

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Donald Joseph & Co., 2649 Harkness St., Sacramento, CA 95818				
OWNER	Albert B. Thomas, 7405 Convair Way, Citrus Heights, CA 95610				
PLANS BY	Donald Joseph & Co., 2649 Harkness St., Sacramento, CA 95818				
FILING DATE	7-8-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC.	N/A	EIR		ASSESSOR'S PCL. NO.	009-335-19

APPLICATION: Planning Director's Variance to reduce the required five-foot interior side yard setback to three feet (P83-236)

LOCATION: 2653 Harkness Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 409± square foot addition to an existing 880± square foot single family residence.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Riverside-Land Park
Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

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

Property Dimensions: 40' x 100'
Property Area: 4,000 square feet
Square Footage of Existing Residence: 880± square feet
Square Footage of Proposed Addition: 409± square feet
Square Footage of Existing Detached Garage: 288± square feet
Height of Structure: 17 feet

STAFF EVALUATION: The applicant is proposing to construct a 409± square foot addition to an existing 880± square foot single family residence. The proposed addition would encroach two feet into the required five foot interior side yard setback. (Exhibits A, B, and C.)

Staff has no objection to the proposed addition as the existing interior side yard setback on the north side of the parcel is presently three feet. The proposed addition would be consistent with this existing setback. No doors or windows are proposed on the north side of the addition, thereby maintaining privacy to the adjacent property owner (Exhibit B).

Staff wishes to note that, with the proposed addition, the building coverage of the lot will be 1,577 square feet, or 39 percent. This is one percent below the maximum lot coverage of 40 percent allowed in the Single Family (R-1) zone.

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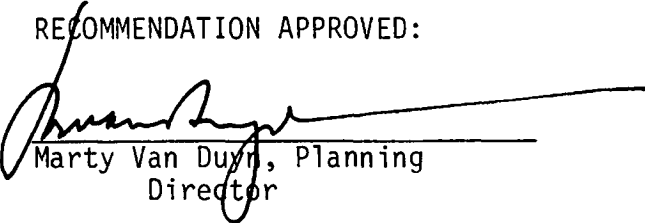
STAFF RECOMMENDATION: Staff recommends approval of the Variance request, based upon Findings of Fact which follow:

1. The requested Variance does not constitute a special privilege in that:
 - a. The present side yard setback is three feet;
 - b. A Variance would be granted to other property owners facing similar circumstances.
2. The granting of the Variance will not be injurious to the public welfare nor to properties in the vicinity as it will not significantly change the characteristics of the area.
3. The Variance does not constitute a use variance in that single family residences are allowed in the R-1 zone.
4. The proposed project is consistent with the 1963 Riverside-Land Park Community Plan and the 1974 General Plan which designate the site for residential uses.

REPORT PREPARED BY:


Joy Patterson, Planner

RECOMMENDATION APPROVED:


Marty Van Dux, Planning
Director

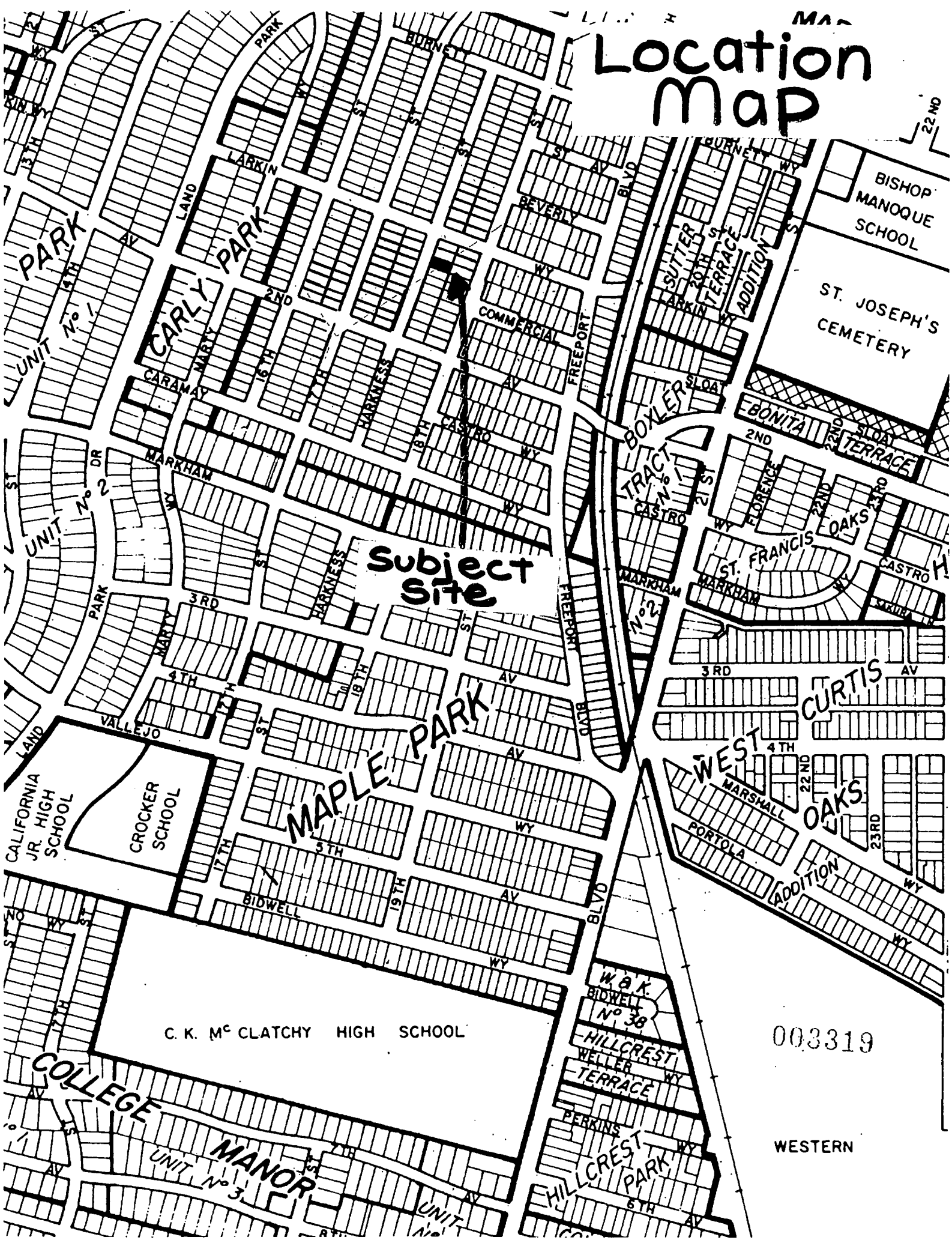
JP:bw

Attachments

P83-236

003318

Location Map



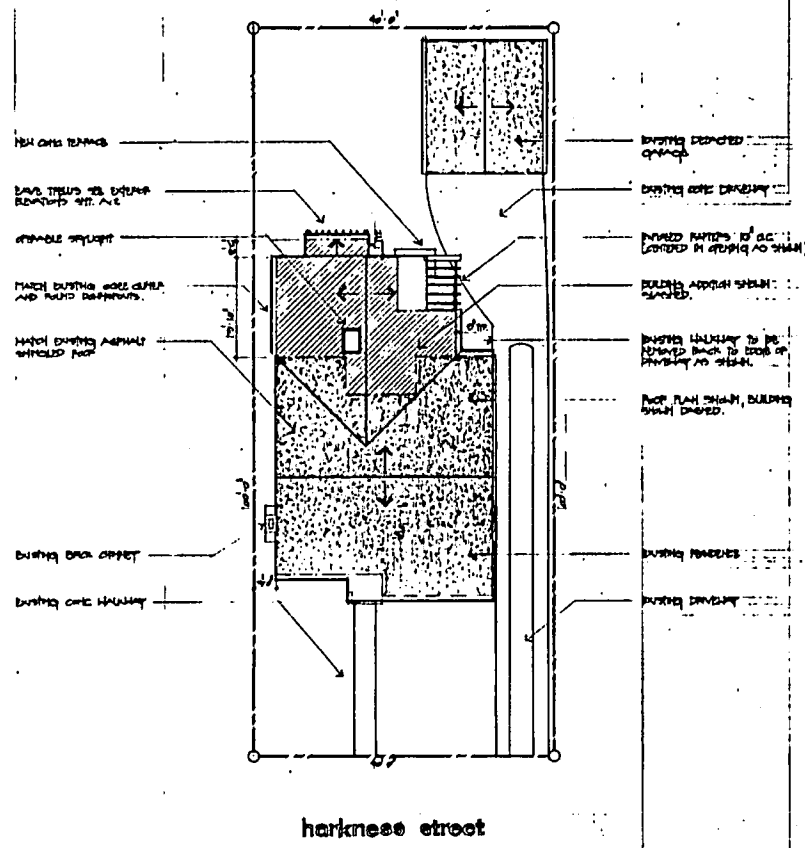
Subject Site

C. K. Mc CLATCHY HIGH SCHOOL

003319

WESTERN

a renovation / addition for :
mr. & mrs. brandy thomas
2653 harkness street
sacramento, ca.



site plan
SCALE: 1/8" = 1'-0"
APPROXIMATE DIRECTION OF NORTH
IS IN SOUTH BY THE CENTER
CONTRACTOR TO PROVIDE NEAREST AS-APPROVED

Index

- C COVER SHEET
- A 1 RENOVATION / ADDITION PLAN
- A 2 ELEVATIONS
- A 3 INTERIOR ELEVATIONS / SCHEDULES / DETAILS
- A 4 FOUNDATION PLAN / ELECTRICAL PLAN
- A 5 CONSTRUCTION DETAILS

notes

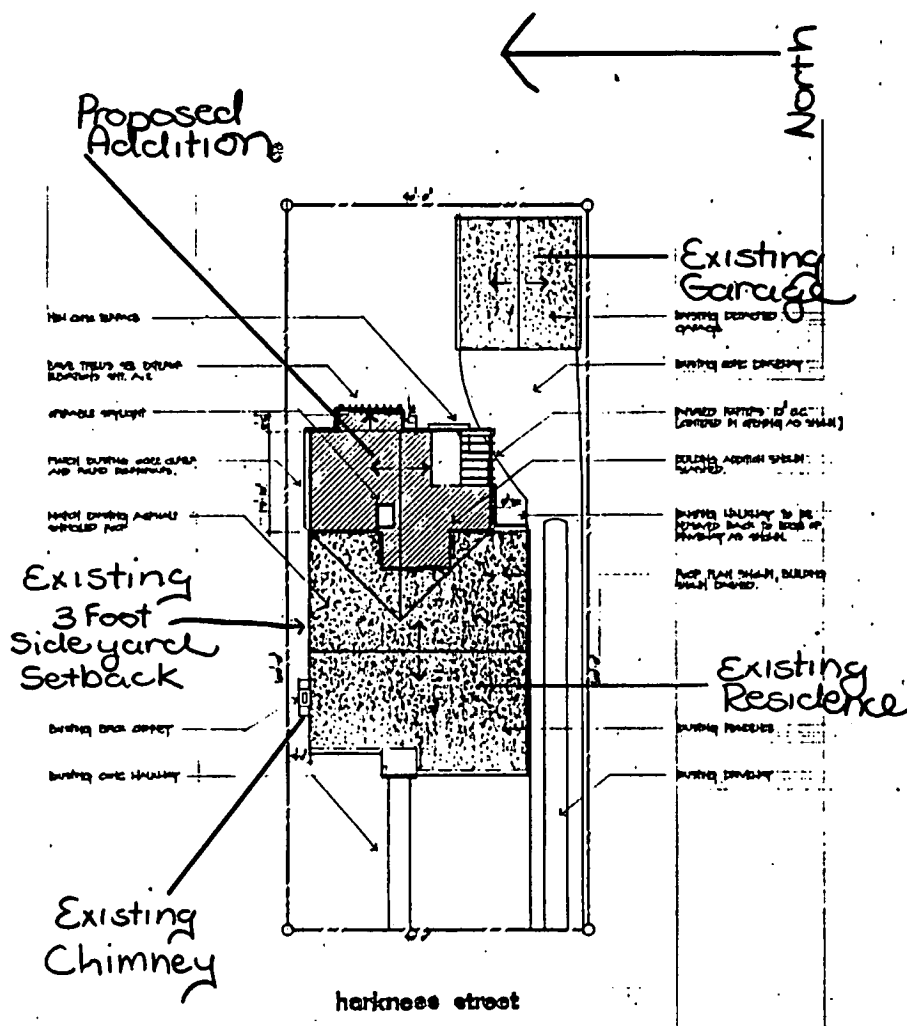
1. INFORMATION CONTAINED: ALL PLANS DRAWINGS SPECIFICATIONS AND MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF DONALD JOSEPH & CO. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF DONALD JOSEPH & CO.
2. ALL WORK SHALL CONFORM TO THE CITY ORDINANCES OF THE CITY OF SACRAMENTO, CALIFORNIA. ALL LOCAL ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING THE PROPERTY LINES AND CORNERS.
4. ALL CONTRACTORS SHALL USE THE DIMENSIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED TO THE CONTRARY.

vicinity map



003320

harkness street
site plan



site plan
SCALE: 1/8" = 1'-0"
APPROXIMATE DIMENSIONS OF THIS PLAN
ARE FOR INFORMATION ONLY
CONTRACTOR TO PROVIDE FINISHED AREA INFORMATION

a renovation / addition for:
mr. & mrs. brandy thomas
2653 harkness street
sacramento, ca.

DONALD JOSEPH & CO
A DESIGN STUDIO
2647 Highway 99
Sacramento, Ca 95838
916 446-2910

Index

- Check sheet ---
- A. 1. EXISTING / FLOOR PLAN
- A. 2. EXTERIOR
- A. 3. INTERIOR ELEVATIONS / DETAILING / FINISHES
- A. 4. FOUNDATION PLAN / ELECTRICAL PLAN
- A. 5. DEVELOPMENT DETAILS

notes

1. EXISTING STRUCTURE: ALL FOUNDATIONS, EXTERIOR WALLS, INTERIOR PARTITIONS, ROOFING AND SHALL REMAIN AS IS UNLESS OTHERWISE NOTED. ANY CHANGES SHALL BE NOTED ON THIS PLAN AND ALL CHANGES SHALL BE APPROVED BY THE CITY OF SACRAMENTO. THIS PLAN SHALL BE PREPARED, CHECKED AND DRAWN BY THE ARCHITECT DONALD JOSEPH & CO.
2. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODES AND ALL LOCAL ORDINANCES. ALL NEW WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE PERMITTING PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING AND MAINTAINING THE PROPERTY DURING AND AFTER CONSTRUCTION.
4. THE CONTRACTOR SHALL USE THE DIMENSIONS ON THE DRAWINGS UNLESS OTHERWISE NOTED.

vicinity map



Exhibit A

used once
SPRINT SCAN

003321

Exhibit B

Elevations

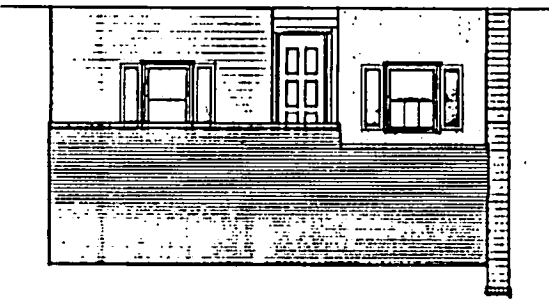
A.2

11.11.11
4.11.11
7.11.11

Scale 1/4" = 1'-0"

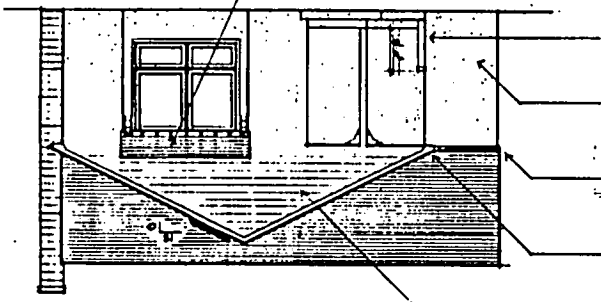
A.1700N.5100

BOYD
CO. ARCHITECTS



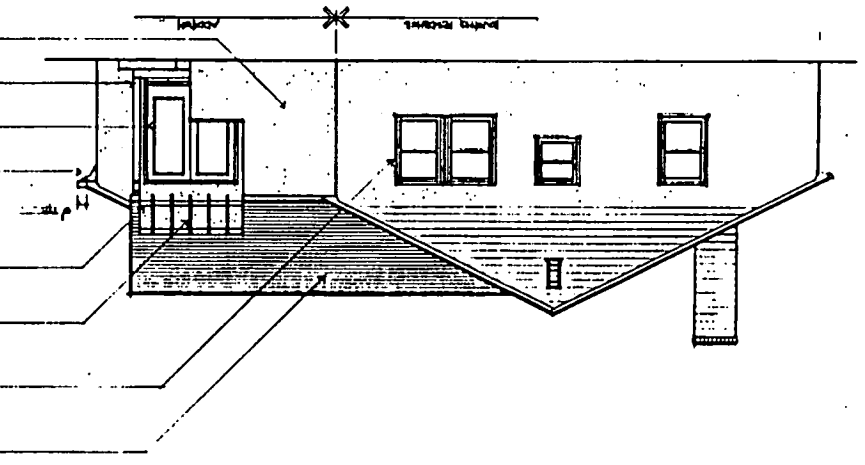
West Elevation

Architectural notes for the West Elevation, including details for windows, doors, and rooflines.



East Elevation

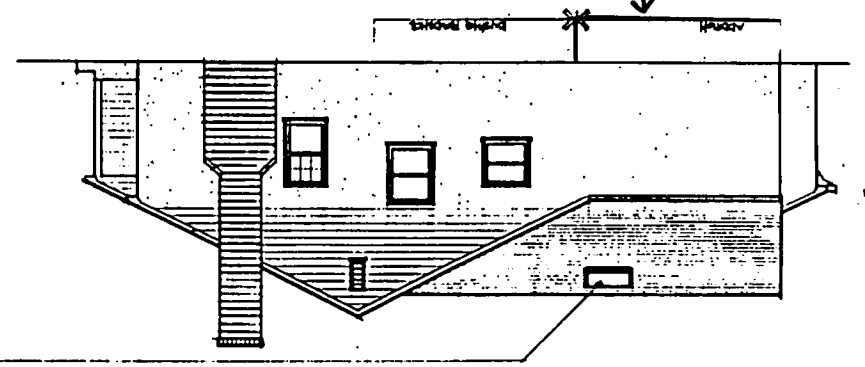
Architectural notes for the East Elevation, detailing window and door specifications.



South Elevation

003324

Architectural notes for the South Elevation, including roof and window details.



North Elevation

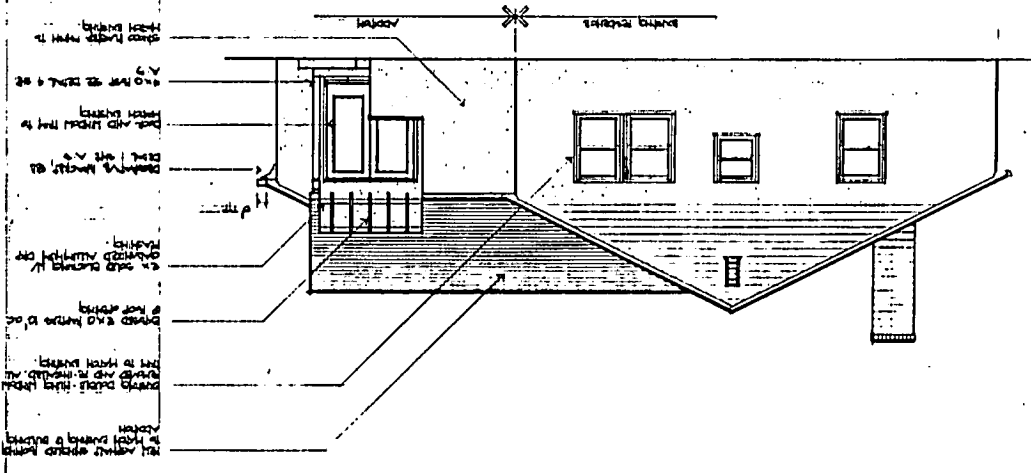
Addition

Architectural notes for the North Elevation, detailing the addition and window specifications.

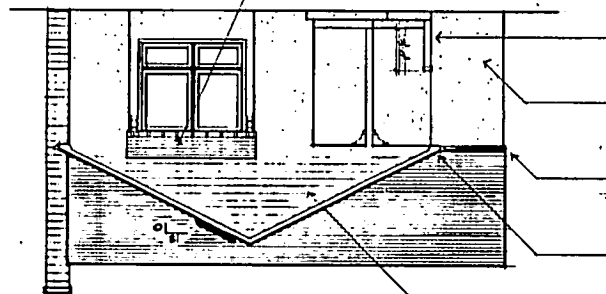
west elevation



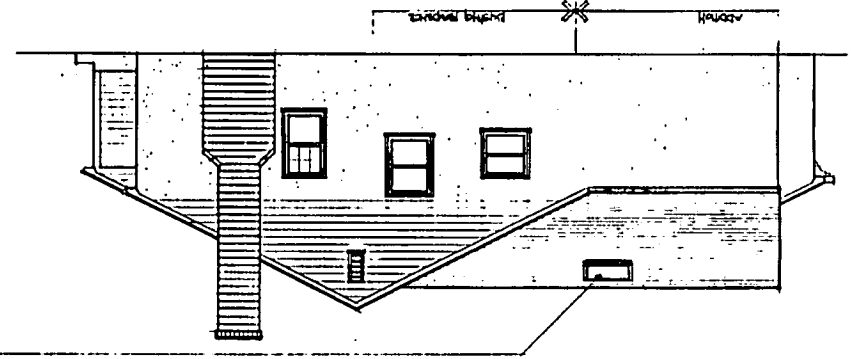
south elevation



east elevation



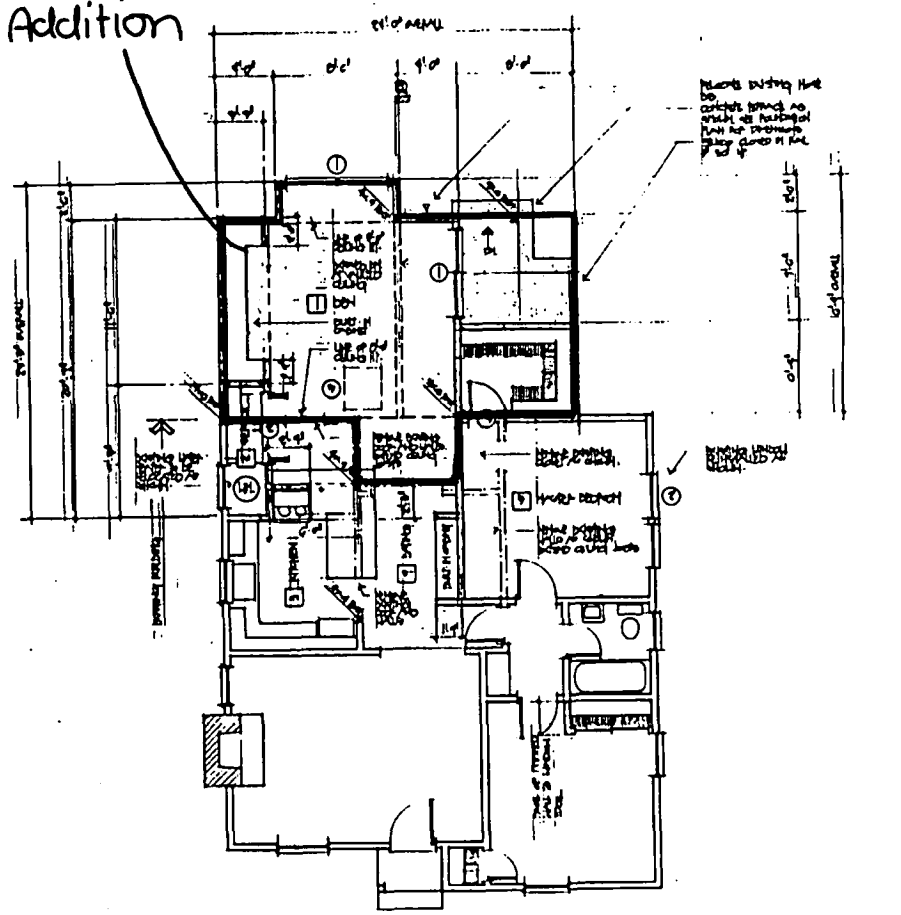
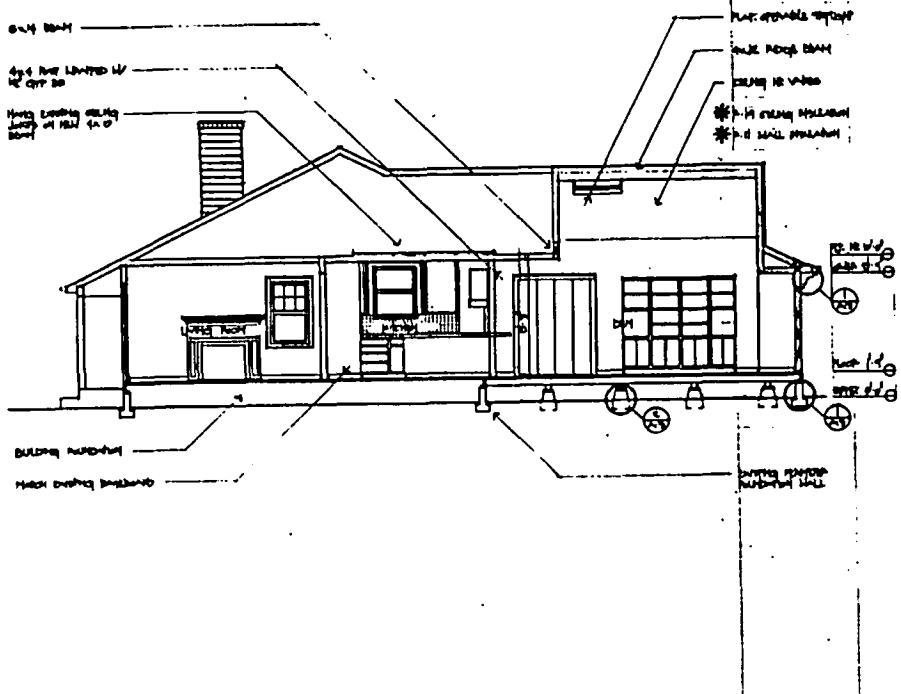
north elevation



003325

- PP. 1113
- 1112
- 1111
- 1110
- 1109
- 1108

Proposed Addition



DONALD JOSEPH & CO.
 ARCHITECTS
 1021 N. 10th St.
 Lincoln, Neb.
 Phone 461-1234

Exhibit C section floor plan

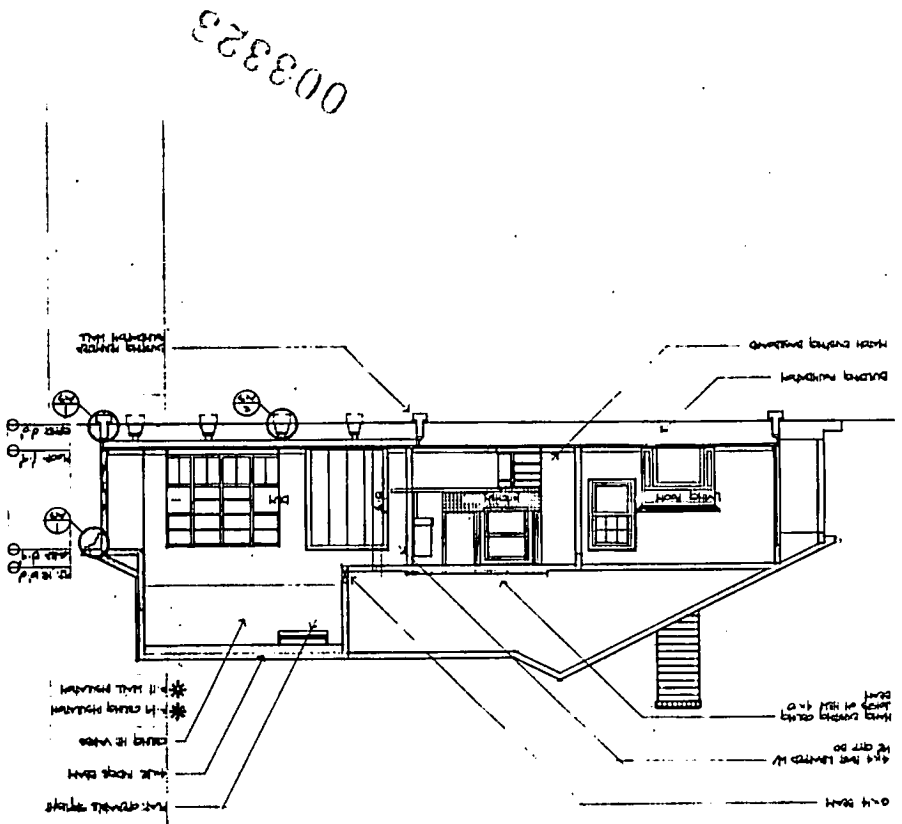
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section aa

revised floor plan

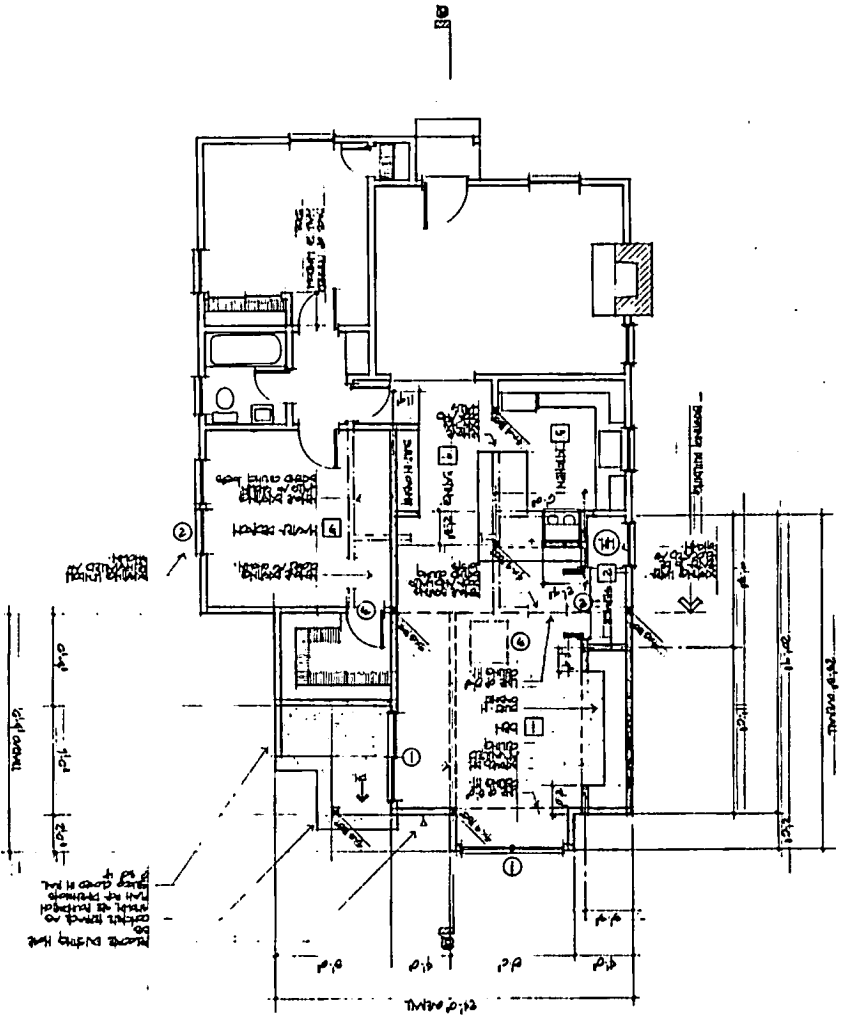
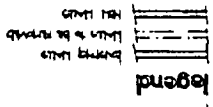
Legend
 ———— EXISTING WALLS
 - - - - - WALLS TO BE REMOVED
 _____ NEW WALLS

section 00



003323

revised floor plan



A-1

section floor plan

12
11
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A 15231 STREET
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DONALD
HERB CO
ARCHITECTS

Be
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on
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interior
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Street
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Street