

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Bryan G. & Andrea S. Jackson, 1390 Pebblewood Drive, Sacramento, CA 95833		
OWNER	Bryan G. & Andrea S. Jackson, 1390 Pebblewood Drive, Sacramento, CA 95833		
PLANS BY	_____		
FILING DATE	11/7/83	50 DAY CPC ACTION DATE	_____
REPORT BY	GM:bw		
NEGATIVE DEC	N/A	EIR	_____
ASSESSOR'S PCL. NO.	225-474-10		

APPLICATION: Request for a Planning Director's Variance to allow a portion of a swimming pool to extend 2½ feet into the interior side yard setback area. (P83-371)

PROJECT INFORMATION:

South Natomas Community Plan  
Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Two-story 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

STAFF EVALUATION:

1. The subject site is a 66' x 105' interior lot developed with a two-story single-family dwelling. The applicant is proposing to develop a small irregular shaped rectangular swimming pool (11' x 23') in the rear yard setback area. A small portion of the proposed pool (2½' x 8') would extend into the required side yard setback area.
2. The rear yard area of the lot is fully landscaped with large planter areas located in each corner of the rear yard and a lawn area planted with three to four year old deciduous shade trees approximately 10 feet in height. Relocating the pool into the rear yard area would result in the removal of healthy shade trees.
3. Staff supports the granting of the Variance request rather than redesign and relocation of the pool and removal of a number of fruit and deciduous trees. The applicant has indicated that the adjacent property owner has no objection to the location of the proposed pool.

STAFF RECOMMENDATION: Staff recommends approval of the variance request, based on the Findings of Fact which follow:

Findings of Fact

- a. The request for the variance does not constitute a special privilege in that under similar circumstances the granting of the variance would be appropriate for other property owners;

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- b. The granting of the variance will not be injurious to the public welfare nor properties in the vicinity as it will not significantly change the characteristics of the area;
- c. The project is in conformance with the 1974 City General Plan and Policy which states:

"Encourage comprehensive neighborhood beautification programs through landscaping, tree planting and home improvement and general maintenance to increase neighborhood pride and improve neighborhood appearance."

REPORT PREPARED BY:

Gene Masuda  
Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:

Marty Van Duyn  
Marty Van Duyn, Planning  
Director

GM:bw

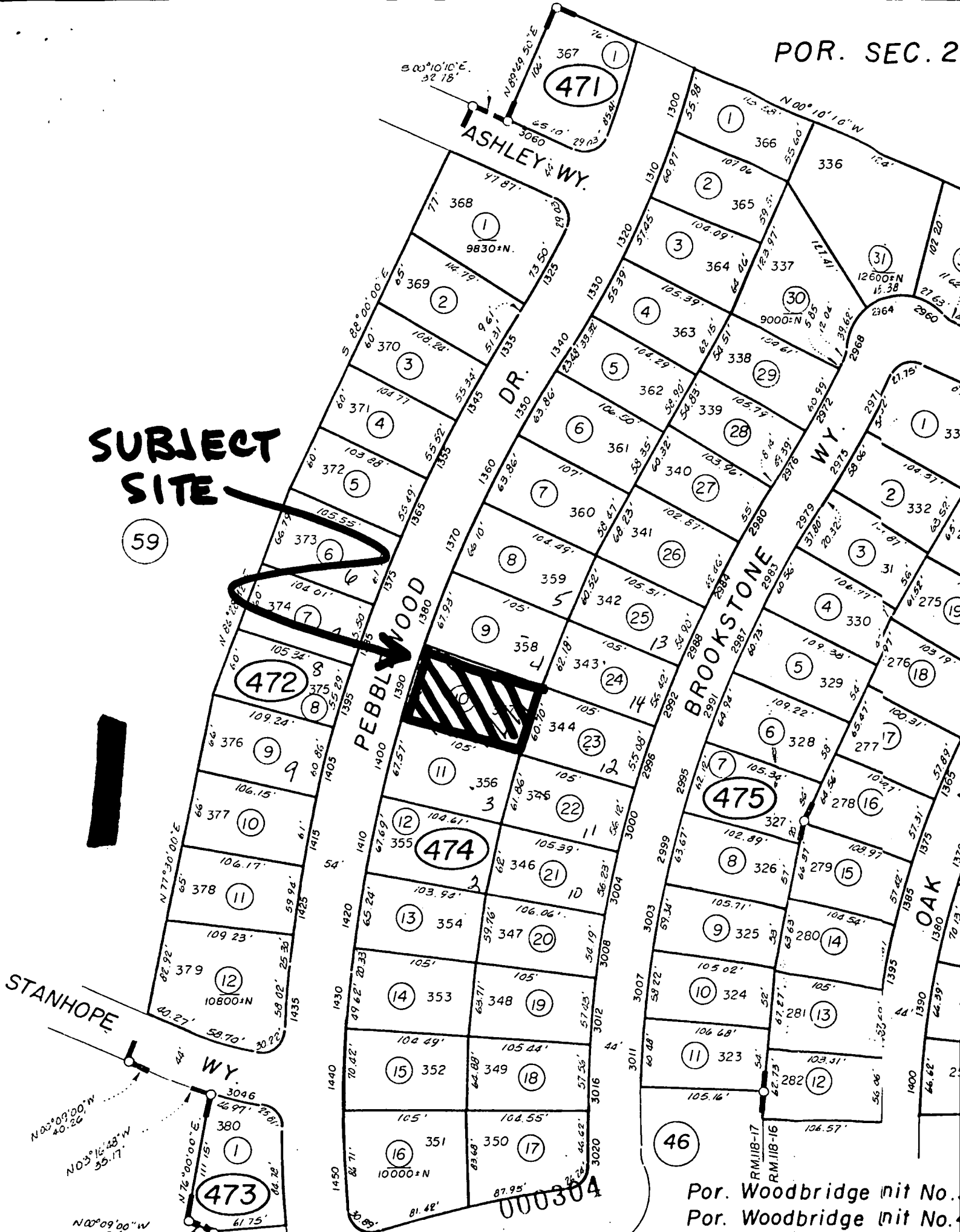
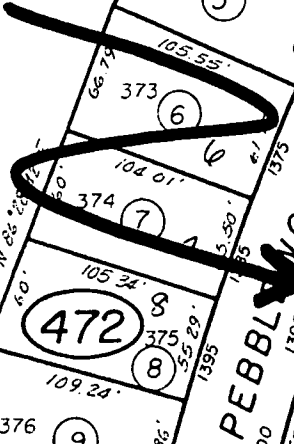
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**SUBJECT SITE**

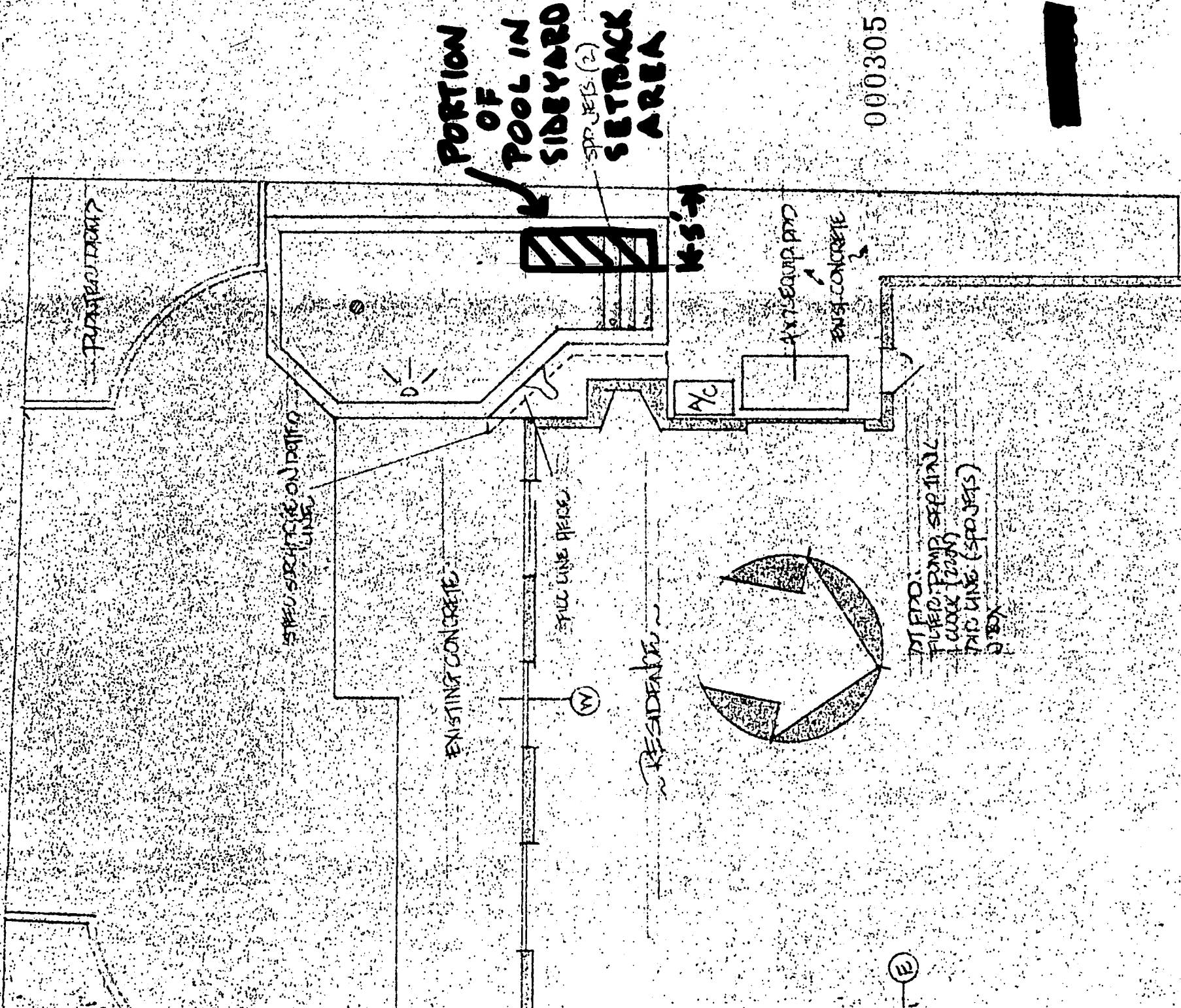
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Por. Woodbridge nit No.  
Por. Woodbridge nit No.

P.O. 74

**LOCATION MAP**



PURPOSE

SEWER SERVICE ON PAVING LINE

EXISTING CONCRETE

FULL LINE PERIOD

RESIDENCE

PORTION  
 OF  
 POOL IN  
 SIDYARD  
 SETBACK  
 AREA  
 SP. JETS (2)

MS-11

AYC

4x7 EQUIP PAD

EXIST. CONCRETE

M.F.P.D.  
 FILTER PUMP SEPTIC  
 TANK (2000)  
 THIS LINE (SP. JETS)  
 0.5X

000305

(E)

(W)

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PLOT PLAN