

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	John & Linda Boudier, 2652-16th Street, Sacramento, CA 95818		
OWNER	John & Linda Boudier, 2652-16th Street, Sacramento, CA 95818		
PLANS BY	John & Linda Boudier, 2652-16th Street, Sacramento, CA 95818		
FILING DATE	10/25/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15301(e)	EIR	ASSESSOR'S PCL. NO. 002-165-02

APPLICATION: A Planning Director's Variance to allow a move-on house to encroach one foot in the required five foot side yard setback and to permit a bay window to encroach one and one-half foot into the required side yard setback (P84-393)

LOCATION: 609-14th Street

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single and Multi-Family; R-3A
South:	Single and Multi-Family; R-3A
East:	Single and Multi-Family; R-3A
West:	Single and Multi-Family; R-3A

Parking Required:	2 spaces (1 per unit)
Parking Provided:	2 spaces
Property Dimensions:	40' x 80'
Property Area:	3,200 square feet
Square Footage of Building:	2,800
Height of Structure:	48 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Color:	Eggshell
Exterior Building Materials:	Wood siding and brick-composition shingles

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PROJECT EVALUATION:

1. The subject site is designated for residential and multiple family on the 1974 General Plan and the 1980 Central City Plan respectively. The site is zoned Light Density Multiple Family (R-3A) and is presently vacant.
2. The applicant intends to move a two-unit, Victorian style house from 1511-16th Street to 609-14th Street. The structure will be restored to its original style (ARB review is pending), and off-street parking spaces will be provided on site. Exhibit 'C' indicates the site layout. The location of the structure creates a situation whereby the move-on structure would be located four feet from the north side property line and the bay windows will encroach one and one-half feet into the five-foot required side yard. The bay windows are eight feet above ground level and are an integral part of the building structure.

3. Staff supports the variance request for the following reasons:
- a. The structure could be repositioned on the lot so that minimum side yard setbacks are provided; however, this would eliminate on-site parking. Staff feels that providing on-site parking, thereby reducing the demand for on-street parking, is an important feature of the project.
 - b. The proposed project would preserve and upgrade an older, unique housing type. The project would provide optimal utilization of the site.
 - c. Adjacent property owners have been notified of the applicant's proposal, and no objections have been received.
 - d. The property, which is most impacted by the bay windows, is a vacant lot, and, if developed, would be the rear yard area.
 - e. The proposal would comply with the coverage, height and setback requirements in all other aspects.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to the State EIR Guidelines (CEQA Section 15301(e)).

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

Findings of Fact

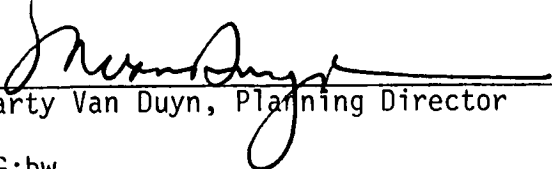
- a. The project is compatible with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.
- b. The project will not be injurious to the public welfare and surrounding properties, in that the project will not alter the characteristics of the neighborhood which is made up of single and multiple family residential uses.
- c. The granting of the variance will not constitute a special privilege, in that a similar variance would be granted for bay window projections on existing structures.

REPORT PREPARED BY:


Fred Goodrich, Associate Planner

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RECOMMENDATION APPROVED:

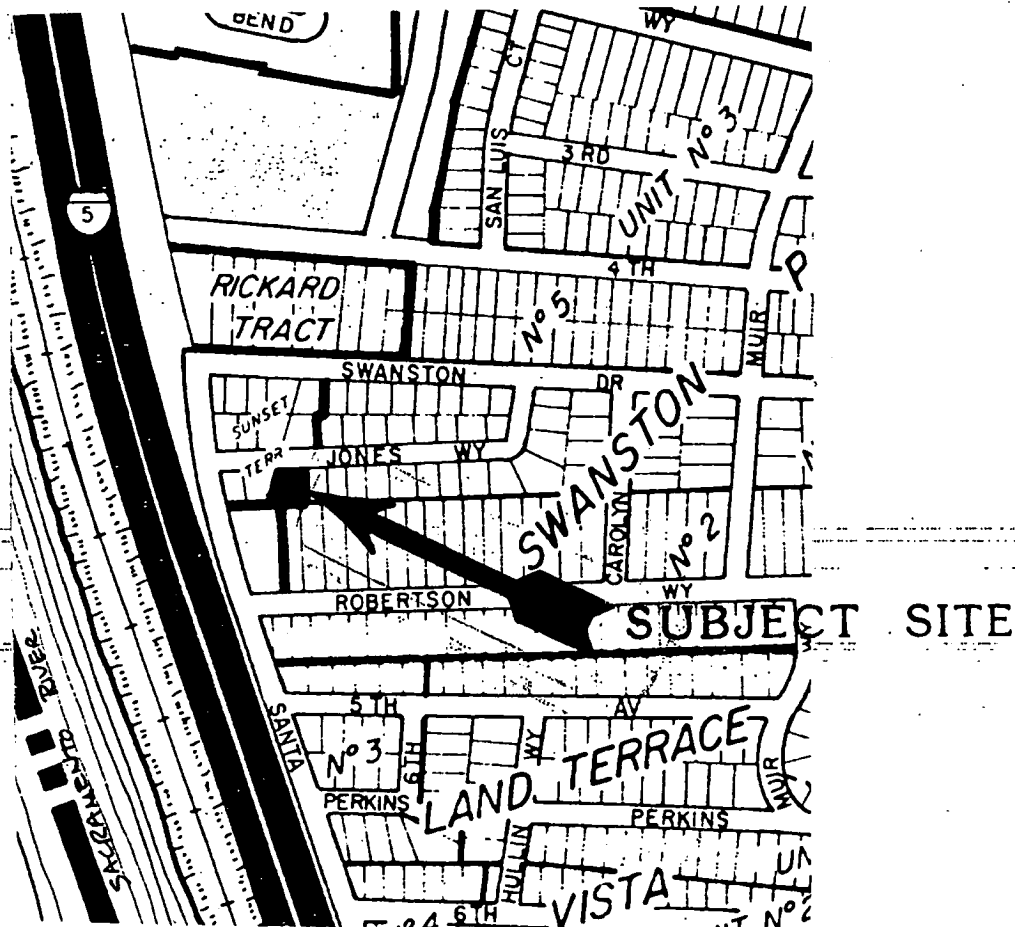

Marty Van Duyn, Planning Director

11-6-84
Date

FG:bw

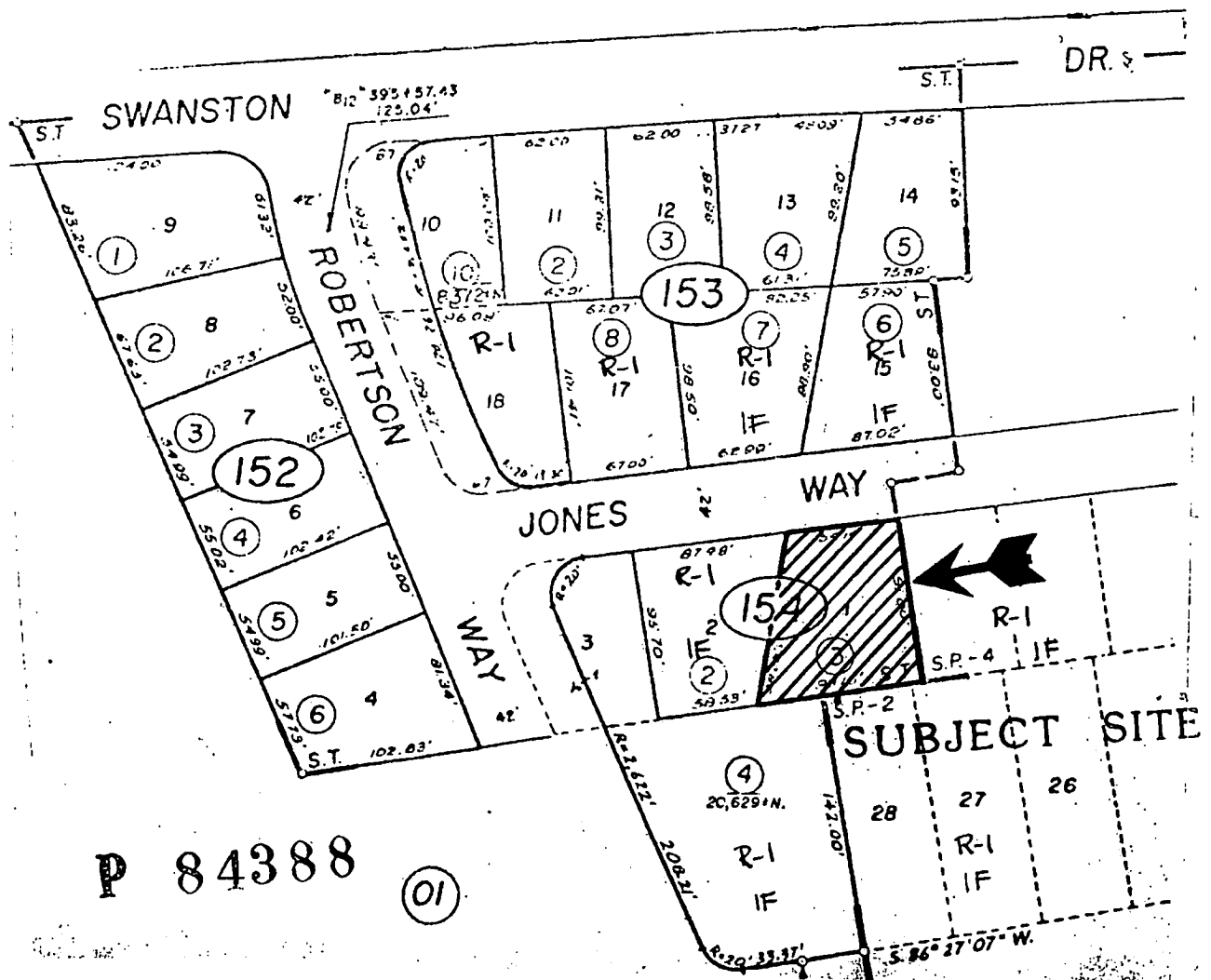
PP84-393

EXHIBIT A



000978

VICINITY MAP



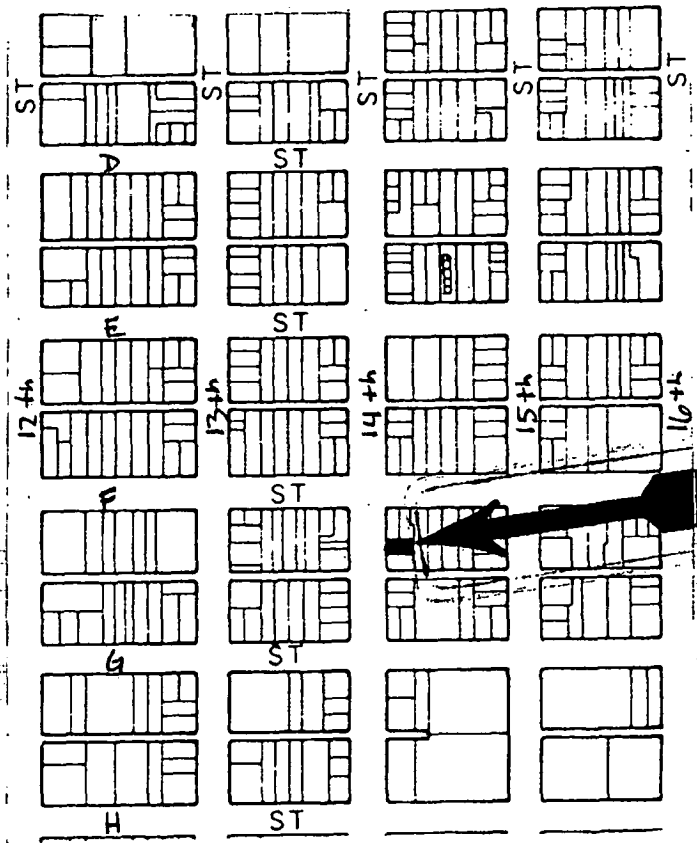
P 84388

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LAND USE & ZONING MAP

EXHIBIT A



SUBJECT SITE

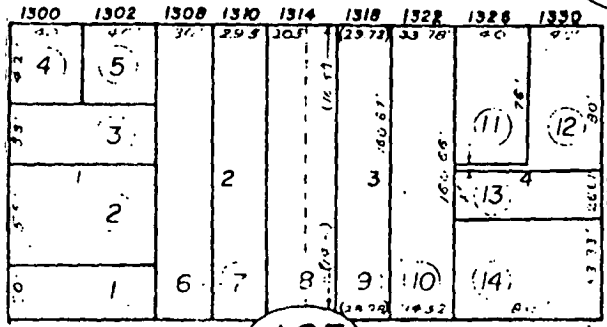
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VICINITY MAP

EXHIBIT B

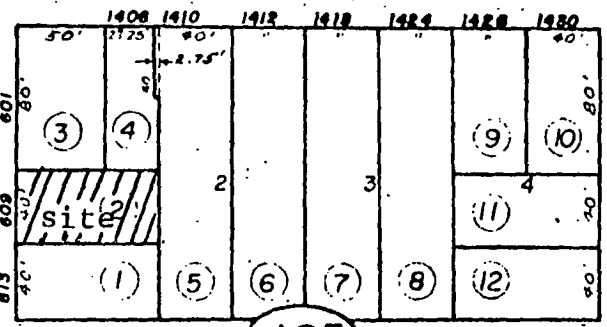
03-186-1973
F ST.

R-3A



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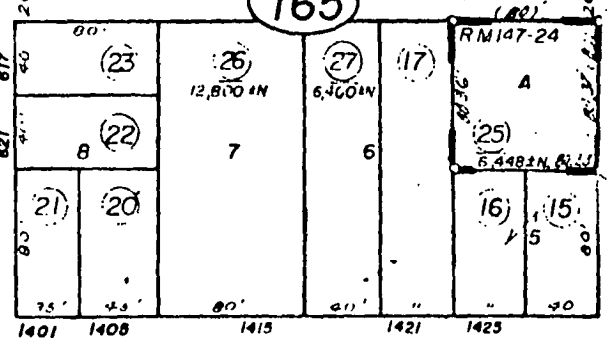
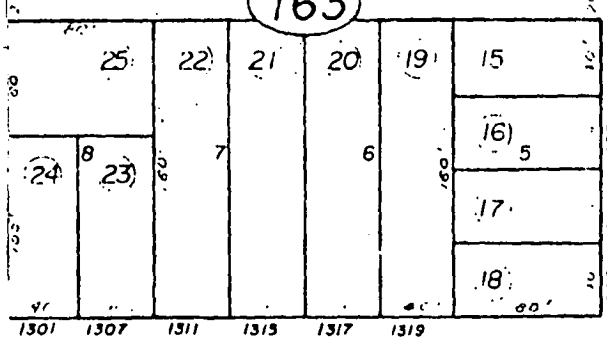
14th ST.



165

G ST.

R-3A



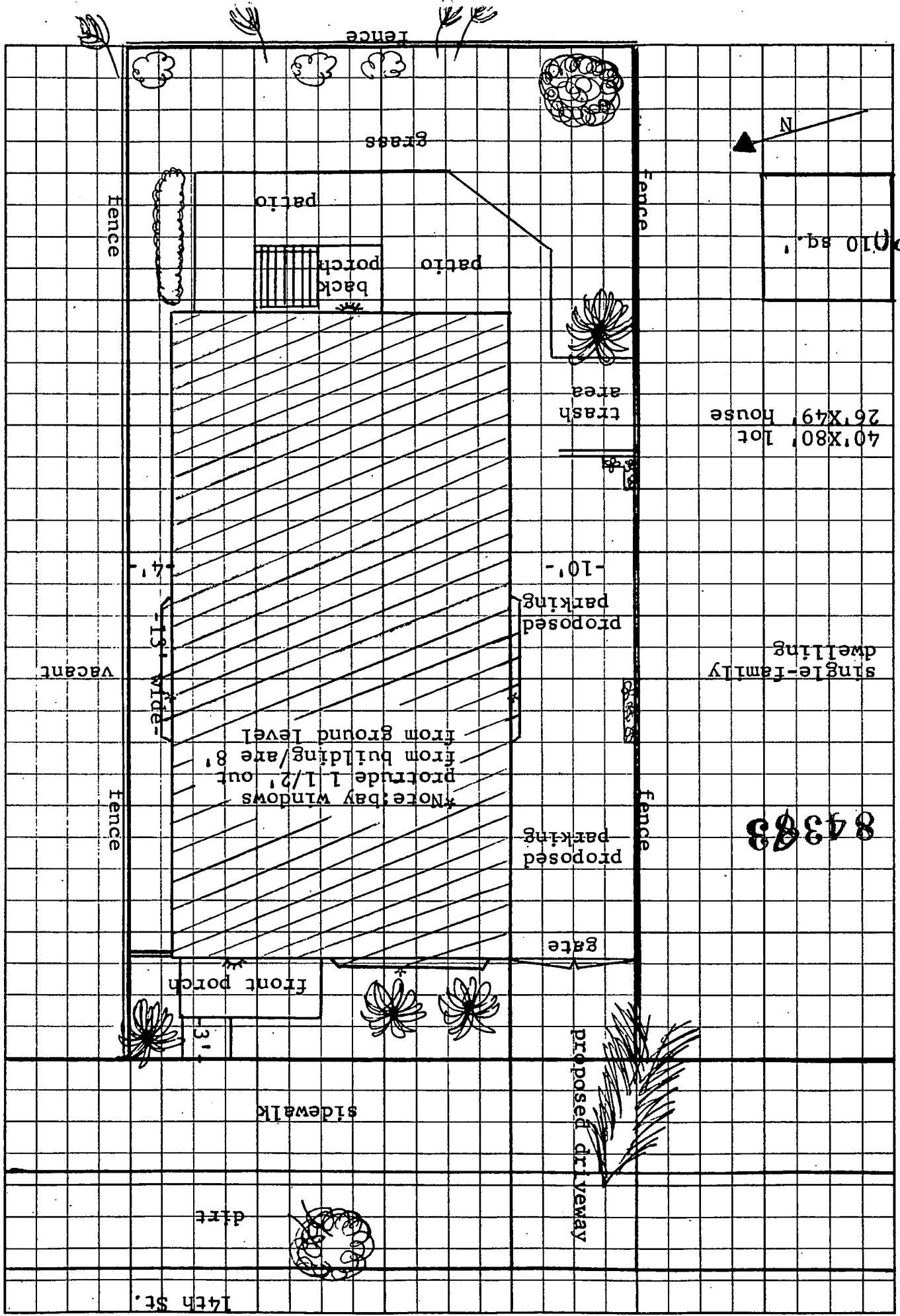
1300 1312 1320

1408 1410 1412

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LAND USE & ZONING MAP

SITE PLAN: 609 14th Street



0012010 sq. ft.

40' X 80' lot
26' X 49' house

single-family dwelling

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14th St.