

PLANNING DIRECTOR'S VARIANCE

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

|               |   |                        |                                |
|---------------|---|------------------------|--------------------------------|
| APPLICANT     | John W. Haynes/T.T. Nevin, 5940 Walnut St., Loomis, CA 95650                      |                        |                                |
| OWNER         | John W. Haynes, 5940 Walnut Street, Loomis, CA 95650                              |                        |                                |
| PLANS BY      | David G. Williams & Associates, 7712 A, Fair Oaks Boulevard, Carmichael, CA 95608 |                        |                                |
| FILING DATE   | 3-10-83   | 50 DAY CPC ACTION DATE | REPORT BY: JP:bw               |
| NEGATIVE DEC. | N/A   | EIR                    | ASSESSOR'S PCL. NO. 009-142-20 |

APPLICATION: Request for a Planning Director's Variance to: encroach 5.5± feet into the required 10 foot court yard addition (existing setback eight feet); and encroach 5.5 to 7.5 feet into the rear yard setback for addition to existing duplex structure (P83-078)

LOCATION: 1205 and 1207 'V' Street

PROJECT INFORMATION:

1973 General Plan Designation: Residential  
 1980 Central City Community  
 Plan Designation: Low Density Residential  
 Existing Zoning of Site: R-1B  
 Existing Land Use of Site: Vacant duplex (uninhabitable)

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1B  
 South: Single Family Residential; R-3A  
 East: Single Family Residential; R-1B  
 West: Duplex; R-1B

Property Dimensions: Irregular  
 Property Area: 1,856 square feet  
 Topography: Flat  
 Significant Features of Site: Fence separating duplex on subject site and adjacent structure to north was constructed approximately four feet south of property line.

STAFF EVALUATION: The subject site is a substandard single-family lot in the Central City with an existing duplex structure. The duplex has been determined unsound by the Building Department, and the applicant is remodeling the structure. As part of the remodeling work, the applicant proposes to enclose the existing porches on the first and second stories and relocate the main entrances for both units to the southeast corner of the building (Exhibits A & B). The existing stairs to the second floor in the front of the lot will be removed and new stairs are proposed to be constructed along the eastern side of the structure. The side yard on the eastern side of the duplex is presently eight feet. The new stairs will be three feet, six-inches wide, leaving a four foot, six-inch side yard setback.

The Zoning Ordinance specifies that whenever the main entrance to a dwelling is located on the side of an interior side yard, the minimum width of the side yard shall be 10 feet. As noted above, the existing side yard is eight feet, two feet below the minimum requirement. In addition, the existing stairway to the main entrance on the second floor is partially located on the interior side yard property line and in the side yard setback area (Exhibit C).

Taking these existing conditions into consideration, staff has no objection to the proposed stairway addition as it is a more desirable design and will improve access to the second story unit. The four foot, six-inch side yard clearance should be adequate for the proposed use.

The applicant also proposes to remove an existing four foot open stairway at the rear of the duplex and expand the interior of the structure by four feet (Exhibits A & B). This expansion would leave seven feet, six-inches to nine feet, six-inches between the duplex and the northern property line and six feet between the rear of the structure and the existing wood fence. (The existing fence is not located on the rear yard property line.) Staff has no objection to the proposed addition as it will leave the same rear yard setback area that was in existence when the stairway was located on the northern side of the structure. The addition should not intrude on the privacy of the neighbors to the north of the subject site as the only windows facing north are for the bathrooms.

STAFF RECOMMENDATION: Staff recommends approval of the variance requests, based upon the Findings of Fact which follow:

1. The requested variances do not constitute a special privilege in that:
  - a. the subject site and existing setbacks are substandard;
  - b. the variances would be granted to other property owners facing similar circumstances.
2. The variances do not constitute use variances in that two family dwellings are allowed in the R-1B zone.
3. The granting of these variances will not be injurious to the public welfare nor the properties in the vicinity as the additions will not significantly change the characteristics of the area.
4. The proposed project is consistent with the 1980 Central City Community Plan and the 1974 General Plan which designate the site for residential uses.

REPORT PREPARED BY:

Joy D. Patterson  
Joy D. Patterson, Planner

RECOMMENDATION APPROVED:

Marty Van Duyn  
Marty Van Duyn, Planning  
Director

by Will Weitzner

Senior Planner

JDP:bw

000632

STATE CAPITOL BUILDING AND PARK

000633

# Location Map



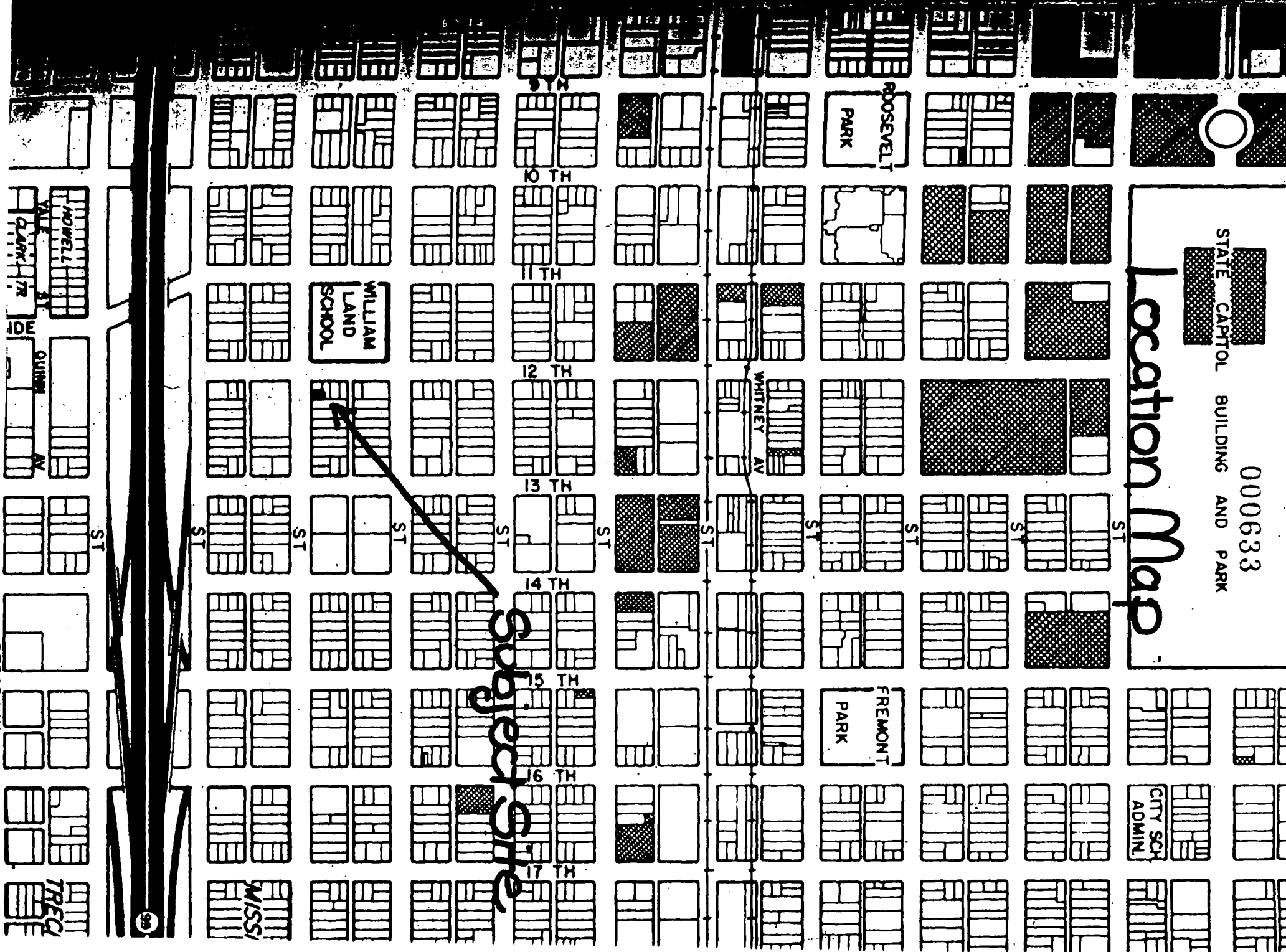
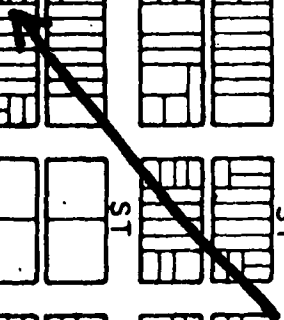
CITY SCH  
ADMIN

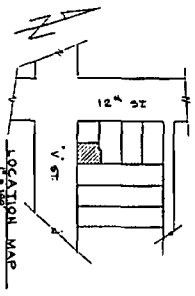
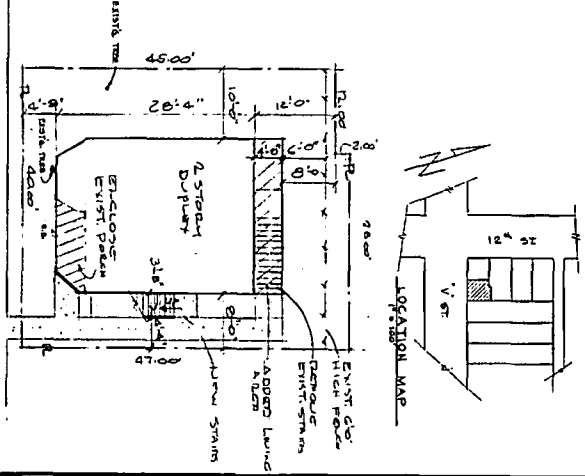
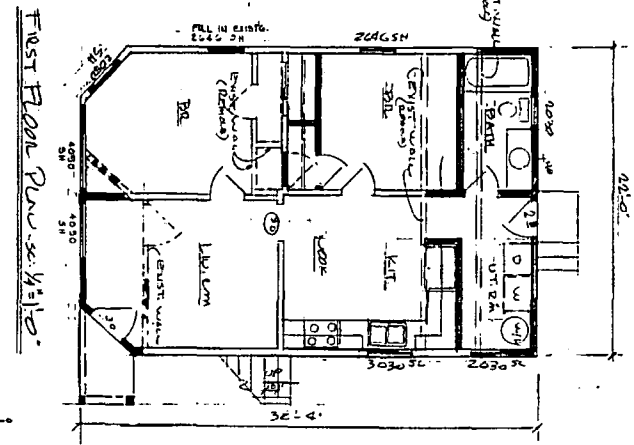
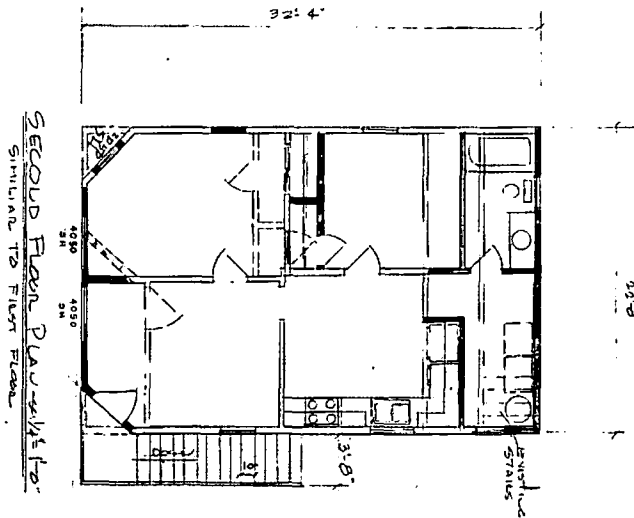
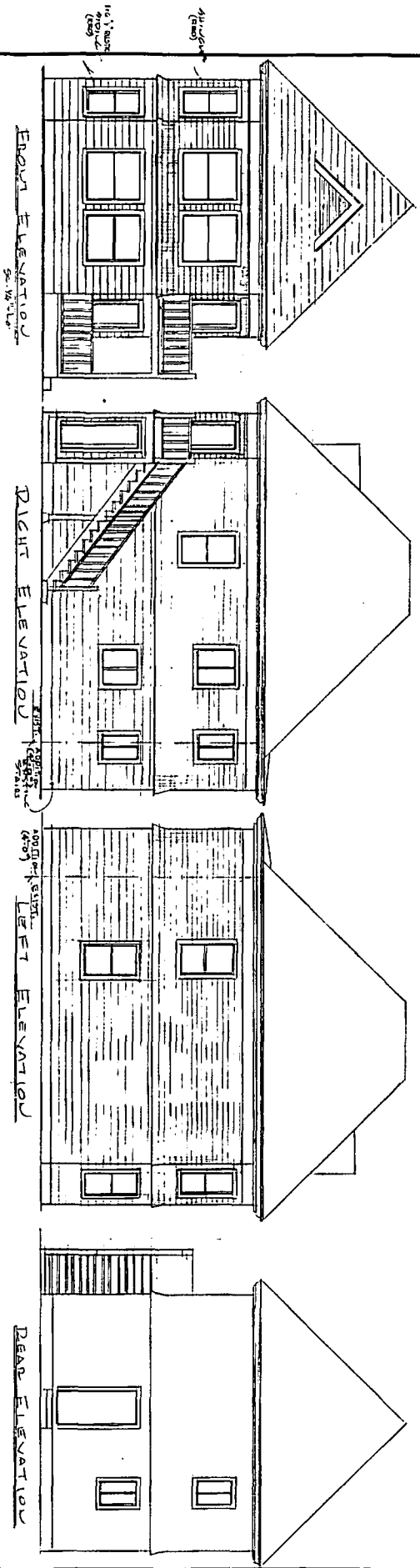
ROOSEVELT  
PARK

FREMONT  
PARK

WILLIAM  
LAND  
SCHOOL

*Subject Site*





DATE SCALE

1205' V ST RIGHT

5'0" WALK

000635

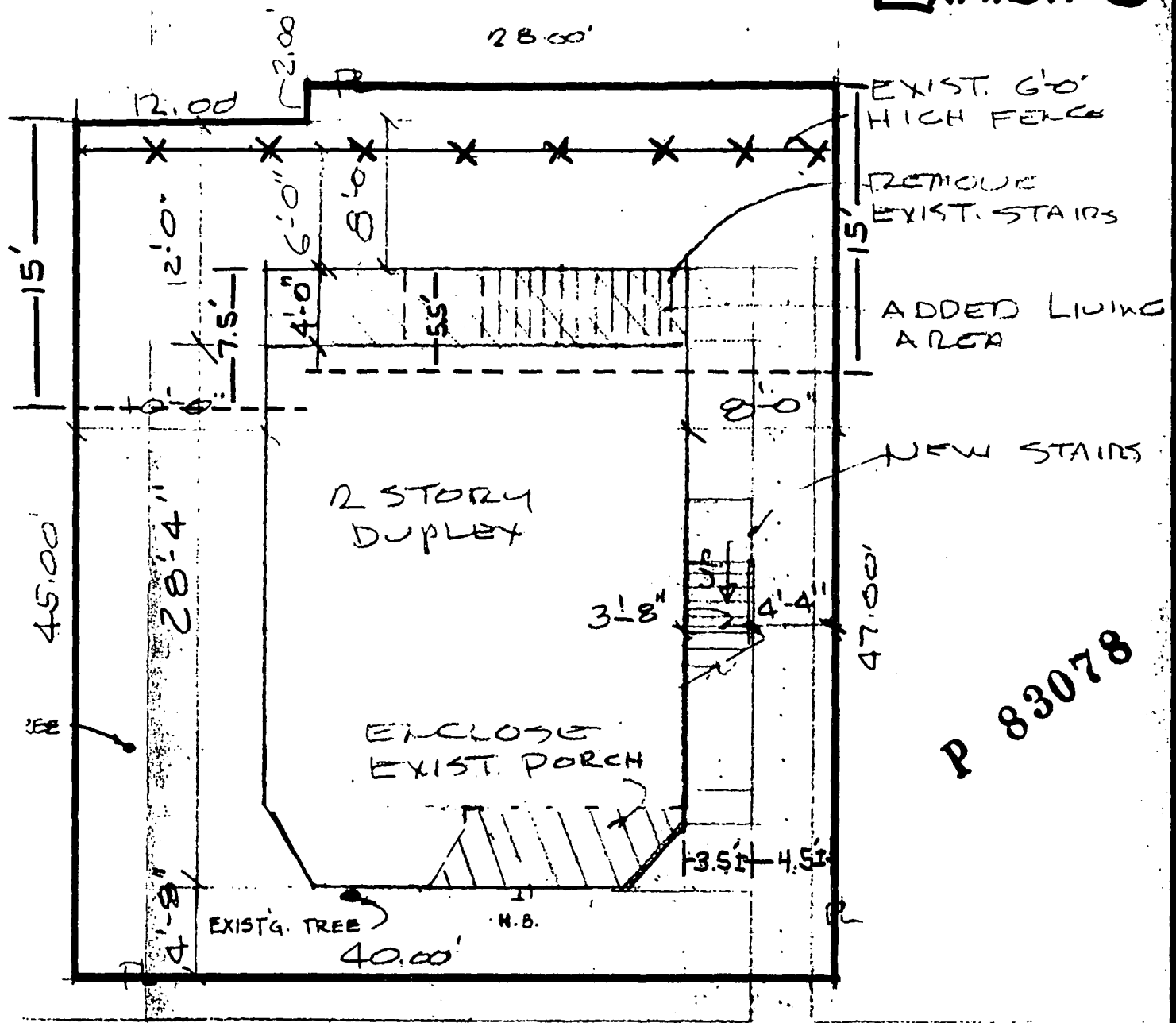
Exhibit A

3896-02

DAVID G. WILLIAMS & ASSOCS.  
BUILDING DESIGNERS - PLANNERS  
7712-A FAIR OAKS BLVD. (916) 844-3201  
CARMICHAEL CALIFORNIA 95608

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

# Exhibit B



P 83078

SIDEWALK

000634

EXISTING TREE

1205 "V" STREET

SITE PLAN  $1" = 8'-0"$

# Exhibit C



1205 and 1207 "V" St.  
Front Elevation

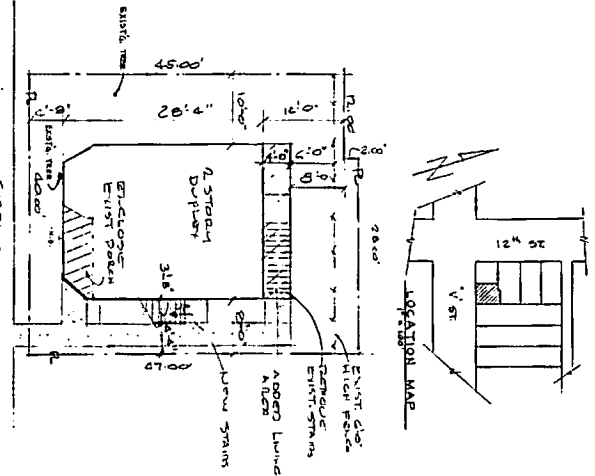
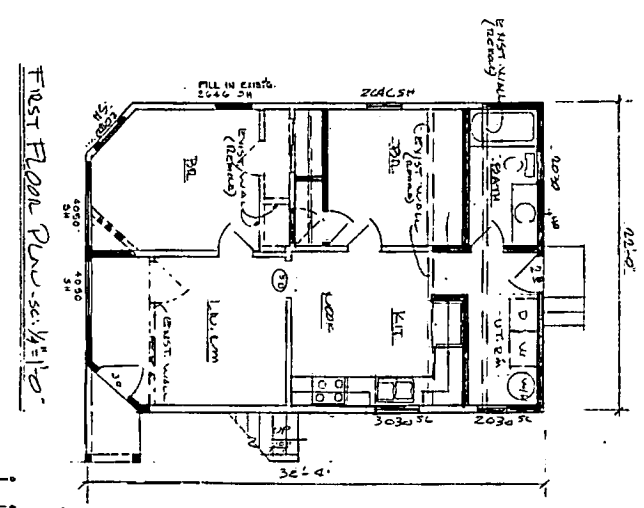
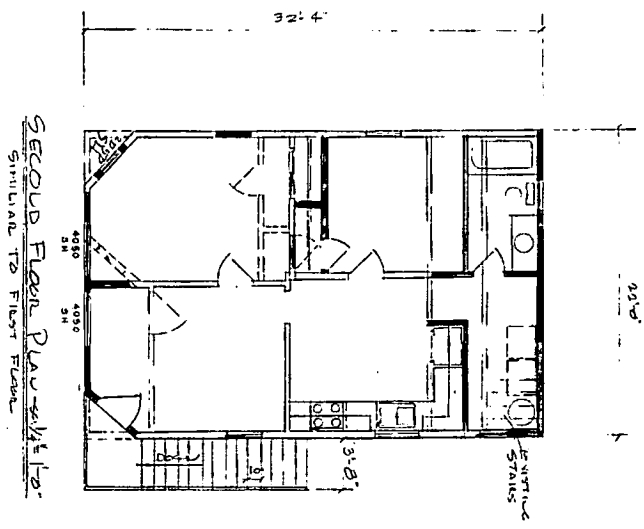
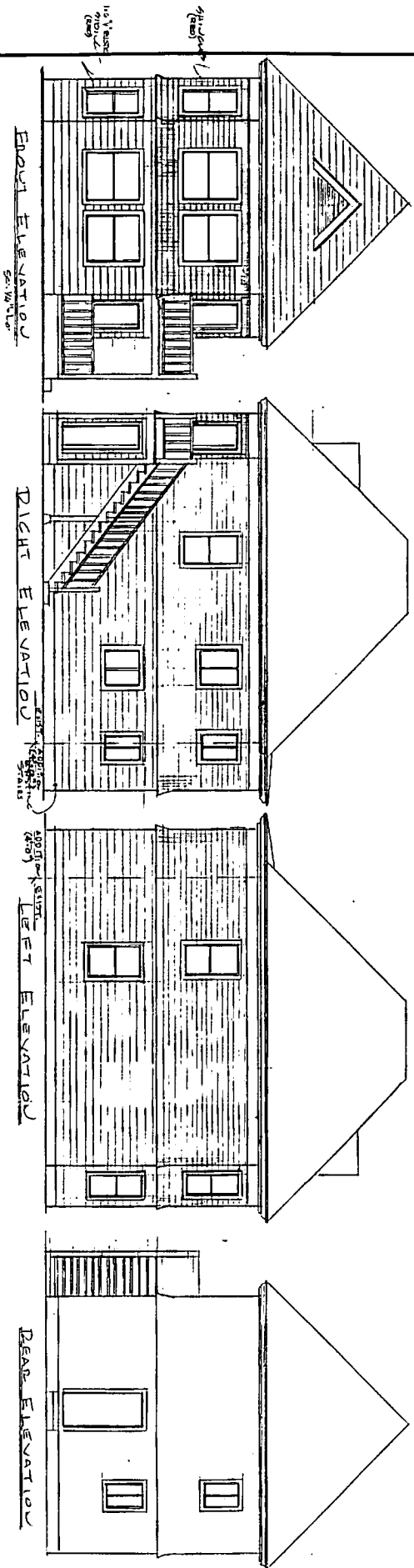
000637



Existing Stairway  
to Second Floor



Existing Rear Yard



000636

|                                  |                      |  |
|----------------------------------|----------------------|--|
| PROJECT NO.<br>SHEET NO.<br>DATE | TED HENIU - 920-3688 | DAVID G. WILLIAMS & ASSOCS.<br>BUILDING DESIGNERS - PLANNERS<br>7712-A FAIR OAKS BLVD. (916) 944-3201<br>CARMICHAEL CALIFORNIA 95608 |
|----------------------------------|----------------------|--|