

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Donald Ray Neuman, 2887 Perktel Street, Sacramento, CA 95815		
OWNER	Donald Ray Neuman, 2887 Perktel Street, Sacramento, CA 95815		
PLANS BY	Line Design, 4800 Manzanita, Carmichael, CA 95608		
FILING DATE	8-15-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 265-172-0300

APPLICATION: Planning Director's Variance to:

1. Reduce the required five-foot interior side yard setbacks to four feet;
2. Increase the maximum lot coverage for all buildings from 40 percent to 44 percent. (P83-266)

LOCATION: 2887 Perktel Street

PROPOSAL: The applicant is requesting the necessary entitlements to add a work room living area and carport onto an existing 1,214± square foot residence.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood 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:	Single Family Residential; R-1
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	50' x 111'
Property Area:	5,500 square feet
Square Footage of Building:	Existing: 1,214±
	Proposed Addition (including covered areas)
	1,213±
Total:	2,427± sq. ft.
Topography:	Flat
Exterior Building Colors:	Green
Exterior Building Materials:	Stucco
Proposed Lot Coverage:	44%

STAFF EVALUATION: The subject site is a 5,500 square foot parcel in the Single Family (R-1) zone developed with a 1,214± single family residence. The applicant desires to remodel the residence by expanding the living room, and adding a workshop, covered patio and covered carport to the structure (Exhibit A). The expansion, as proposed, would encroach one foot into each of the required five-foot side yard setbacks. In addition, the total square footage of the remodeled structure would be 2,427± square feet, exceeding the maximum lot coverage for all buildings of 40 percent by four percent.

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Staff has no objection to the one-foot encroachment into the side yard setbacks as the existing interior side yard setbacks are four feet. The proposed addition would, therefore, be consistent with the existing side yard setbacks. Staff, however, can find no justification to allow the applicant to exceed the maximum lot coverage of 40 percent. If the applicant were not to add the covered carport, an area totaling 231± square feet, the total square footage of the residence would be 2,196± square feet. By deleting the carport, the building coverage of the lot would then be at 40 percent, meeting the maximum lot coverage requirement. Staff feels that the carport is not necessary as the structure has an existing single car garage. Staff, therefore, recommends approval of the variance to reduce the required five-foot interior side yard setbacks to four feet and denial of the variance to increase the maximum lot coverage for all buildings from 40 percent to 44 percent.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends the following:

1. Approval of the variance to reduce the required five-foot interior side yard setbacks to four feet, subject to conditions and based upon Findings of Fact which follow;
2. Denial of the variance to increase the maximum lot coverage for the overall building from 40 percent to 44 percent, based on Findings of Fact which follow.

Condition - Setback Variance

The applicant shall submit revised plans which are in compliance with the maximum lot coverage for the building of 40 percent for staff review and approval prior to issuance of building permits.

Findings of Fact - Setback Variance


- a. The requested variance does not constitute a special privilege extended to one property owner in that:
 - 1) the existing interior side yard setbacks are four feet;
 - 2) under similar circumstances the variance would be granted to any other property owner.
- b. The granting of this variance will not be injurious to the public welfare nor properties in the vicinity as it will not significantly alter the characteristics of the area.
- c. The variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
- d. The proposed project is consistent with the 1966 Hagginwood Community Plan and the 1974 General Plan which designate the subject site for residential uses.

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Findings of Fact - Lot Coverage Variance

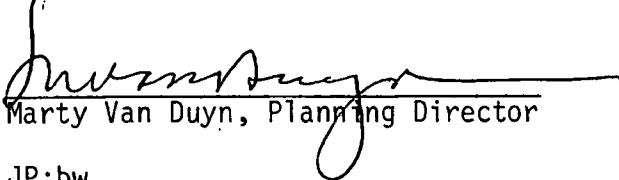
- a. Staff cannot find, nor has the applicant presented, any unusual circumstances to warrant justification for approval of the variance.
- b. The expansion of the residence on the subject site can proceed as proposed and be in conformance with the Zoning Ordinance, if the covered carport is eliminated or if the square footage of the proposed addition is reduced.

REPORT PREPARED BY:



Joy Patterson, Planner

RECOMMENDATION APPROVED:

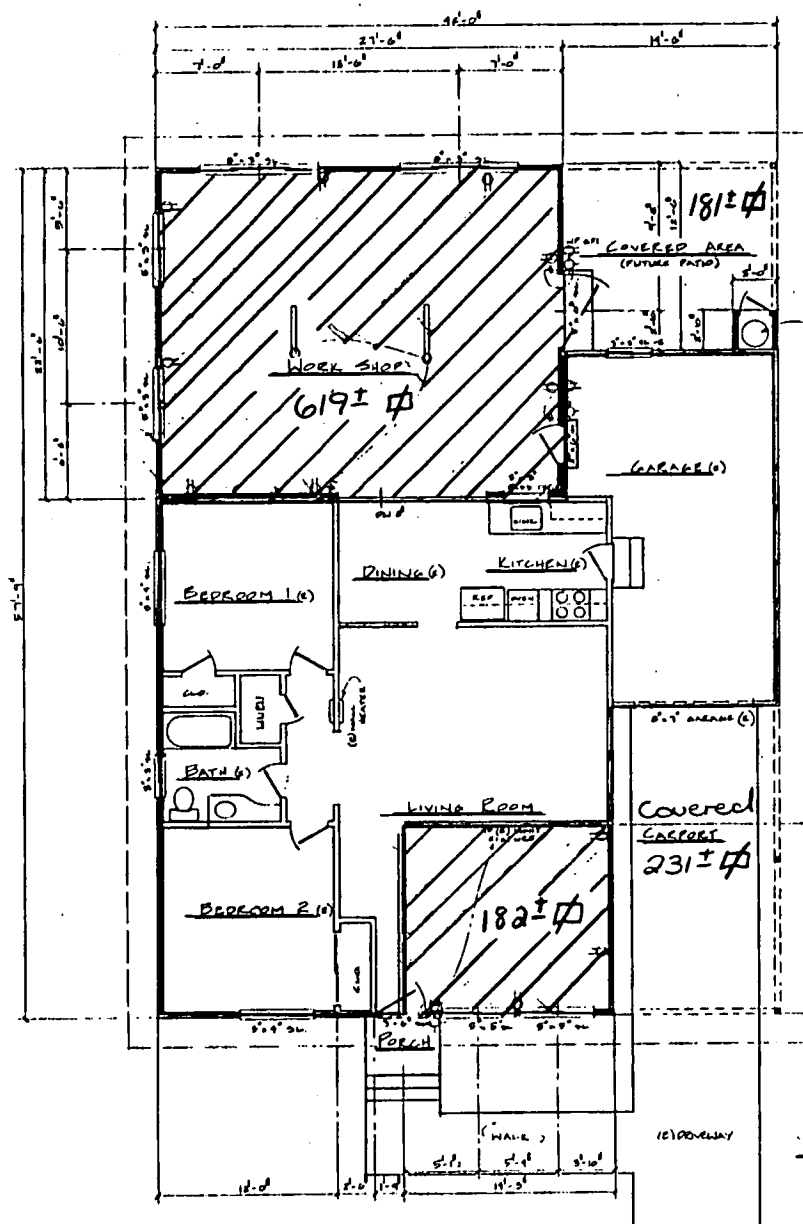


Marty Van Duyn, Planning Director

JP:bw

Attachments

P83-266



Square Footage of Existing Residence: 1214 ± sq ft

LIGHT & VENTILATION REQ'S

WEDGEMOP	618.75 0
DINING & KITCHEN	157.25 0
TOTAL AREA	776.00 0
GLAZING	700/7760 = 9.0%
VENTILATION	590/7760 = 7.6%
LIVING ROOM	474.00 0
GLAZING	500/4740 = 10.5%
VENTILATION	350/4740 = 7.4%

Exhibit B



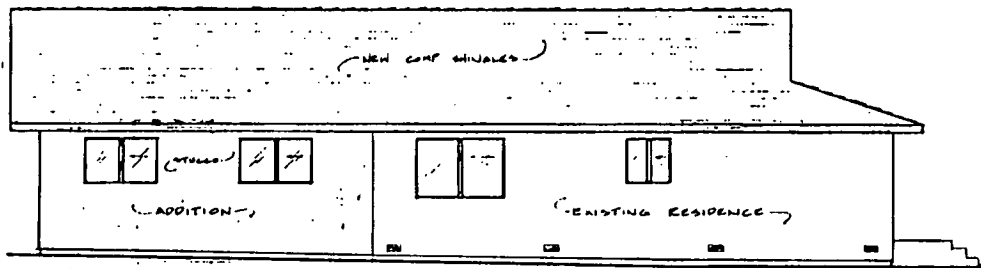
LEGEND

	EXISTING WALL
	EXISTING WALL
	NEW WALL
	ADDITION AREA

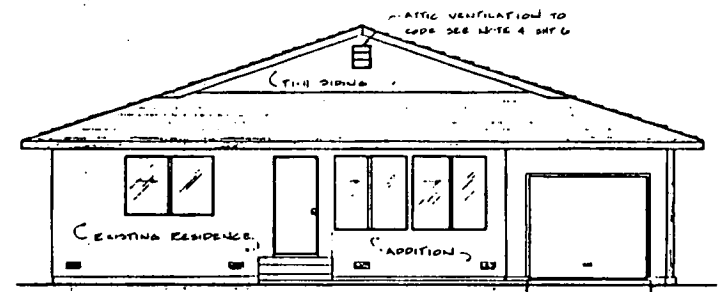
FLOOR PLAN

000998

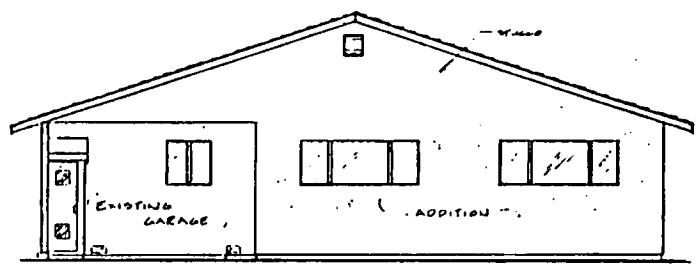
DRAWN FOR
D Neuman
CONTRACTOR
ENGINEER
DRAWN BY
ERIC LAMD
REVISIONS
1/14/03 KB
JOB NO.
4083
DATE
JULY 27, 1993
DESCRIPTION
Floor Plan
NO.
2
OF 8 SHEETS



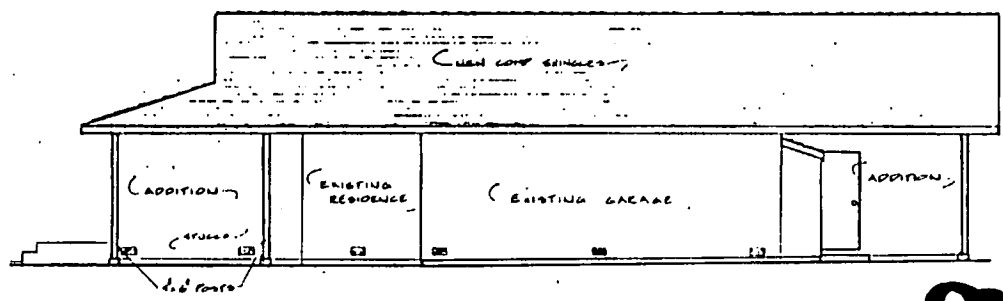
LEFT SIDE ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



FRONT ELEVATION - EAST
SCALE 1/8" = 1'-0"



REAR ELEVATION - WEST
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION - NORTH
SCALE 1/8" = 1'-0"

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Exhibit C

DRAWN FOR D Neuman

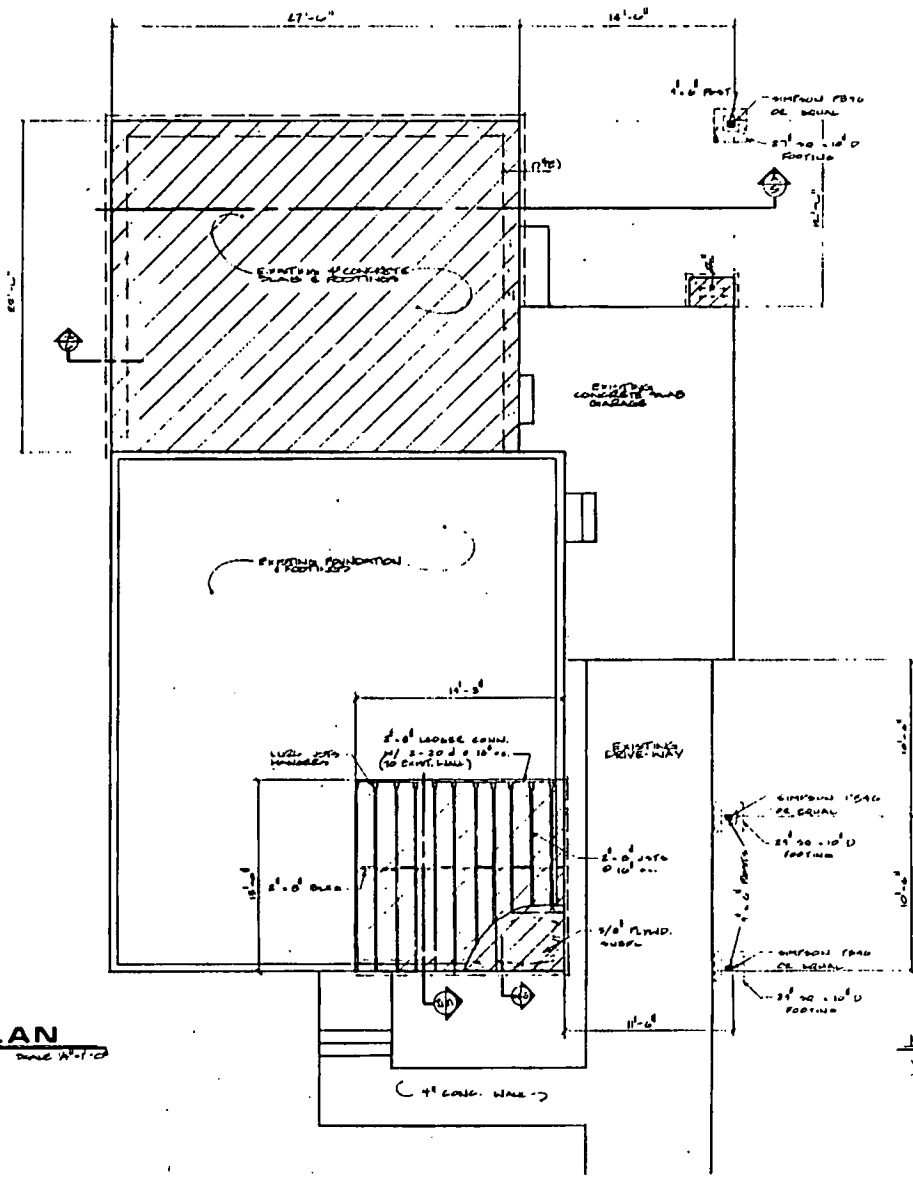
CONTRACTOR

LINE DESIGN Drafting Studio <small>DESIGN - DRAFTING - BLUEPRINTING 200 Riverside Ave., Suite 10 Gardena, CA 90247 (310) 484-8875</small>

ENGINEER

DRAWN BY ERIC LAMB
REVISIONS 7/27/83 ECL
JOB NO. 4083
DATE JULY 27, 1983

DESCRIPTION Ext. Elevation
NO. 3
OF 6 SHEETS



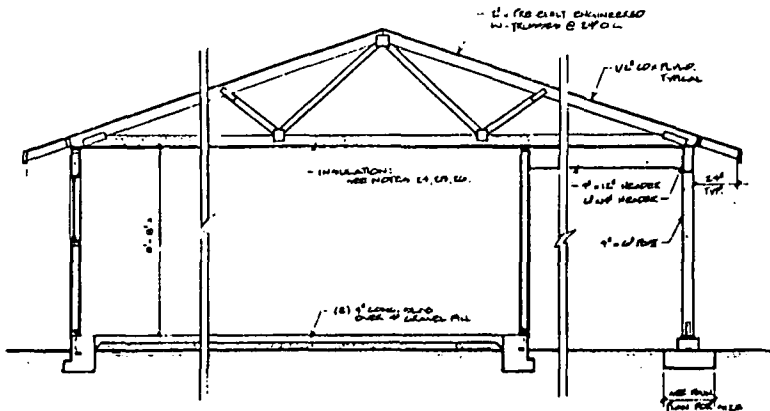
FOUNDATION PLAN

001000

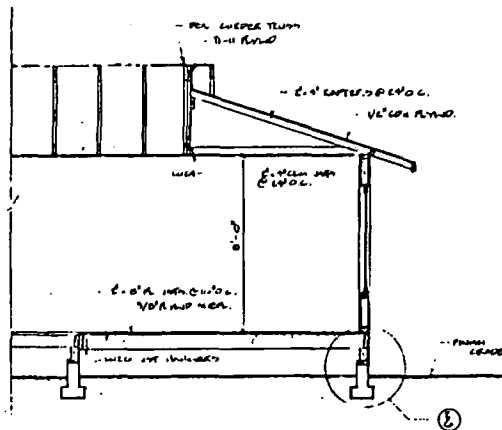
Exhibit D

NOTE:
VERIFY ALL DIMENSIONS
TO EXISTING HOUSE.

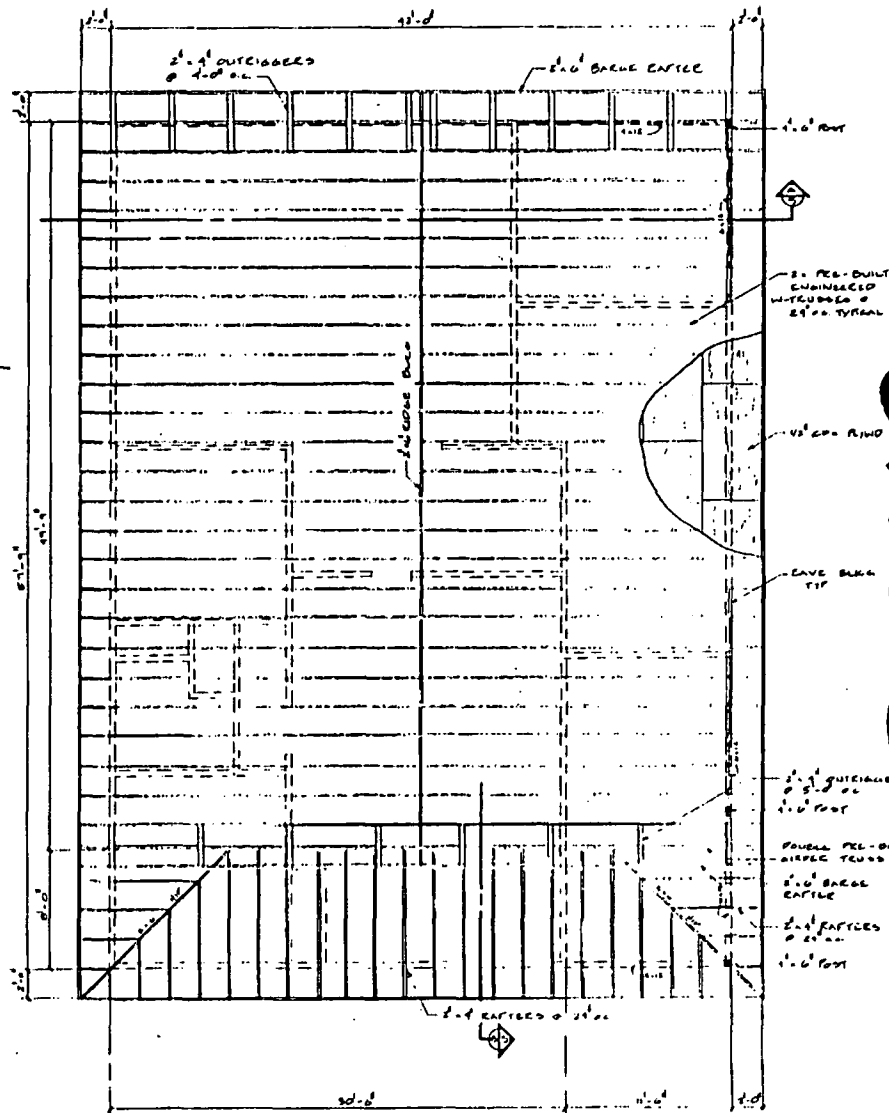
DRAWN FOR O Neuman
CONTRACTOR
LINE DESIGN Drafting Studio <small>DESIGN - DRAFTING - ESTIMATION 1800 S. GARDEN ST., SUITE 10 CARSON, CA 90746 (310) 582-2277</small>
ENGINEER
DRAWN BY EDC LAM-15
REVISIONS
JOB NO. 4083
DATE AUGUST 1, 1985
DESCRIPTION Foundation Plan NO. 4 OF 6 SHEETS



SECTION A



SECTION B

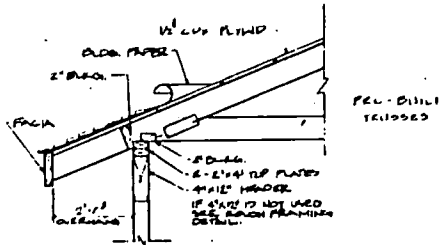


ROOF FRAMING PLAN

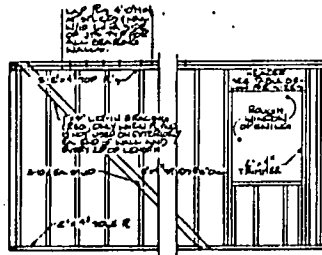
Exhibit E

DRAWN FOR D Neuman
CONTRACTOR
LINE DESIGN <i>Drafting Studio</i>
ENGINEER
DRAWN BY EDC L LAMB
REVISIONS
JOB NO. 4083
DATE AUGUST 1, 1995
DESCRIPTION Roof Frame/Beet
NO. 5
OF 8 SHEETS

001001



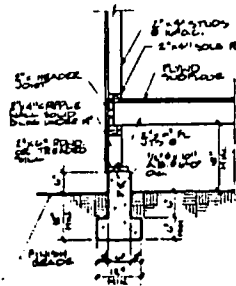
EAVE DETAIL 1



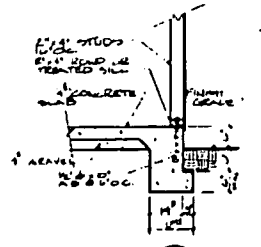
EXTERIOR 2x6 STUD WALL

OPENING	CEILING WALL PARTITION
UP TO 4'-0"	2"x6" 2x6's
4'-0" TO 6'-0"	2"x8" 2x8's
6'-0" TO 8'-0"	2"x10" 2x10's
8'-0" TO 10'-0"	2"x12" 2x12's
1 PIECE FOR 8'-0" STUD WALL	
2 PIECES FOR 10'-0" STUD WALL	
4 PIECES FOR 12'-0" STUD WALL	

ROUGH FRAMING



DETAIL 2



DETAIL 3

NOTES

GENERAL

- One hour fire rated 5/8" type 1 sheetrock on garage walls adjacent to house.
- Bathrooms, garage, and outside outlets to have ground fault interrupters.
- Provide 1 1/2 sq. ft. of ventilation per 15 linear feet of exterior wall under floors.
- Provide attic ventilation per code. Vents not to be located within three feet laterally where window or door opening in the story immediately below.
- Provide 24" x 18" attic access within 20 feet of plumbing elements to under floor area. Install two-way clearance at building eaves if 20 feet flat to not met.
- Chimney to terminate with a 1/4" gal. 3/4" mesh or 12 ga. 1" mesh galvanized sheet arrester.
- Stabilize all exterior posts and all interior pipe posts over 30" in height with "Staplex Strong-Tite" post braces and any comparable or equivalent.
- All supports and connectors to be "Staplex Strong-Tite" or equivalent.

CONCRETE

- Structural concrete shall be 4,000 psi for 28 days.
- Curry all footings 6 in. below 1, 2, 3, and undisturbed earth.

Wood

- All framing lumber to be clear, dry, and a better unless noted otherwise.
- Columns, beams, and headers - least of grade first of the 24 center.
- Floors and sheetrock - standard grade.
- All plywood to be standard or to mill exterior glue unless noted otherwise.
- Joists under and parallel to ceiling partitions to be sealed and nailed together.

NAILING SCHEDULE

- All nails for structural work to be common wire nails. Nailing not indicated later to have 16d for 2" material and 18d for 2" material.
- Joists or rafters - 2" plates of studs:
 - 8" joists/rafters or less: 1 - 16d
 - each additional 4" depth: 1 - 16d
 - at all bearings - (one nail) each side: 2 - 16d
- Studs - to bearings:
 - large studs to 2" x 4" studs: 2 - 16d
 - 2" x 4" and 2" x 6" studs: 3 - 16d
- Blocking - between joists, rafters, or studs and at all supports:
 - smaller than studs: 2 - 16d
 - same as studs: 3 - 16d
- Double top plates:
 - large studs to 2" x 4" studs: 2 - 16d
 - 2" x 4" and 2" x 6" studs: 3 - 16d
 - upper plate to lower plate: 16d @ 12" max. staggered
- Multiple studs: 16d @ 12" max. staggered
- Structural plywood:
 - all supported studs and over: 6d @ 4" max.
 - header bearings, each sheet: 6d @ 12" max.
- Non-structural plywood (finish nails):
 - exposed edges: 6d @ 6" max.
 - interior edges: 6d @ 12" max.

ENERGY

- Ceiling insulation: R-19
- Wall insulation: R-11
- Floor insulation: R-11
- Slab perimeter insulation: R-10
- Dorms shall be constructed, installed, and insulated according to the requirements of Chapter 10 of the 1976 Uniform Mechanical Code.
- Ceiling, wall, or weatherstripping:
 - Exterior joints around windows and door frames
 - Between wall studs and floors, and between exterior wall panels
 - Penetrations in walls, ceilings, and floors for plumbing, electricity, and air flow
 - Openings in attic floors
 - All other openings in the building envelope
- Doors and windows shall be certified and labeled.
- Exhaust fans and fan systems shall have backdraft dampers or automatic dampers.
- Masonry and factory built fire places shall meet the following requirements:
 - Tight-fitting, chrome-plated metal or glass door
 - Outside air intake (also air ex. intake) with tight fitting damper
 - Flue damper shall be tight-fitting with an accessible control.
 - Continuous burning gas pilot lights are prohibited.
 - The use of indoor air to cool the fireplace when that indoor air is vented to the outside of the building is prohibited.
- No attached radiators for heating.
- Setback thermostat shall be installed (electric heat pump except).
- HVAC equipment shall be certified by the CBC.
- Water tank heating:
 - Water tank heat and outlet pipe insulated, exterior, with R-3 or greater (first five feet in unconditioned space).
- Water heating equipment shall be certified by the CBC.
- Dishes, hoods and faucets shall be certified by the CBC.
- General lighting for kitchen and bathroom shall be fluorescent fixtures (2) lamps/fixture

DRAWN FOR

O Neuman

CONTRACTOR

LINE DESIGN
Drafting Studio

DESIGN - DRAFTING - ESTIMATION
AND MANUFACTURING
CONSTRUCTION, ETC.
1010 2nd Street

ENGINEER

DRAWN BY

REVISIONS

JOB NO.
4083

DATE

August 2, 1985

DESCRIPTION

Details & Notes

NO.

6

OF 6 SHEETS

Exhibit F

001002