

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Joseph B. Wooten, 4610 Joaquin Way, Sacramento, CA 95822		
OWNER	Aileen Jones, 3135-43rd Street, Sacramento, CA 95817		
PLANS BY	Joseph B. Wooten, 4610 Joaquin Way, Sacramento, CA 95822		
FILING DATE	11/15/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15305(b)	EIR	ASSESSOR'S PCL. NO. 014-192-29

APPLICATION: Planning Director's Variance to reduce a side yard setback from five feet to three feet and exceed maximum lot coverage requirements by two percent (Sec. 3-B-1)

LOCATION: 3135-43rd Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct an addition to a single family dwelling.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak 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:	Single Family Residence; R-1
South:	Single Family Residence; R-1
East:	Single Family Residence; R-1
West:	Single Family Residence; R-1

Parking Required:	None
Property Dimensions:	34.5' x 120'
Property Area:	.1+ acre
Square Footage of Building:	1,066 existing; 650 addition
Significant Feature of Site:	Substandard in width and area
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White
Exterior Building Materials:	1 x 8 wood siding
Height of Structure:	17'-6"; 1-story

PROJECT EVALUATION

The subject site is located in a residential area of Oak Park which was subdivided around 1900. The surrounding area consists of 40' x 120' lots developed with single family residences. The subject site, however, is 34.5' x 120'. The site is developed with a single family residence 1,100+ square feet in size.

The applicant requests permission to construct a 650+ square foot room addition consisting of a family room and sun room. The existing structure is located three feet from the side property line. The applicant requests to extend this line with the addition. The finished residence will cover 42+ percent of the subject site.

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Due to the substandard width and area of the site, staff supports the request to reduce the side yard setback to three feet. The subject site is 20 percent smaller than a standard single family lot. The applicant requests to exceed maximum lot coverage requirements by two percent. Staff also supports this request.

The applicant has notified adjacent property owners of the request. No objections have been received.

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

RECOMMENDATION: Staff recommends:

- A. Approval of the Variance to reduce the side yard setback to three feet, based upon Findings of Fact which follow.
- B. Approval of the Variance to exceed the 40 percent maximum lot coverage requirement by two percent, based upon Findings of Fact which follow.

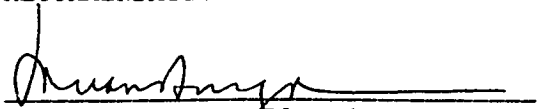
Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual applicant, in that:
 - a. the lot is substandard in width and area;
 - b. the site is narrower than other residential lots in the area.
2. The project will not be injurious to public welfare or surrounding properties, in that:
 - a. the site is 20 percent smaller than standard single family lots, but the lot coverage requirement is exceeded by only two percent;
 - b. the project will not alter the residential character of the area significantly.
3. The request does not constitute a use variance, in that residential uses are allowed in the R-1 zone.
4. The project is compatible with 1974 General Plan and the 1963 Oak Park Community Plan which designate the site for residential uses.

REPORT PREPARED BY:


Susan Desmarais, Assistant Planner

RECOMMENDATION APPROVED:

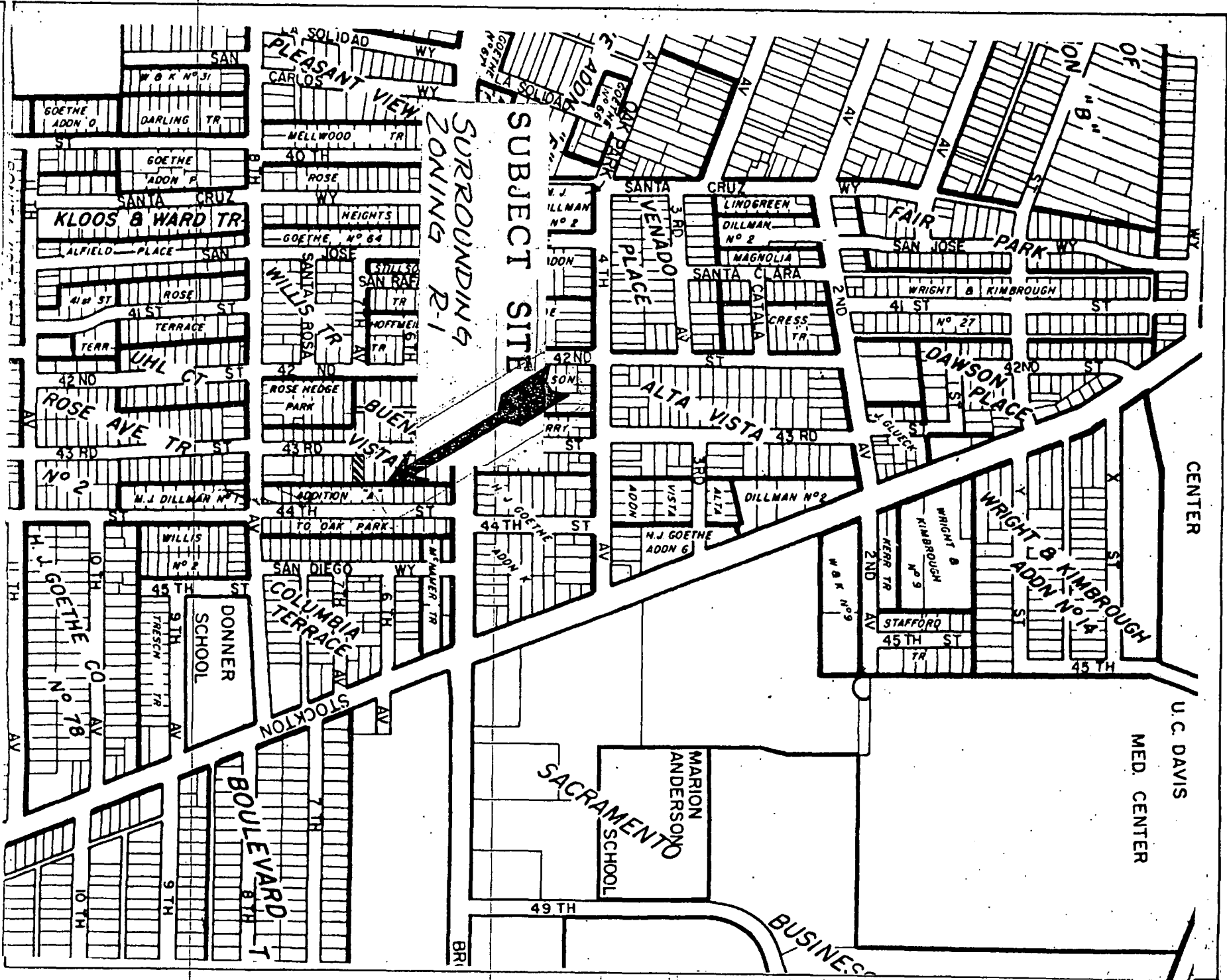

Marty Van Duyn, Planning Director
SD:BW
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1-17-85
Date

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VICINITY MAP



SUBJECT SITE

SURROUNDING ZONING R-1

CENTER

U.C. DAVIS

MED. CENTER

SACRAMENTO
MARION
ANDERSON
SCHOOL

BOULEVARD
DONNER
SCHOOL

COLUMBIA
TERRACE
SAN DIEGO
WY

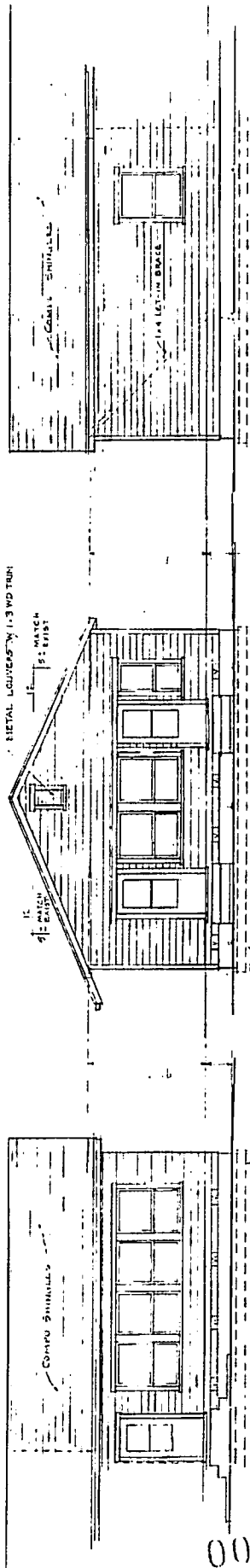
DAWSON
PLACE

KLOSS & WARD
TR

PLEASANT
VIEW
WY

P 84436

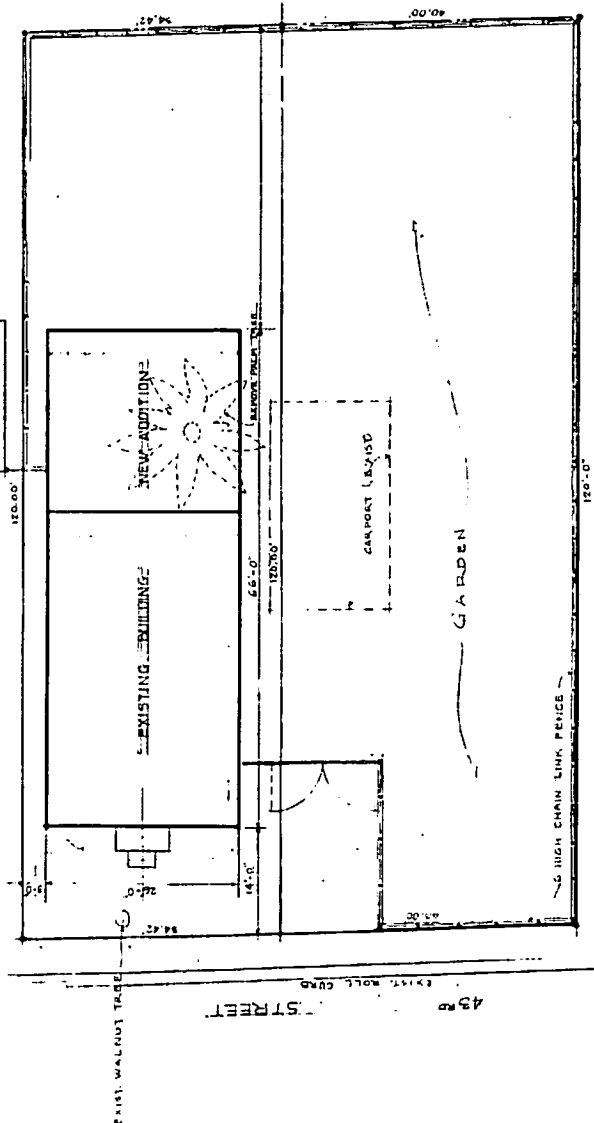
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SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"

NORTH ELEVATION
SCALE 1/4" = 1'-0"



SITE PLAN
SCALE 1/4" = 1'-0"

BAR SCALE

THESE PLANS CONFORM TO THE
CITY PLANNING COMMISSION
ACTION OF 1117 1985
BY: *S. H. ...*

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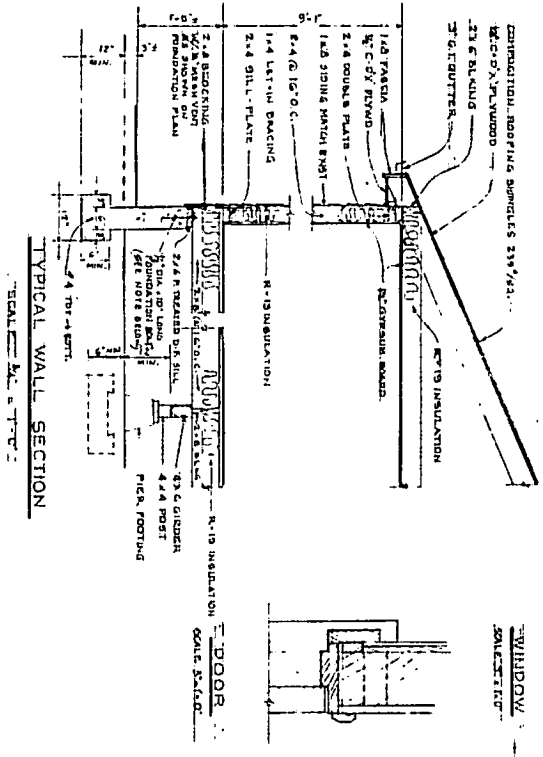
JOSEPH B. WOOTEN ARCHITECT
4610 DRAQUIN WAY
SACRAMENTO CALIFORNIA 95822
APPROVED DATE



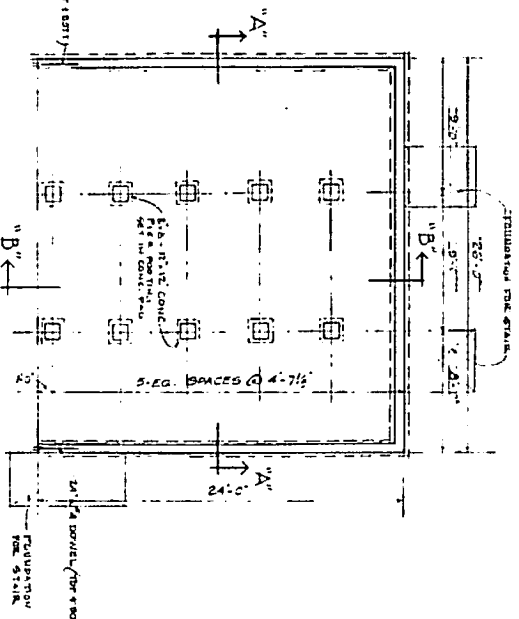
ADDITION TO A SINGLE FAMILY DWELLING
3135-45th STREET
SACRAMENTO CALIF
ALLEN JONES

SHEET - 12
OF - 12

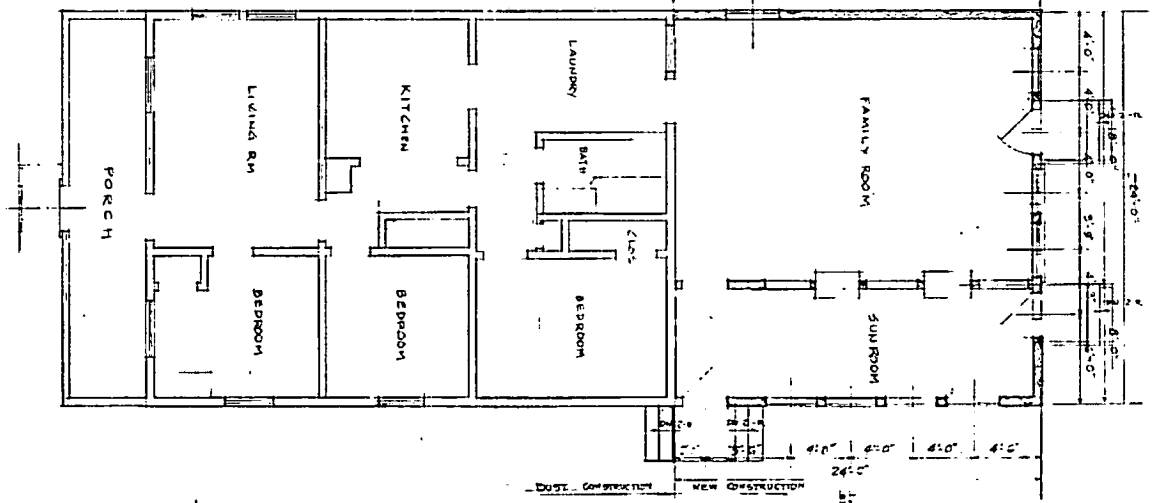
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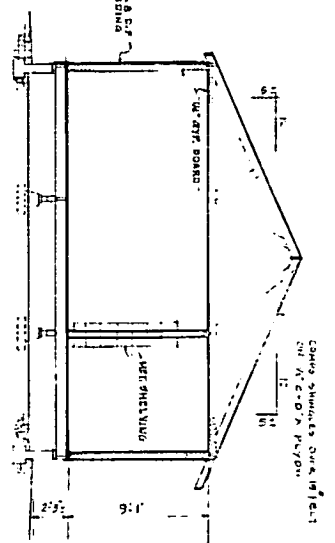
FOUNDATION PLAN
SCALE 1/2" = 1'-0"



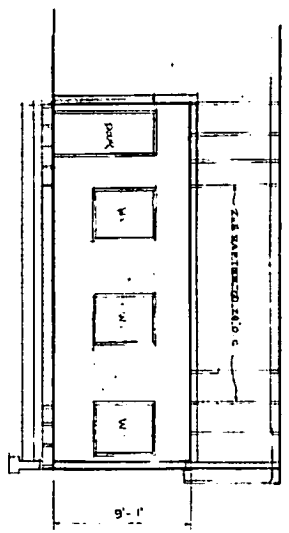
FLOOR PLAN
SCALE 1/4" = 1'-0"



SECTION A-A
SCALE 1/2" = 1'-0"



SECTION B-B
SCALE 1/2" = 1'-0"



PROJECT ADDITION TO A SINGLE FAMILY DWELLING	
DESIGNED BY J.B.W.	LOCATION 3135 43RD STREET SACRAMENTO CALIF
SCALE AS NOTED	OWNER AILEEN JOHNS
SHEET NO. 2	

JOSEPH B. WOOTEN ARCHITECT
440 JOAQUIN WAY • PHONE 4550522
SACRAMENTO CALIFORNIA
APPROVED _____ DATE _____