

PLANNING DIRECTOR'S VARIANCE

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Marcus Juarez, 4915 15th Avenue, Sacramento, CA 95820		
OWNER	Marcus Juarez, 4915 15th Avenue, Sacramento, CA 95820		
PLANS BY	Marcus Juarez, 4915 15th Avenue, Sacramento, CA 95820		
FILING DATE	11-09-89	ENVIR. DET.	Exempt 15305 (a)
ASSESSOR'S-PCL. NO.	021-0021-021	REPORT BY	CAS

APPLICATION: Planning Director's Variance to reduce the required sideyard setback from 5' to 2.5'. (P90-003)

LOCATION: 4915 15th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required sideyard setback from 5' to 2.5' in order to construct a family room addition with a handicapped ramp on an existing residence.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: Single Family Residential, R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Residential, R-1	Front:		Existing
South: Residential, R-1	Side(Int):		Existing
East: Residential, R-1	Side(Int):	5'	2.5'
West: Commercial, C-2	Rear:		Existing

Property Dimensions: 40' x 136'
Property Area: 0.12+ developed acres
Square Footage of Building: 988 square feet existing
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Fiberglass shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 40' x 136' interior lot with an existing home located in the Standard Single Family Residential (R-1) zone. The 1986 General Plan designates the site as Low Density Residential (4-15 du/na). The surrounding land use and zoning is Residential, R-1 to the north, south, and east and Commercial, C-2 to the west.

B. Applicant's Proposal

A one story, 988 square foot single family home is located on the lot. The applicant is proposing a 13.5' x 16' family room addition on the north side of the house. The west sideyard setback on the existing house is 2'. The applicant is proposing to

offset the addition by .5' making the sideyard setback on the addition 2.5'. A disabled person's ramp will be included on the addition. (See Exhibit A)

C. Staff Analysis

Staff has no objections to this request in that the proposed addition will not have a negative impact on the adjacent properties. The existing house has a sideyard setback of 2' and the proposed addition will be offset to 2.5'. The existing house and the proposed addition are next to a commercial use so they do not encroach into residential uses. Also, the addition does not have a negative impact on the adjacent parcels in that the proposed one story addition does not overlook the adjoining properties. The applicant has notified the adjacent property owners and there were no objections to the variance to reduce the sideyard setback from 5' to 2.5'.

The applicant must obtain a building permit before constructing the addition. Also, a 5' sideyard setback must be maintained on the east sideyard where the disabled person's ramp is proposed.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends approval of the variance request based on the findings of fact which follow:

Findings of Fact:

1. The requested variance does not constitute a special privilege in that the present sideyard setback along the west side of the existing structure is 2', and a variance would be granted to any other property owner facing similar circumstances.
2. The granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that the 2.5' sideyard setback will not have a negative impact the adjacent properties.
3. The requested variance does not constitute a use variance in that single family dwellings are allowed in the R-1 zone.
4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).

REPORT PREPARED BY:

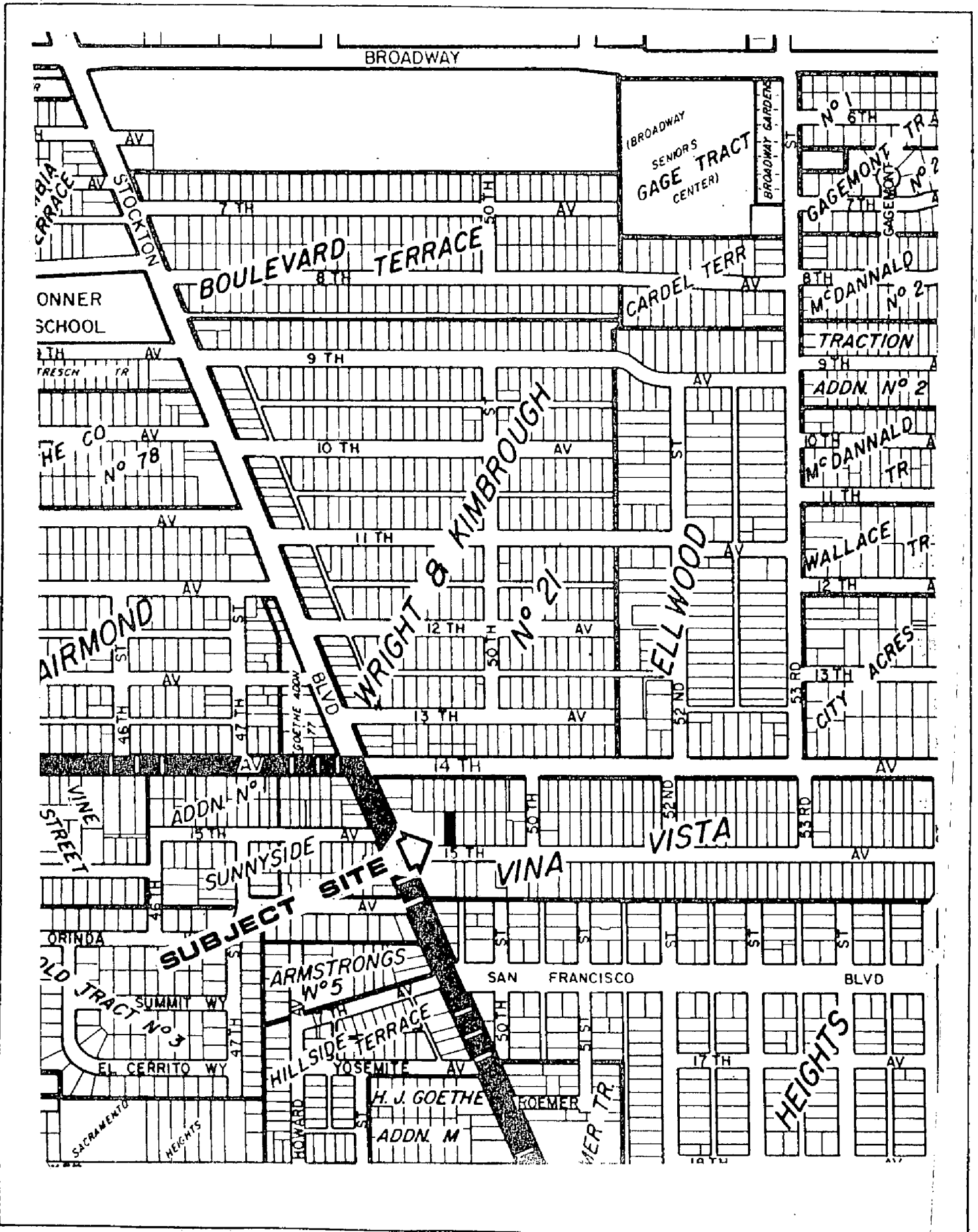
Carol Shearly
Carol Shearly, Junior Planner

12-28-89
Date

RECOMMENDATIONS APPROVED BY:

Marty Van Duyn
For Marty Van Duyn, Planning Director

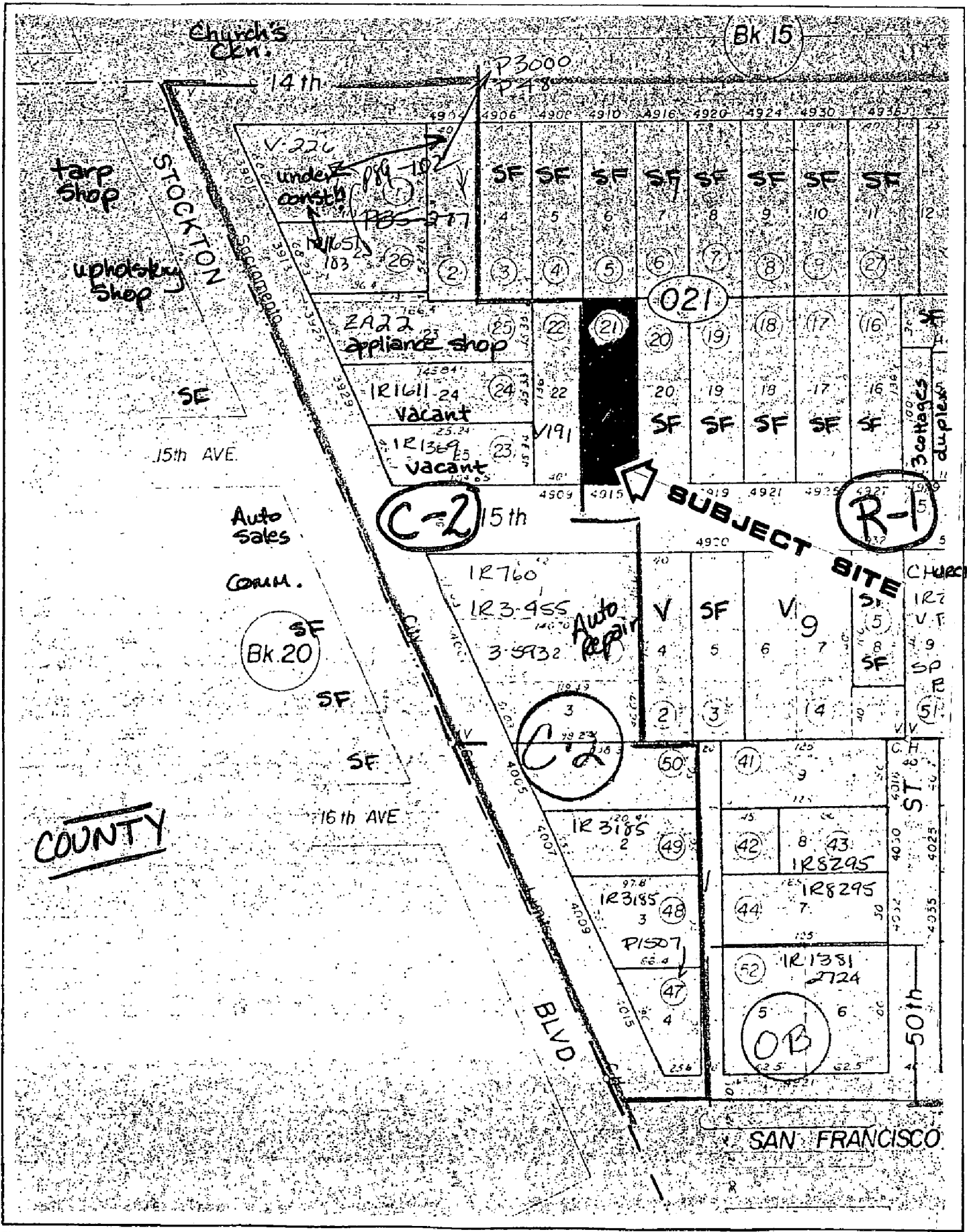
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VICINITY MAP

P90-003

00316

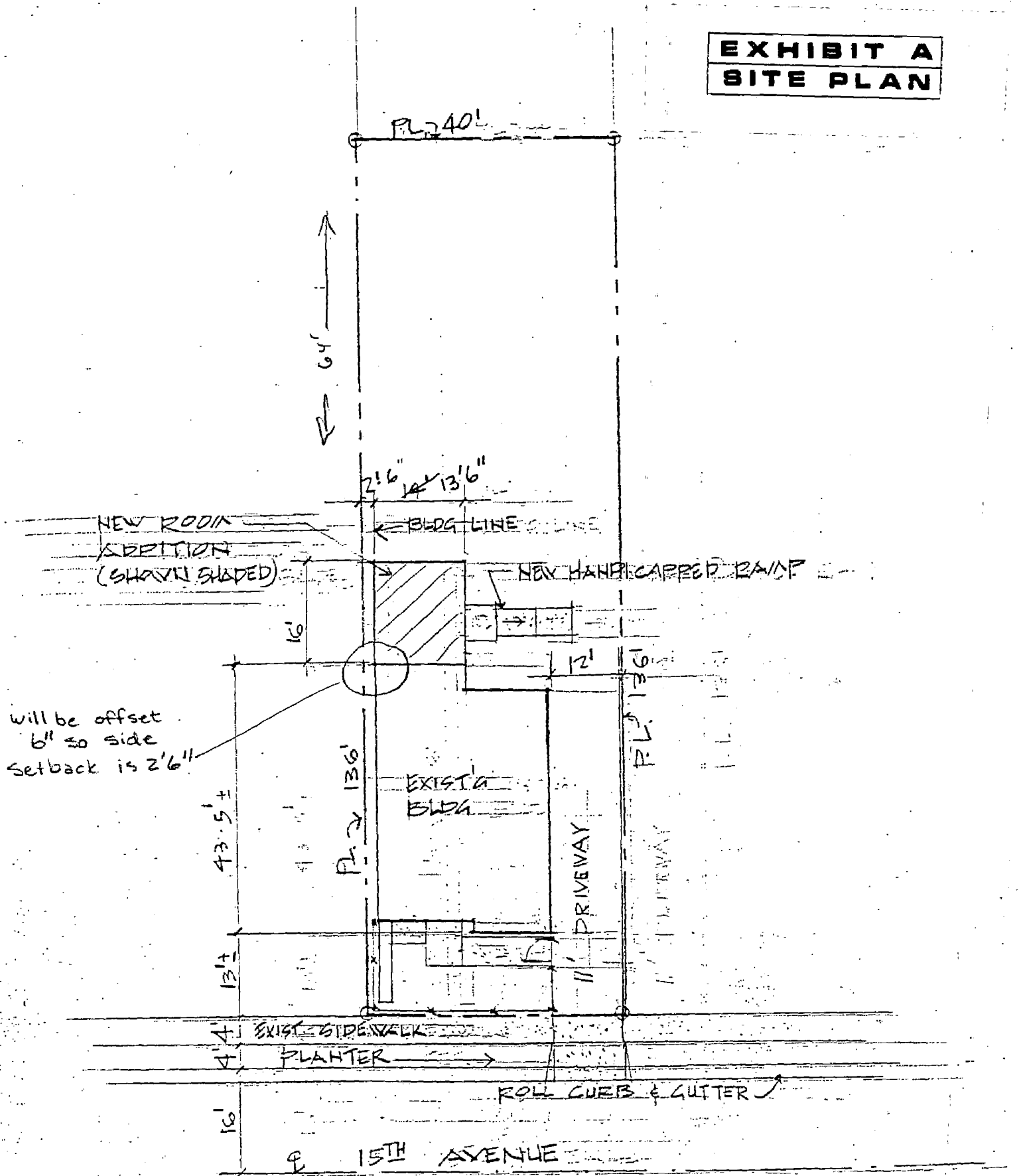


LAND USE & ZONING MAP

P90-003

00317

EXHIBIT A
SITE PLAN



SITE PLAN

20' = 1"0"

00318



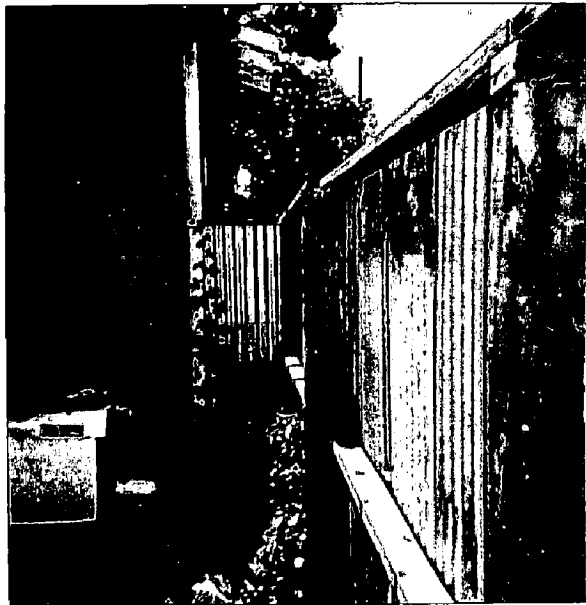
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EXHIBIT B



FRONT VIEW

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REAR VIEW

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