

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Tom & Sandra Stefan, 1333-36th Street, Sacramento, CA 95816		
OWNER	Tom & Sandra Stefan, 1333-36th Street, Sacramento, CA 95816		
PLANS BY	Capital Nursery, 4700 Freeport Boulevard, Sacramento, CA 95822		
FILING DATE	9/7/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305(b)	EIR	ASSESSOR'S PCL. NO. 007-234-10

APPLICATION: Planning Director's Variance to allow an existing deck to encroach 1.66 feet into the required five-foot side yard setback and to allow an eight-foot high fence along the north property line (P84-342)

LOCATION: 1333-36th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Sacramento Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Residential; R-1  
East: Residential (cottages); R-1  
West: Residential; R-1

Parking Required: One space  
Parking Provided: One space  
Property Dimensions: 50' x 120'  
Property Area: 6,000 sq. ft.  
Height of Structure (fence): 8 feet; Trellis 9'5"  
Exterior Building Colors: Natural  
Exterior Building Materials: Redwood

001867

PROJECT EVALUATION: An existing residence is located on the site which was originally constructed within 40 inches (3.33 feet) of the north property line. The applicant obtained a building permit to construct an eight-foot high fence and a deck with trellis. The applicant was informed at the time of final inspection that a variance would be needed.

The existing deck was constructed to the rear of and 'in line' with the existing north wall of the residence. The deck and trellis are attached to the residence. The fence was constructed on the north property line and provides privacy for both the property owner and the adjacent residence. The adjacent property owners have been notified of the proposed project and they have no objections.

The deck/trellis and eight-foot high fence will not impact the adjacent residence. The fence will provide privacy and mitigate noise. Staff therefore supports this variance.

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

P-84342

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

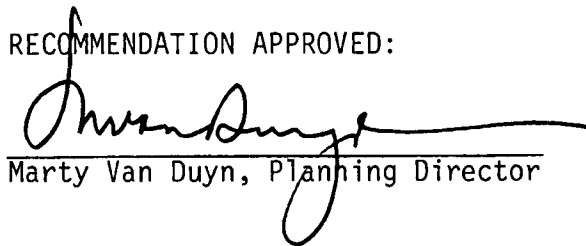
Findings of Fact

1. The project is compatible with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential uses.
2. 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.
3. The variance does not constitute a use variance, in that the proposed use is allowed in the existing zone district.
4. The granting of the variance will not constitute a special privilege, in that similar variances have been granted for fences and accessory structures.

REPORT PREPARED BY:

  
Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:

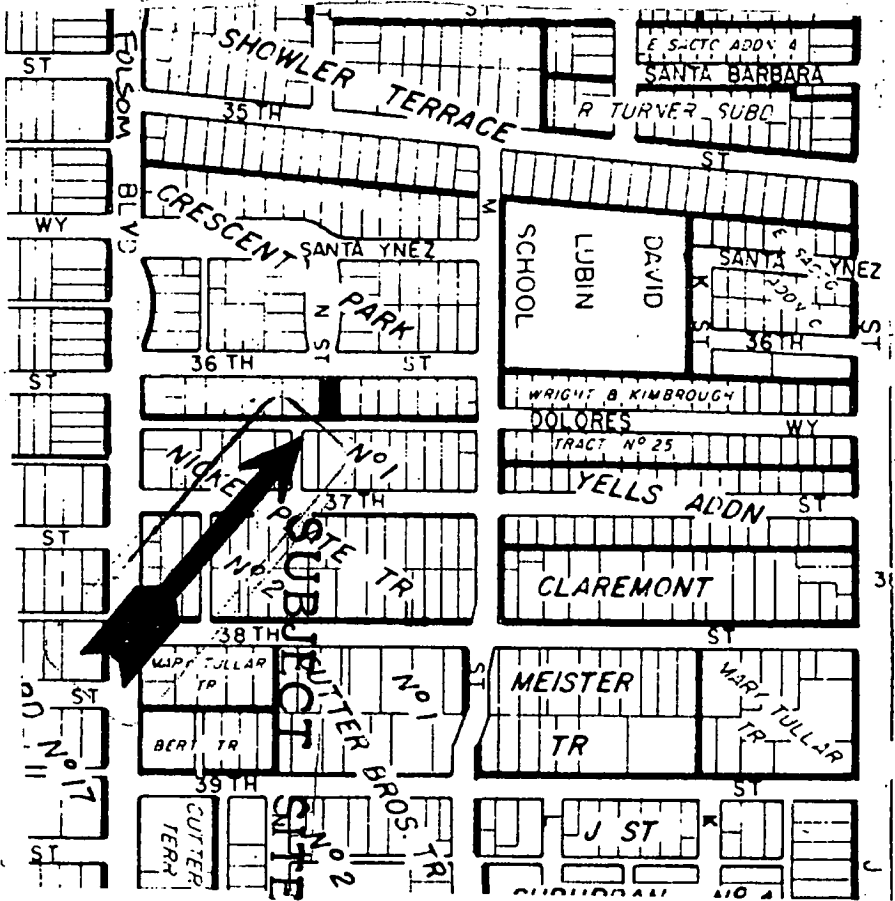
  
Marty Van Duyn, Planning Director

10-9-84  
Date

FG:bw

001865

# VICINITY MAP



All adjacent lots zoned R-1

Adjacent uses - residential

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Alley

6' existing chain-link fence

PLANT BAY TREES AROUND CONCRETE

existing 8' chain-link fence

existing 8' fence

Proposed new 8' x 48' fence and 8' x 3' gate - redwood

existing chain-link gate fence

RESIDENCE

GARAGE

BRICK PATIO

LAWN

LAWN

PORCH

001870

70"

36th Street

BY SHOLE

**LANDSCAPE PLAN**

TOM & SHOLE DESIGN

1334 32nd STREET

**CAPITAL NURSERY**

**CN**

1334 32nd STREET

LANDSCAPE ARCHITECTURE

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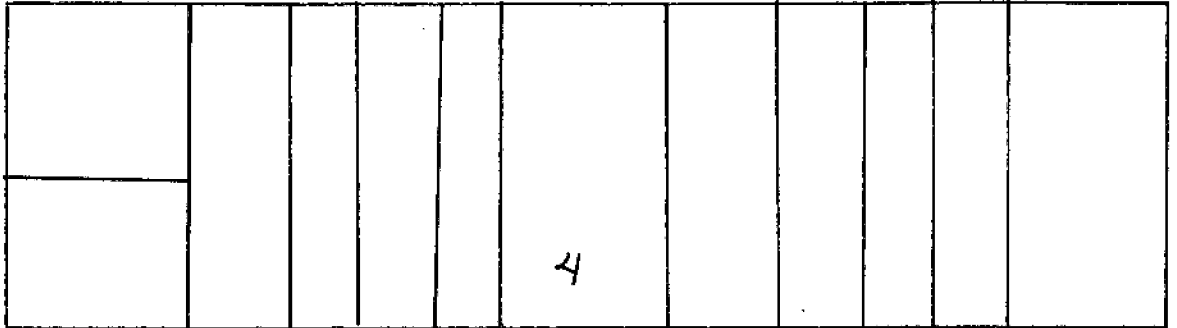
**NORTH**

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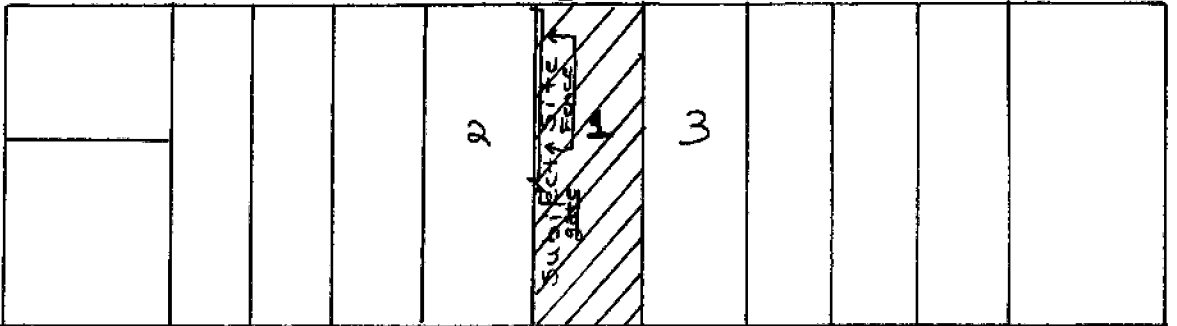


37th Street

1332



Alley

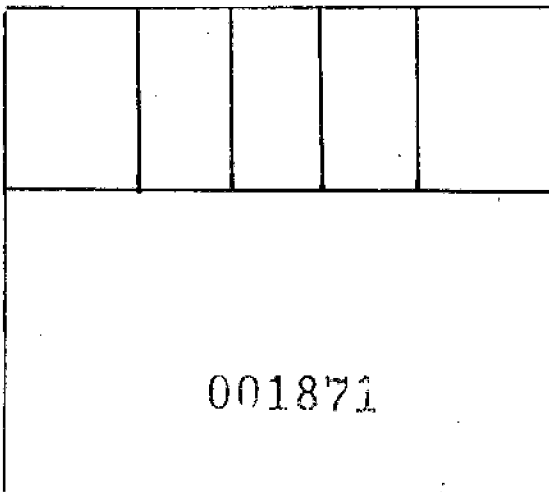


1325 1333 1341

36th Street

m Street

Folsom Blvd.



001871

N Street

