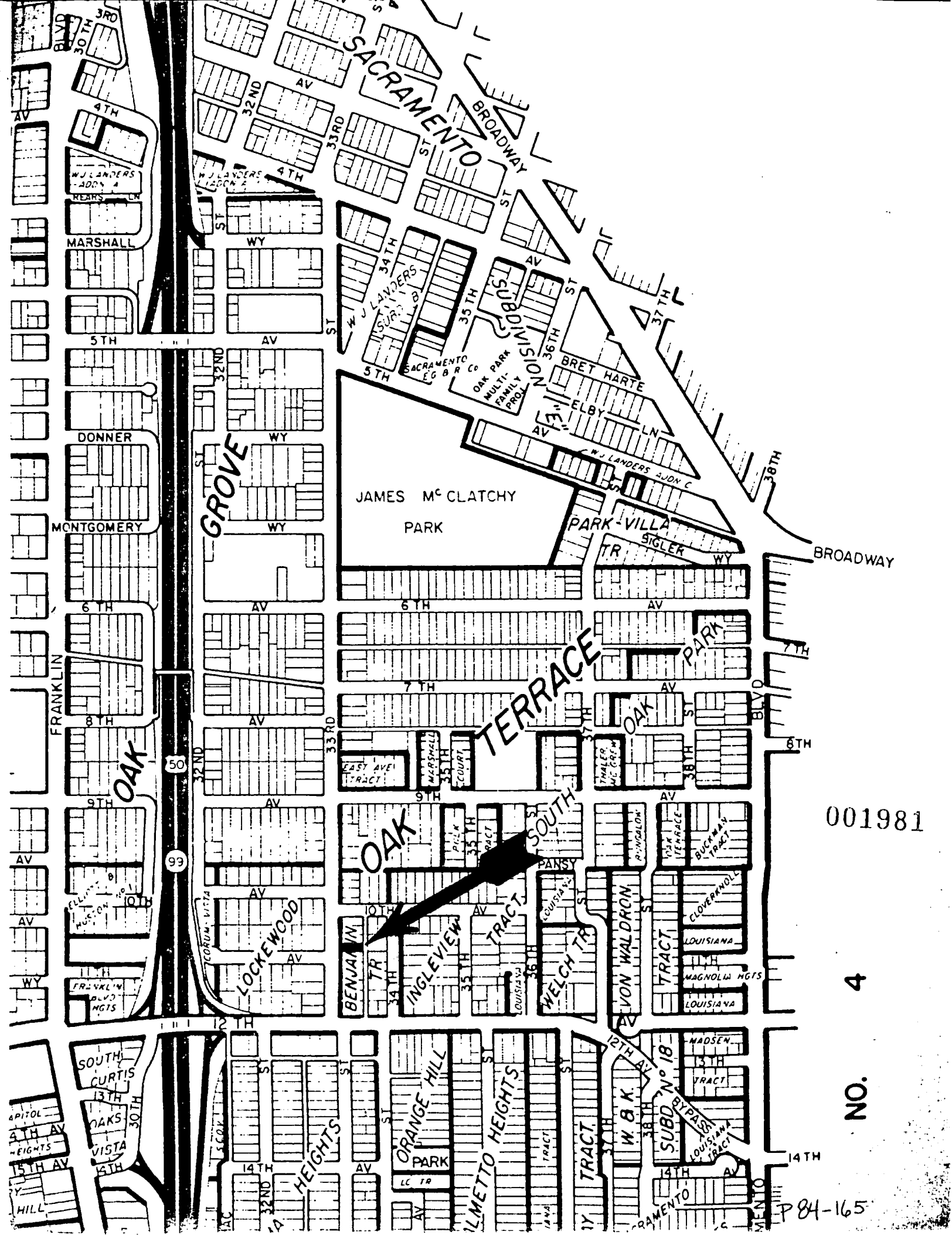

Fred Goodrich, Associate Planner

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REPORT APPROVED:


Marty Van Duyn, Planning Director

6-12-84
Date



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