

**PLANNING DIRECTOR'S VARIANCE**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Melvin H. Johnson, 6 Bayou Court, Sacramento, CA 95831				
OWNER	Kris R. and Michelle M. Kuhl, 443 Pimentel Way, Sacramento, CA 95831				
PLANS BY	Melvin H. Johnson, 6 Bayou Court, Sacramento, CA 95831				
FILING DATE	03/27/92	ENVIR. DET.	Exempt 15301 (a) & 15305 (a)	REPORT BY	D. Holm
ASSESSOR'S PCL. NO.	031-1120-079-0000				

**APPLICATION:** Planning Director's Variance to increase the allowable lot coverage from 40% to 45% in order to allow the construction of a 460± square foot addition to an existing single family residence which is located on 0.16± developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 443 Pimentel Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow an increase in the allowable lot coverage in order to allow for 460± square foot addition to an existing single family residence.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
South Pocket Community Plan Designation:	Low Density Residential (3-6 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

**Surrounding Land Use and Zoning:**

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

Property Dimensions:	60' x 118'
Property Area:	0.16±
Height of Existing Residence:	Single Story
Height of Proposed Addition:	Single Story
Existing Lot Coverage:	40 percent
Proposed Lot Coverage:	45 percent

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is zoned Standard Single Family (R-1) and is designated for low density residential (4-15 du/na) in the General Plan and low density residential (3-6 du/na) in the 1986 South Pocket Community Plan. The subject site totals 0.16± acres and is developed with an existing single family residence. The subject site is surrounded by single family residences, zoned Standard Single Family (R-1), to the north, south, east and west.

**B. Applicant's Proposal**

The applicant is requesting a variance in order to allow an addition to be constructed onto the front of the existing single family residence which is located on the subject site. The proposed addition will allow for a larger living room and a new playroom to be added onto the existing single family residence. The Zoning Ordinance allows for a maximum of 40 percent of a Standard Single Family (R-1) zoned lot to be covered with structures, as proposed the addition will result in 45 percent of the subject site being covered with structures.

**C. Staff Analysis**

The existing single family residence was constructed with a 27 foot front yard setback to the front of the garage and a 54 foot setback to the entrance and living room wall. The existing residence was constructed with the required minimum 5 foot side yards and there is a 22 foot rear yard which exceeds the minimum required 15 foot rear yard. The proposed addition will be constructed 32 feet behind the front property line and will not encroach into the required 5 foot side yards. As the proposed addition will exceed the allowable lot coverage, the applicant should be aware that in order to maintain adequate open space no additional structures can be constructed on the subject site (i.e. storage sheds, raised decks, and patio covers). Planning staff has no objections to the applicant's request in that the proposed addition should not have any adverse impacts on the adjacent single family residences and adequate open space will be provided on the subject site.

The existing single family residence is brick with horizontal wood siding and a wood shake shingle roof. The proposed addition will be constructed to match the existing architecture of the residence and similar materials and colors will be used on the proposed addition. As detailed elevations were not submitted with this variance request Planning staff recommend that prior to issuance of a building permit the applicant submit a set of revised elevations to the Planning Director for review and approval.

D. Agency Review

The proposed project was reviewed by the City's Engineering Development, Real Estate and Water and Sewer Divisions and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines {CEQA, Section 15301 (e) and 15305 (a)}.

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to increase the allowable lot coverage from 40% to 45 % subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall submit a set of revised elevations indicating the types of materials and windows to be utilized on the proposed addition prior to issuance of a building permit.
2. The applicant shall obtain the necessary building permits prior to construction of the proposed addition.
3. The proposed addition shall be located a minimum of 32 feet behind the property line on Pimentel Way.
4. The maximum lot coverage for the subject site shall not exceed 45 percent. No patio covers, raised decks over 20 inches, storage sheds and/or other structures other than shown on the Exhibit A, shall be constructed on the subject site.

Findings of Fact - Variances

1. Granting the request does not constitute a use variance in that single family residences are a permitted use in the Standard Single Family (R-1) zone.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
  - a. the location of the proposed addition will not obstruct the visibility of the subject site or the adjacent residences;
  - b. the proposed addition will be compatible in materials and design to that of the existing structure; and
  - c. the proposed addition will be located outside of the required front, rear, and interior side yard setback areas.

- 3. Granting the variance will not be a special privilege extended to an individual owner in that this variance may be granted to other property owners facing similar circumstances.
- 4. The proposed project is consistent with the General Plan which designates the site as low density residential (4-15 du/na) and the South Pocket Community Plan which designates the site as low density residential (3-6 du/na).

REPORT PREPARED BY:

  
Dawn T. Holm, Planner

5/28/92  
Date

REPORT APPROVED BY:

  
Gary Stonehouse, Planning Director

5-29-92  
Date

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