

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Theodore & Elizabeth Olszowy, 2216-9th Avenue, Sacramento, CA 95818		
OWNER	Theodore & Elizabeth Olszowy, 2216-9th Avenue, Sacramento, CA 95818		
PLANS BY	Theodore & Elizabeth Olszowy, 2216-9th Avenue, Sacramento, CA 95818		
FILING DATE	5/31/84	50 DAY CPC ACTION DATE	REPORT BY:FG:bw
NEGATIVE DEC	Exempt 15305(b)EIR	ASSESSOR'S PCL NO.	013-194-03

APPLICATION: Planning Director's Variance to waive the five-foot side yard setback along the east property line to permit construction of an addition to an existing residence (P84-217)

LOCATION: 2216-9th Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Riverside-Land Park
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; R-1
West: Residential; R-1

Parking Required: One space
Parking Provided: One space
Property Dimensions: 50' x 140'
Property Area: 7,000 square feet
Square Footage of Buildings: Existing: 1,563; Addition: 390; Total: 1,953
Height of Structure: Two-story (24 feet)
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: White
Exterior Building Materials: Stucco

BACKGROUND INFORMATION - STAFF EVALUATION: An existing residence is located on the site which was originally constructed within three feet of the east property line. The applicant is requesting a Planning Director's Variance to waive the five-foot side yard setback requirement along said property line so that a room addition could be constructed 'in-line' with the east wall of the residence. The adjacent property owners have been notified of the proposed project and they have no objections. An eight-foot wide driveway separates the subject's east property line from the adjacent residence. This request would comply with the coverage, height and setback requirements in all other respects.

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

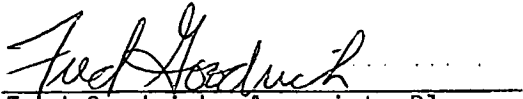
STAFF RECOMMENDATION: It is recommended that the variance request be approved, based on the following Findings of Fact:

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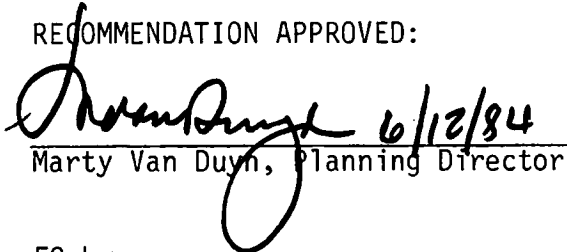
Findings of Fact

- a. The project is compatible with the 1974 General Plan and the 1963 Riverside-Land Park Community Plan which designate the site for residential uses;
- b. 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;
- c. The variance does not constitute a use variance in that the proposed residential use is allowed in the existing zoning district;
- d. The granting of the variance will not constitute a special privilege in that similar variances have been granted for additions to existing residences.

REPORT PREPARED BY:


Fred Goodrich, Associate Planner

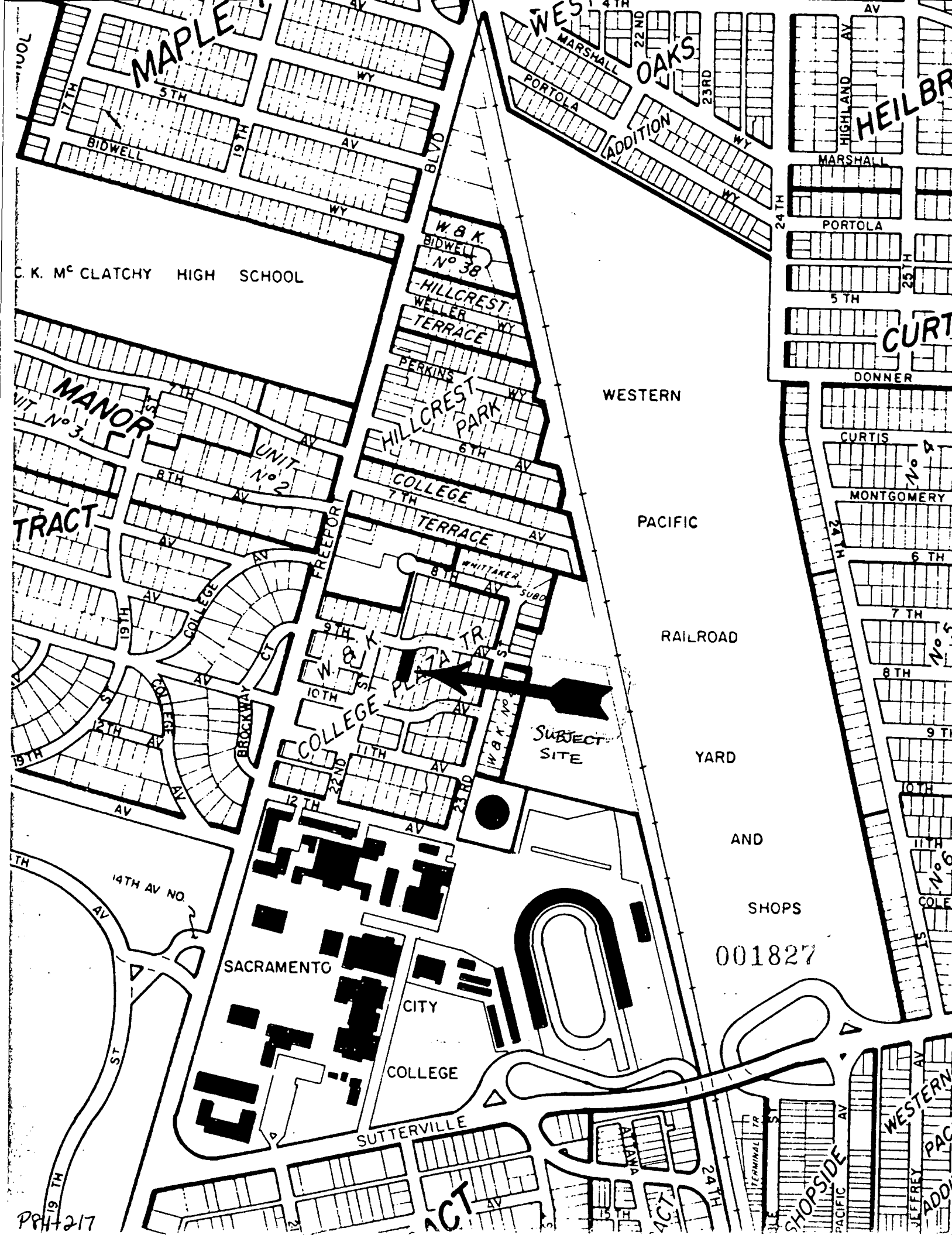
RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

FG:bw

P84-217

001826



MAPLE

C. K. Mc CLATCHY HIGH SCHOOL

MANOR TRACT

TRACT

W & K BIDWELL N° 38

HILLCREST TERRACE

HILLCREST PARK

COLLEGE TERRACE

WHITTAKER AV

COLLEGE PLAZA

COLLEGE AV

SACRAMENTO

CITY

COLLEGE

SUTTERVILLE

ACT

SUBJECT SITE

WESTERN

PACIFIC

RAILROAD

YARD

AND

SHOPS

001827

PH-217

HEILBR

CURT

CURTIS

MONTGOMERY

6 TH

7 TH

8 TH

9 TH

10 TH

11 TH

701 17TH 19TH 21TH 23RD 25TH 27TH 29TH 31ST

WES 4TH MARSHALL PORTOLA

OAKS 22ND ADDITION

HIGHLAND AV

MARSHALL

PORTOLA

5 TH

DONNER

CURTIS

MONTGOMERY

6 TH

7 TH

8 TH

9 TH

10 TH

11 TH

12 TH

13 TH

14 TH

15 TH

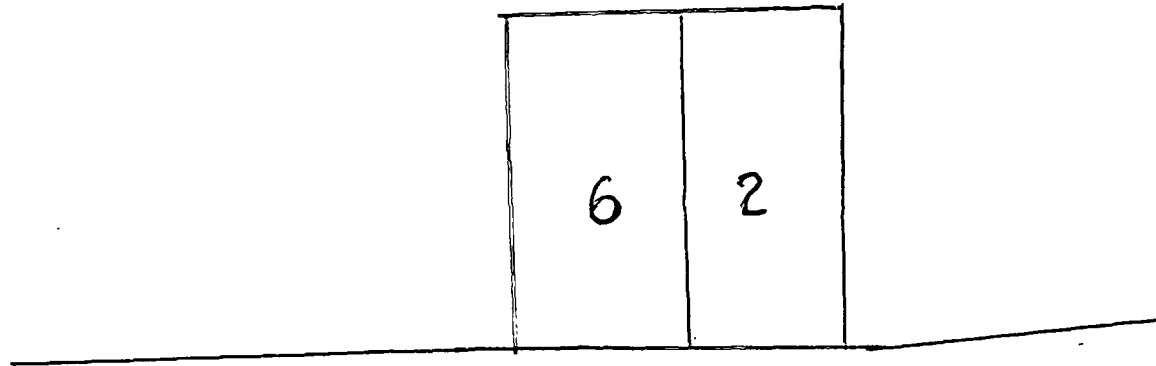
16 TH

17 TH

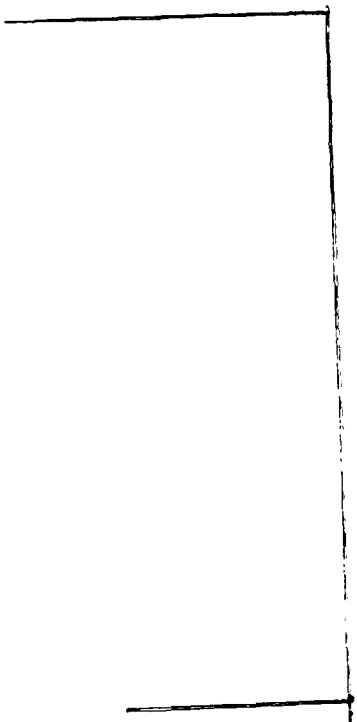
SHOPSIDE PACIFIC

WESTERN PAC

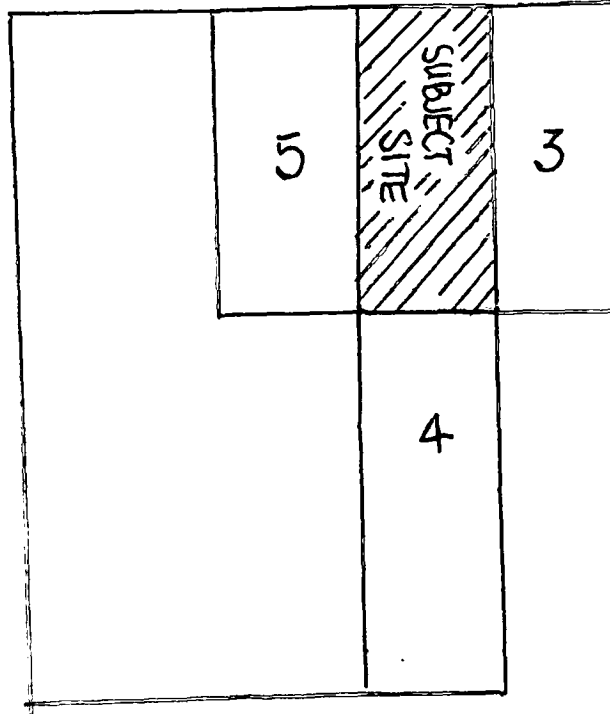
ADD



9TH AVENUE

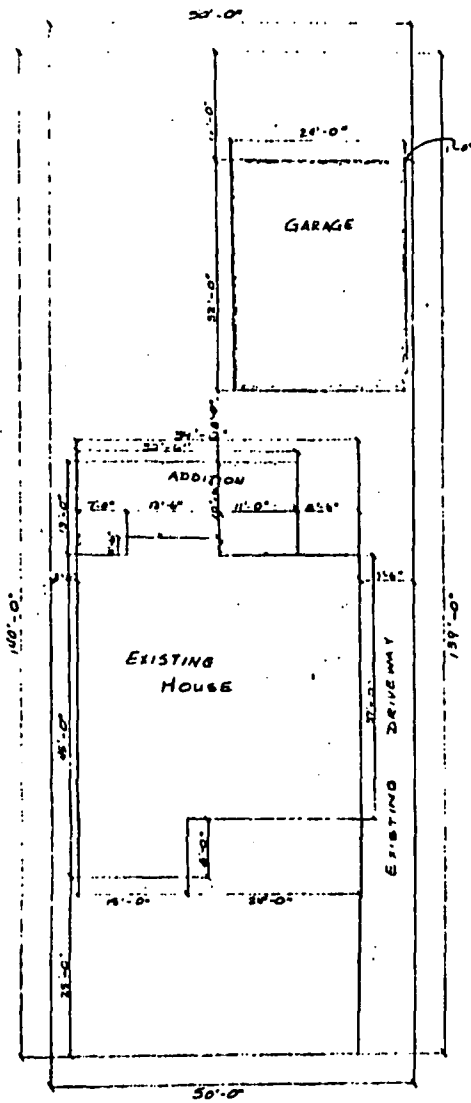


22ND STREET

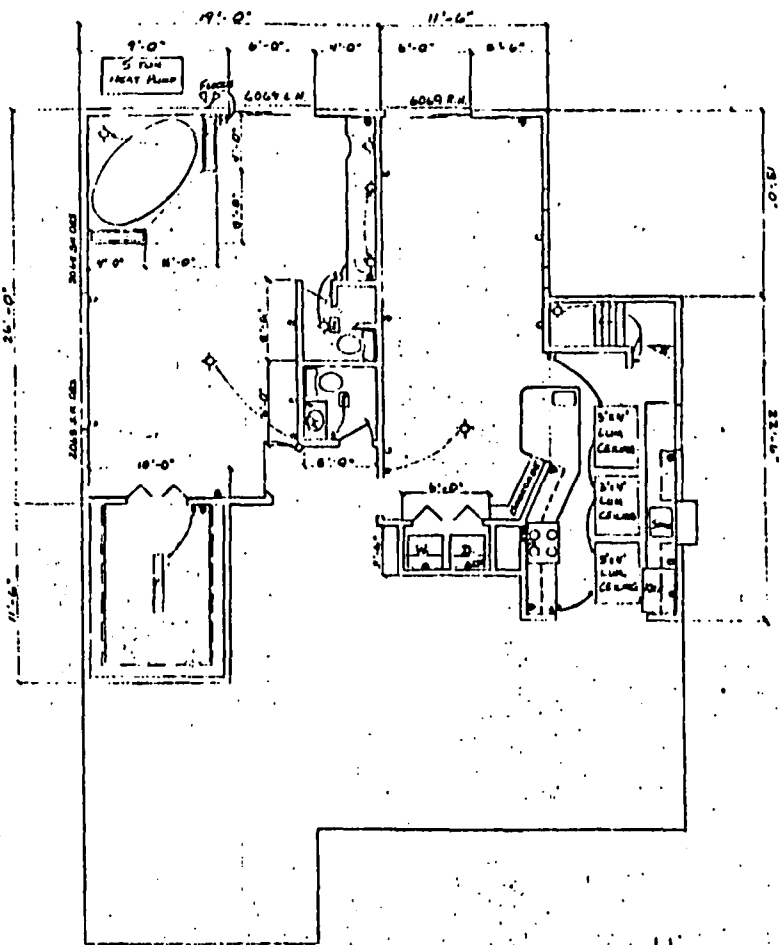


10TH AVENUE

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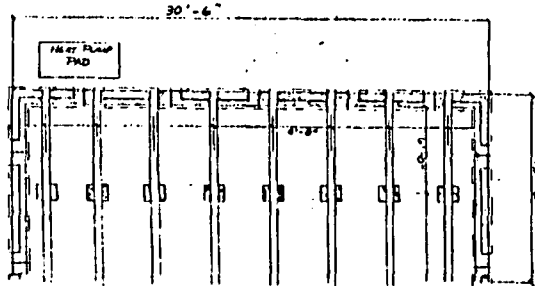
Plot Plan
1/8" = 1'-0"



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

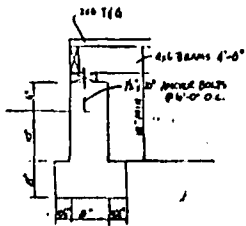
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ROOM ADDITION & EGRESS REMOVAL FOR
DAVE & ELIZABETH OLSZOWY
2206 9TH AVENUE - PARCEL # 013-10 U.S. - SALTD

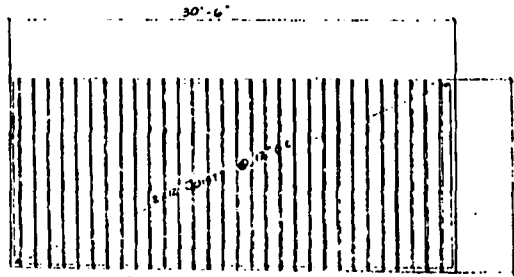


FOUNDATION PLAN
1/4" = 1'-0"

NOTE:
INCLUDES AREA EXPOSED FOUNDATION
WALL AND FEET

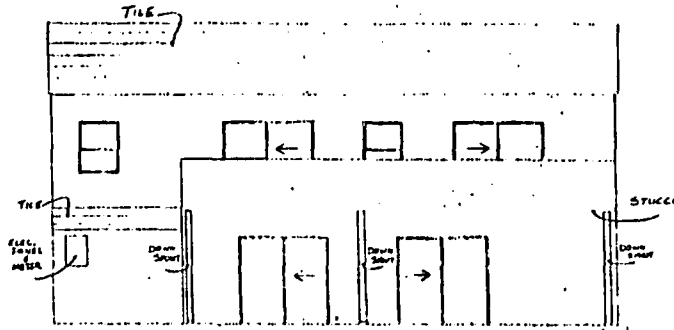


TYPICAL FOOTING 1" = 1'-0"

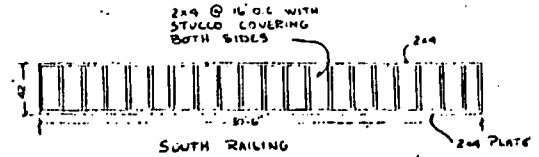


CEILING FRAMING PLAN

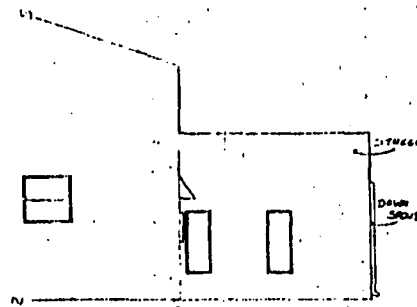
2x6 REDWOOD
1 1/2" x 4" AT DOWNS
1 1/2" x 4" AT DOWNS
1 1/2" x 4" AT DOWNS
1 1/2" x 4" AT DOWNS
1 1/2" x 4" AT DOWNS



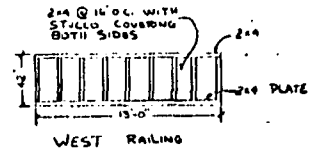
REAR



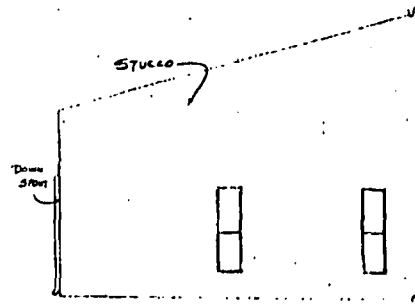
SOUTH RAILING



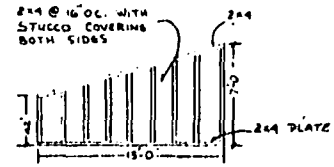
WEST



WEST RAILING



EAST



EAST RAILING

001830

ROOM ADDITION & KITCHEN REMOVAL POC #2
DAVE & ELIZABETH OLSZOWY
3216 9TH AVENUE - PLACE # D13194.3 SACTO