

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Joachim & Janet Goldsmith, 952-41st Street, Sacramento, CA 95819		
OWNER	Joachim & Janet Goldsmith, 952-41st Street, Sacramento, CA 95819		
PLANS BY	Mogavero-Perkins-Easton, architects, 811 'J' Street, Sacramento, CA		
FILING DATE	5-17-84	50 DAY CPC ACTION DATE	REPORT BY:FG:bw
NEGATIVE DEC	Ex. 15305(b)	EIR	ASSESSOR'S PCL. NO. 008-041-14

APPLICATION: Planning Director's Variance to waive the five-foot side yard setback along the north property line to permit the construction of an addition to an existing residence (P84-194)

LOCATION: 952-41st Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Sacramento Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family

Surrounding Land Use and Zoning:

North: Residence; R-1  
South: Residence; R-1  
East: Residence; R-1  
West: Hospital; R-0

Parking Required: One space per dwelling unit  
Parking Provided: One space per dwelling unit  
Property Dimensions: 50' x 100'  
Property Area: 5,000 square feet  
Square Footage of Building: 319  
Height of Structure: 24 feet; 2 stories  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Blue-gray and cream  
Exterior Building Materials: Wood siding

BACKGROUND INFORMATION-STAFF EVALUATION: An existing one and one-half story residence is located on the site which was originally constructed within two feet-nine inches of the north 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 two-story addition might be constructed which would be "in-line" with the existing north wall of the residence. The adjacent property owners have been notified of the proposed project and they have no objections. A distance of three feet-six inches 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 (Section 25305(b)).

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

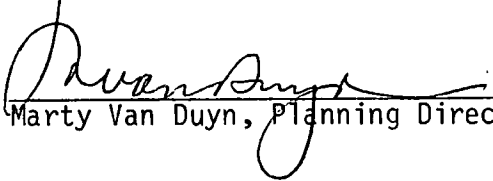
Findings of Fact

1. The project is compatible with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential use.
2. 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.
3. The variance does not constitute a use variance in that the proposed residential use is allowed in the existing zone district.
4. 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

5/30/84  
Date

FG:bw

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