

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Barbara Duffy 2250 3rd Ave. Sacto. CA. 95818				
OWNER	Barbara Duffy 2250 3rd Ave. Sacto. CA. 95818				
PLANS BY	Barbara Duffy 2250 3rd Ave. Sacto. CA. 95818				
FILING DATE	2-8-92	ENVIR. DET.	Exempt 15305(a)	REPORT BY	bw
ASSESSOR'S PCL. NO.	013-0033-007				

- APPLICATION:**
- A. Planning Director's Variance to reduce the minimum required rearyard setback for a garage adjacent to an alley from 6' to 4' to allow a detached garage on 0.11± developed acres in the Standard Single Family (R-1) zone.
 - B. Planning Director's Variance to allow an increase of the maximum 25% allowed rearyard lot coverage to 38%.

LOCATION: 2250 3rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new detached garage at the rear of an existing dwelling.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Unit

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	84'
South: Single Family; R-1	Side(east):	0'	2'
East: Single Family; R-1	Side(west):	5'	14'
West: Single Family; R-1	Rear:	6'	4'

Parking Required:	1 spaces
Parking Provided:	2 spaces (2 car garage)
Property Dimensions:	40' x 110'
Property Area:	0.11± acres
Height of Building:	18' garage
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Exterior Building Material:	Cedar Shingle
Roof Materials:	Composition Shingle
Exterior Building Colors:	Earth Tones

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one developed parcel on 0.11± acres in the Standard Single Family (R-1) zone. A single family house is located on the subject site. The General Plan designates the site for Low Density Residential (4-15 du/na). Surrounding land use and zoning includes single family residential to the north, south, east and west, in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to construct a 454 square foot detached two car garage at the rear of the subject site. The proposed garage will be setback four feet from the rear property line and will cover more than 25 percent (38% proposed) of the rearyard area. The applicant is, therefore, requesting Planning Director's Variances to reduce the rearyard setback from six feet to four feet and to increase the maximum lot coverage allowed from 25% to 38%.

C. Staff's Evaluation

As previously mentioned, the applicant is proposing to construct a 454 square foot detached garage at the rear of the subject site. The garage will be setback four feet from the rear property line. Staff visited the site and observed that there were existing garages along the alley that were less than six feet from the rear property line. Additionally, the reduction of the rearyard setback will not impact adjacent properties in the area. The new garage will allow adequate access from the alley with sufficient maneuvering for vehicles. The 13% increase in lot coverage will not be detrimental to the public welfare nor on the subject lot. There were also existing garages in the area that exceeded the maximum 25% lot coverage. The increase in lot coverage will still allow for a usable rearyard area on the subject site. In order to offset the loss of open space, the applicant is agreeable to keeping a portion of the site permanently in open space. This can be done by requiring that the remaining rearyard area (15' x 25') 325 feet be designated for permanent open space.

Staff has no objections to the Variance requests. The new garage will provide on-site parking for the resident in a stable single family neighborhood. The requested Variances will not significantly alter the single family characteristic in the area. The new garage will match the existing single family dwelling's exterior building and roof materials and design. Adjacent property owners were notified and there were no objections to the proposed Variances.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

RECOMMENDATION Staff recommends approval of the Variance requests subject to conditions and based upon findings of fact which follow:

Condition

Prior to issuance of a building permit, and subject to Planning Director review and approval, 325.5 square feet of the remaining rearyard area shall be designated as permanent open space on the site plan.

Findings of Fact

1. The requested Variances do not constitute a special privilege in that, Variances would be granted to any other property owner facing similar circumstances.
2. The granting of the Variances will not be detrimental to the public welfare nor to properties in the surrounding area in that:
 - a. the new garage will not significantly alter the characteristics of the single family neighborhood;
 - b. the encroachment into the rearyard will not impact adjacent properties, in that sufficient maneuvering will be provided;
 - c. there are existing garages in the area that are not meeting the six foot rearyard setback; and
 - d. the increase in lot coverage will still allow for sufficient usable rearyard area on the subject site and will not impact adjacent properties.
3. The requested Variances do not constitute a use Variance in that detached garages are allowed in the R-1 zone.

Report Prepared By:

Bridgette Williams
 Bridgette Williams, Associate Planner

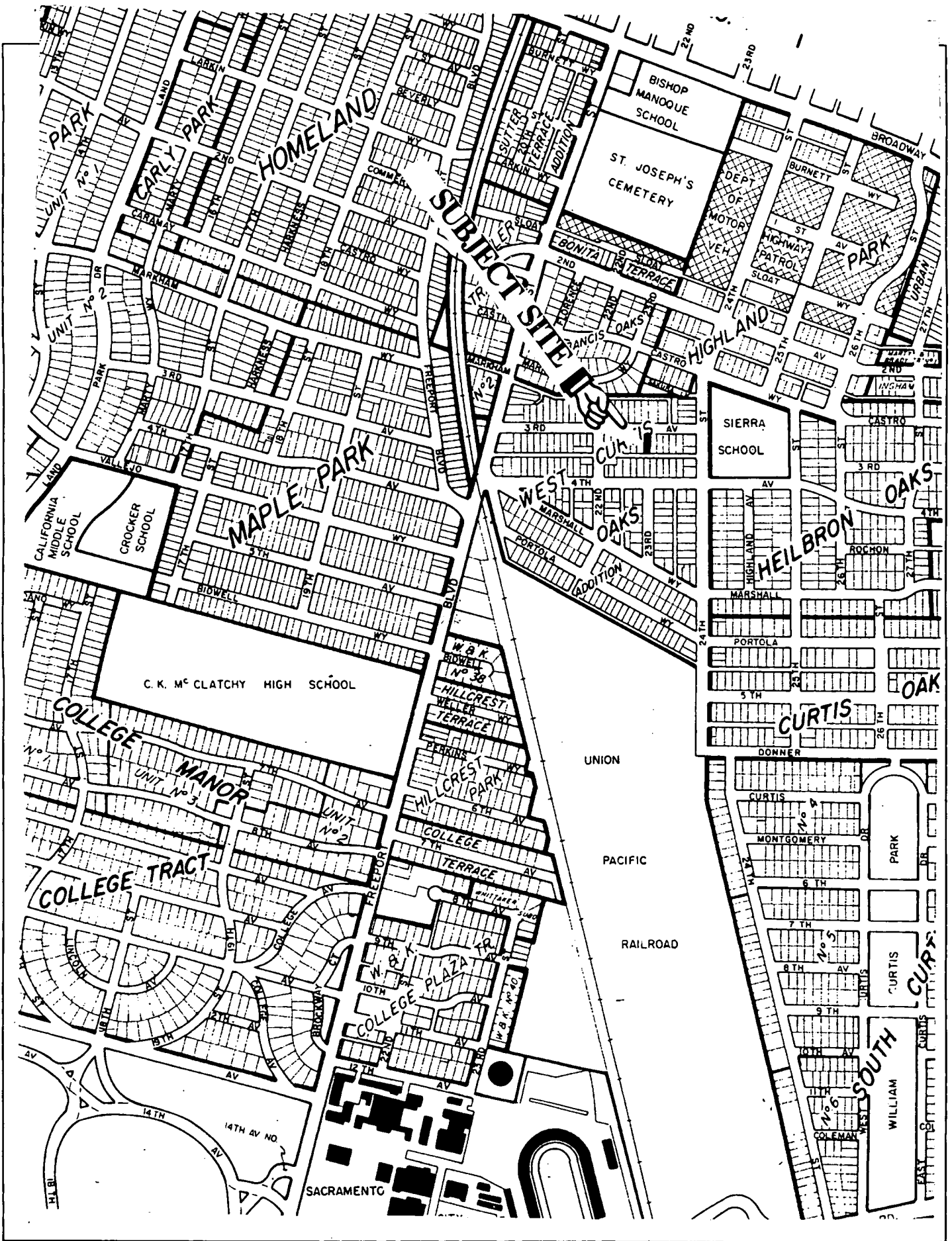
5-18-92
 Date

RECOMMENDATION APPROVED:

Gary Stonehouse
 Gary Stonehouse, Planning Director

5-19-92
 Date

001909

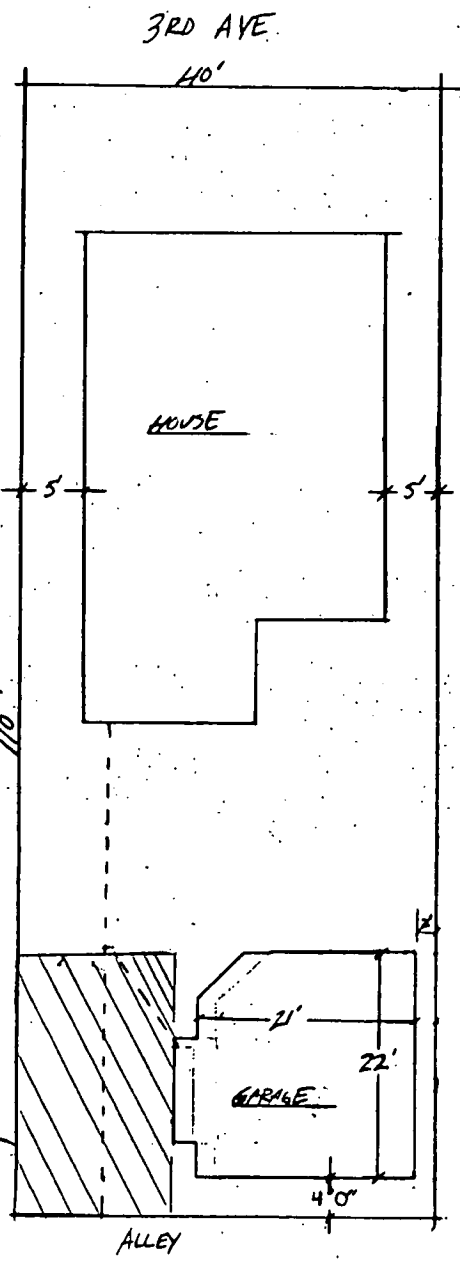


VICINITY MAP 001910

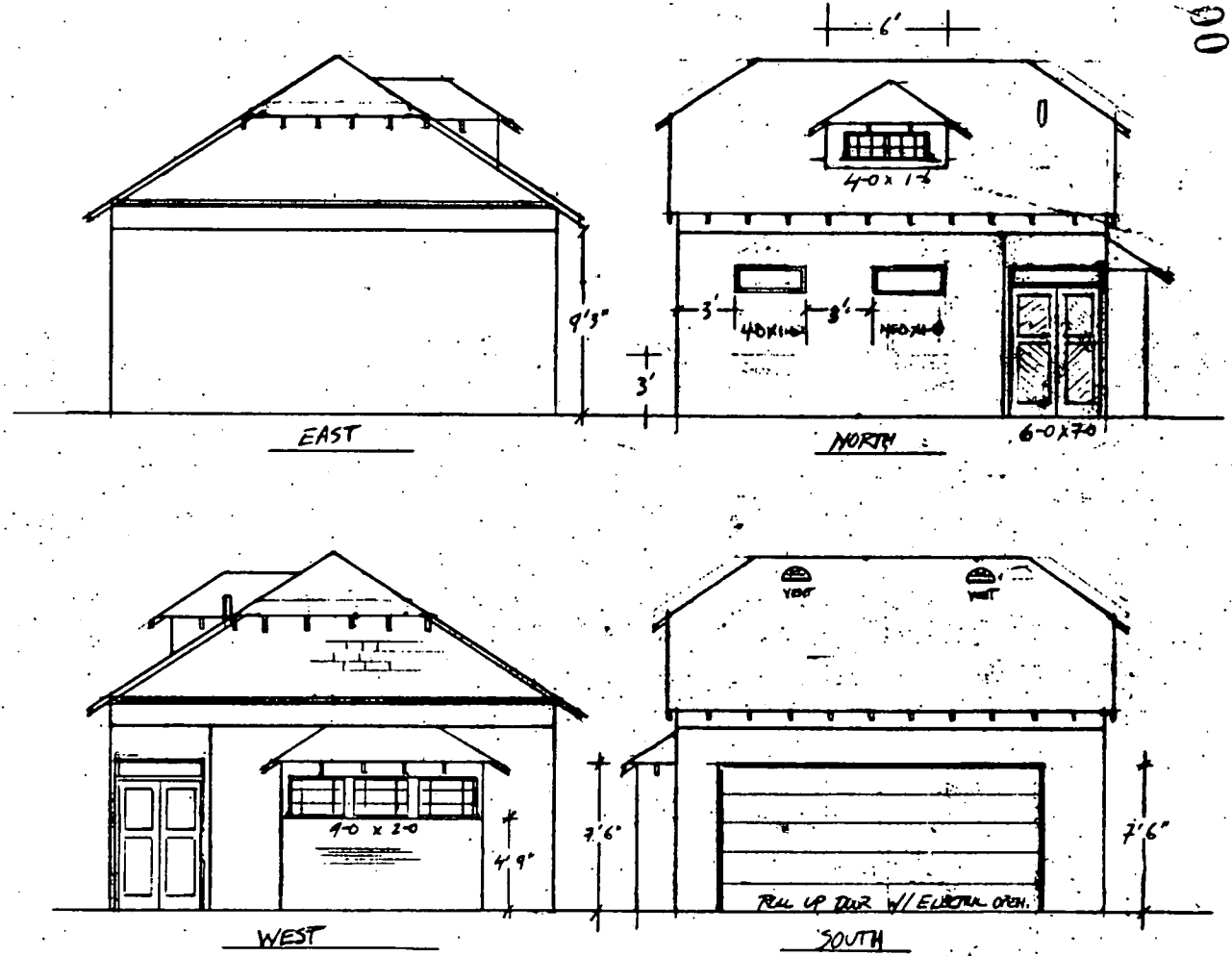
Exhibit A

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Plot Plan 1/8" = 1 FOOT



ELEVATIONS 1/4" = 1 FOOT

DUFFY GARAGE
 2260 3RD AVE
 DRAWN BY T. DUFFY 6/7/2000

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