

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Cynthia Easton, 811 'J' Street, Sacramento, CA 95814		
OWNER	Dr. Garrett & Linda Ryle, 1116 Santa Barbara, Sacramento, CA 95816		
PLANS BY			
FILING DATE	9/30/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	N/A	EIR	ASSESSOR'S PCL. NO 008-134-11

APPLICATION: Request for Planning Director's Variance to allow a 6'6" high wood fence along the rear and side property lines. (P83-332)

LOCATION: 1034-40th Street

PROJECT INFORMATION:

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

Surrounding Land Uses and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Apartment; R-4

STAFF EVALUATION:

1. The applicant is requesting a Planning Director's Variance to complete construction of a 6'6" high wood fence along the side and rear property lines. Two sections of the fence at the 6'6" height have already been installed in error by the contractor. The applicant is requesting approval of the variance to complete the fencing as indicated on the attached site plan.
2. The subject site is bordered on each side by single family residences with building setbacks of approximately 20 feet each from the side property line where the subject fence is proposed. The adjacent lot to the rear is developed with a two-story apartment building. Most of the lot which abuts the rear property line is developed as a parking lot for the apartment tenants. According to the applicant, the adjacent property owners have no objection to the fence height.
3. Based upon the existing setbacks of adjacent structures and the apartment building parking lot, the proposed height of the fence should not have any adverse affect upon the amount of light and air on the adjoining properties. The proposed wood fence is designed as an attractive good neighbor fence and is compatible with the surrounding properties. Staff, therefore, recommends approval of the variance request as proposed by the applicant.

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STAFF RECOMMENDATION: Staff recommends approval of the variance request based upon the Findings of Fact which follow.

Findings of Fact

- a. The request for the variance does not constitute a special privilege in that adequate setbacks exist between the adjacent residential structures and the subject fence;
- b. The granting of the variance will not be injurious to the public welfare nor the properties in the vicinity as it will not significantly change the characteristics of the area;
- c. The project is in conformance with the 1974 General Plan which states: "Encourage comprehensive neighborhood beautification programs through landscaping, tree plantings, home improvements and general maintenance to increase neighborhood pride and improved neighborhood appearance."

REPORT PREPARED BY:

Gene Masuda
Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:
Marty Van Duyn
Marty Van Duyn, Planning Director

10/12/83
Date Approved

P83-332