

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Djuain C. Adams & Cathy Adams, 7729 Mary Lou Way, Sacramento, CA 95832		
OWNER	Djuain C. Adams & Cathy Adams, 7729 Mary Lou Way, Sacramento, CA 95832		
PLANS BY	Djuain C. Adams & Cathy Adams, 7729 Mary Lou Way, Sacramento, CA 95832		
FILING DATE	3-25-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 053-125-08

APPLICATION: Request for Planning Director's Variance to reduce rear yard setback from 15 feet to 10 feet for multi-room addition at rear and sides of existing house. (P83-091)

LOCATION: 7728 Mary Lou Way

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Meadowview 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
Ratio Required: 1/du
Ratio Provided: 1/du
Property Dimensions: Irregular
Property Area: 8,481 square feet
Density of Development: 5 du/ac.
Street Improvements/Utilities: Existing

EVALUATION

1. The subject site is a 8,481 square foot irregularly shaped lot. The applicant proposes to add a bedroom, living, family and recreation rooms (approximately 1,270 sq. ft.) to the rear and sides of an existing dwelling. The applicant wishes to encroach a corner portion of the recreation room addition five feet into the rear yard setback (see Exhibit A). The new lot coverage would be less than 40 percent.
2. Staff has no objection to the variance request, based on the fact that the subject lot is irregular in shape. If the lot were a standard shape, a variance would not be necessary. In addition, the rear yard projection only entails a small portion of the overall room addition.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

001253

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

Findings of Fact

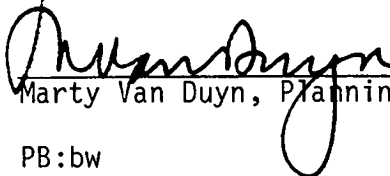
- a. The request for variance does not constitute a special privilege to reduce the rear yard in that another applicant, under similar circumstances, could be granted a variance.
- b. Granting the variance would not be injurious to the public welfare nor property in the vicinity of the application in that single family residential uses surrounds the site and the addition will not alter the character of the neighborhood.
- c. The variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
- d. The project is consistent with the 1974 Sacramento City General Plan and the 1965 Meadowview Community Plan which designate residential use.

REPORT PREPARED BY:



P. Bell, Associate Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

PB:bw

P83-091

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MACK

RD

C-2

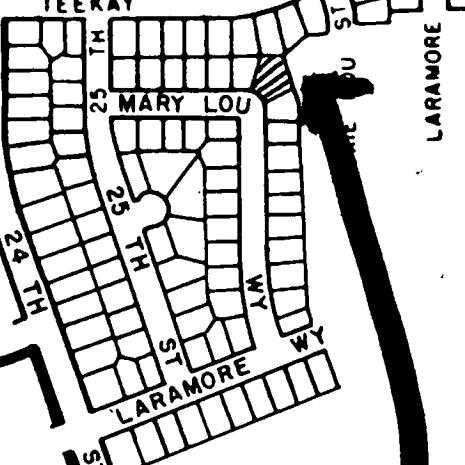
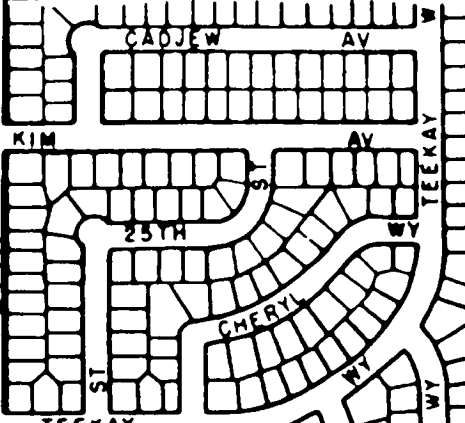
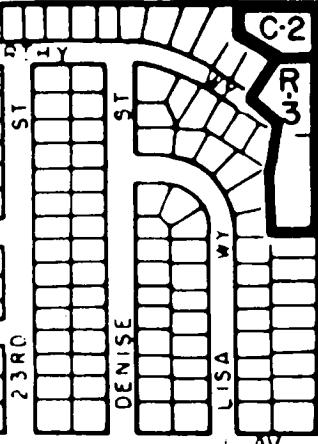
OB

C-2

C

STATE
OFFICE
CIVIL
DEFENSE

CALIFORNIA STATE
HIGHWAY PATROL
ACADEMY



ST. ANNES
SCHOOL

R-1

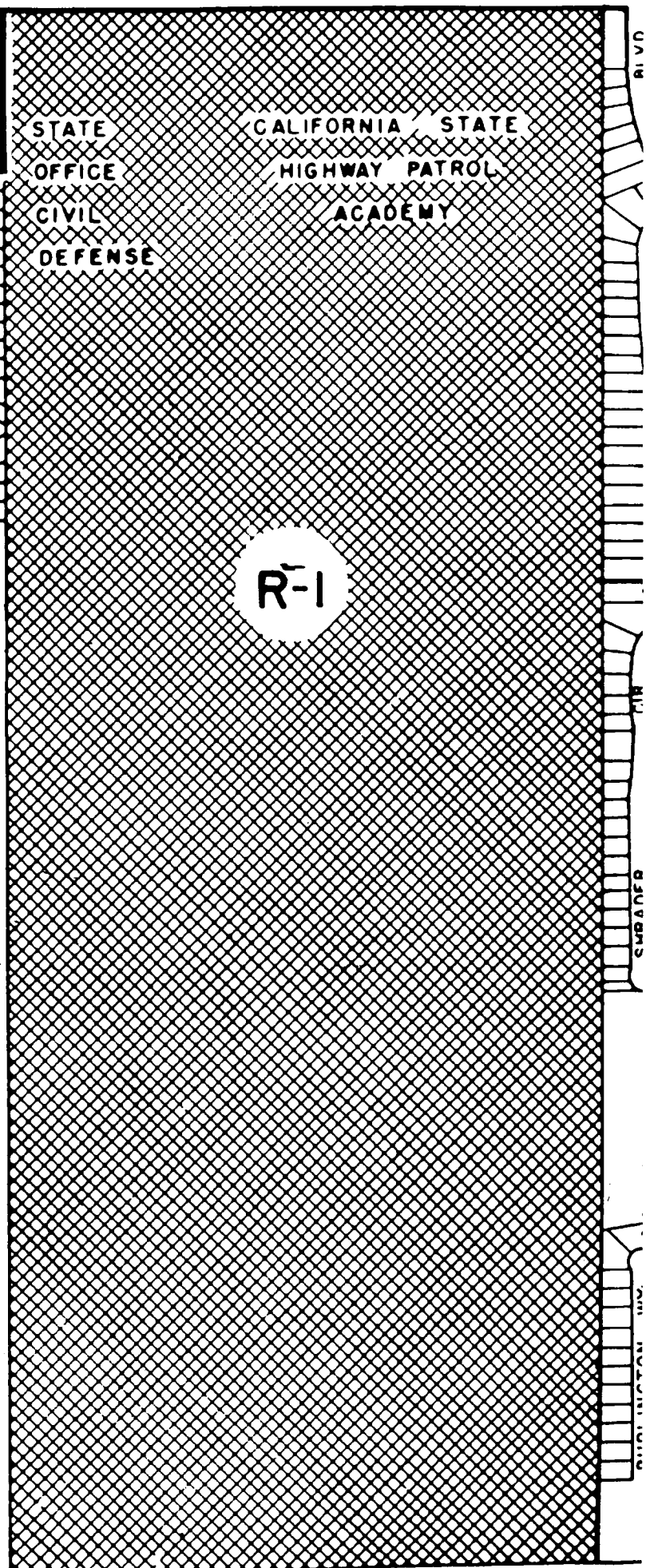
R-IA-R

SUBJECT
SITE

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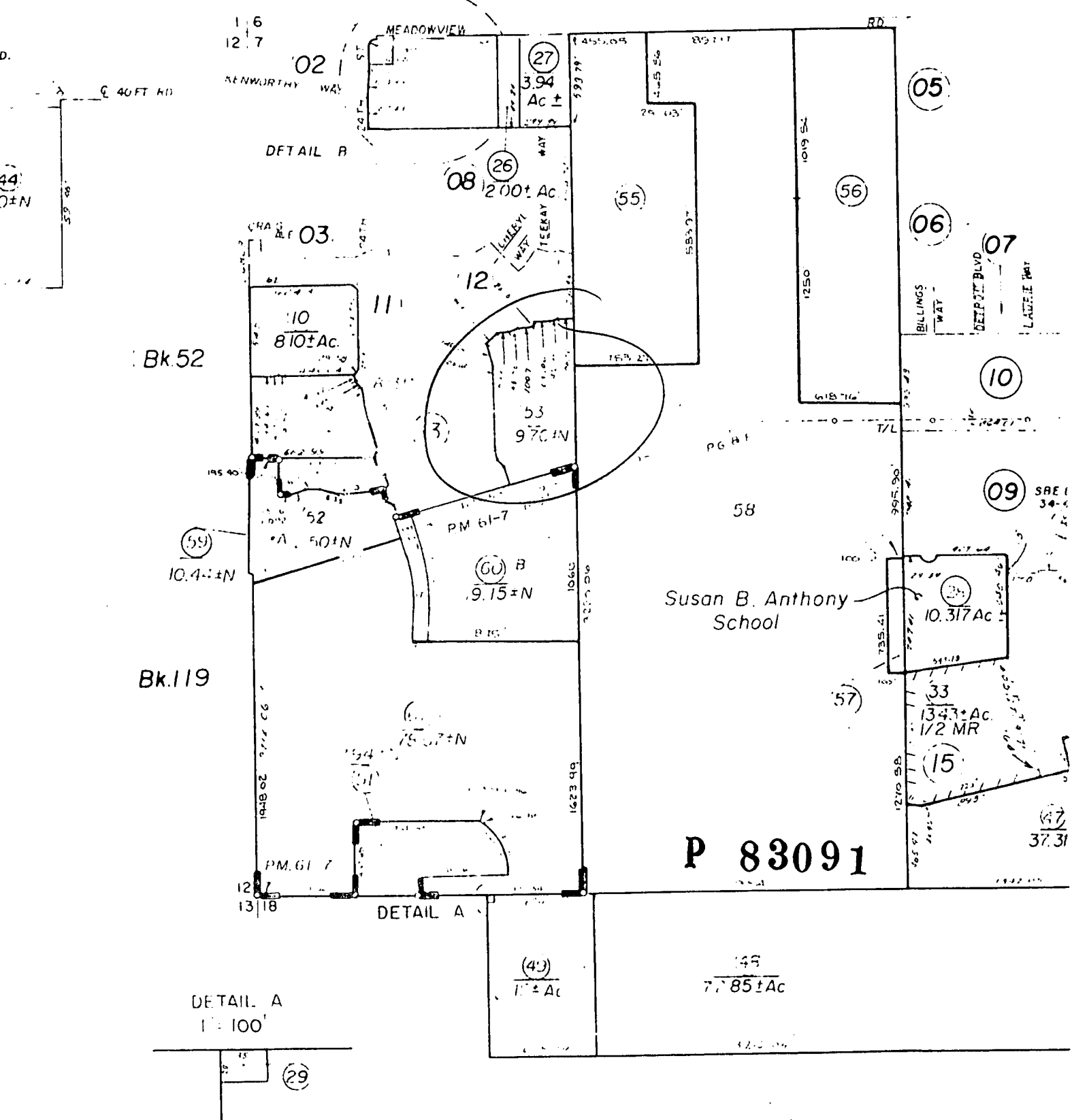
R-1

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POR. SEC. 7, 8, 17 & 18 T. 7N., R. 5E., M.D.B. & M.

(Bk.49)



Bk.52

Bk.119

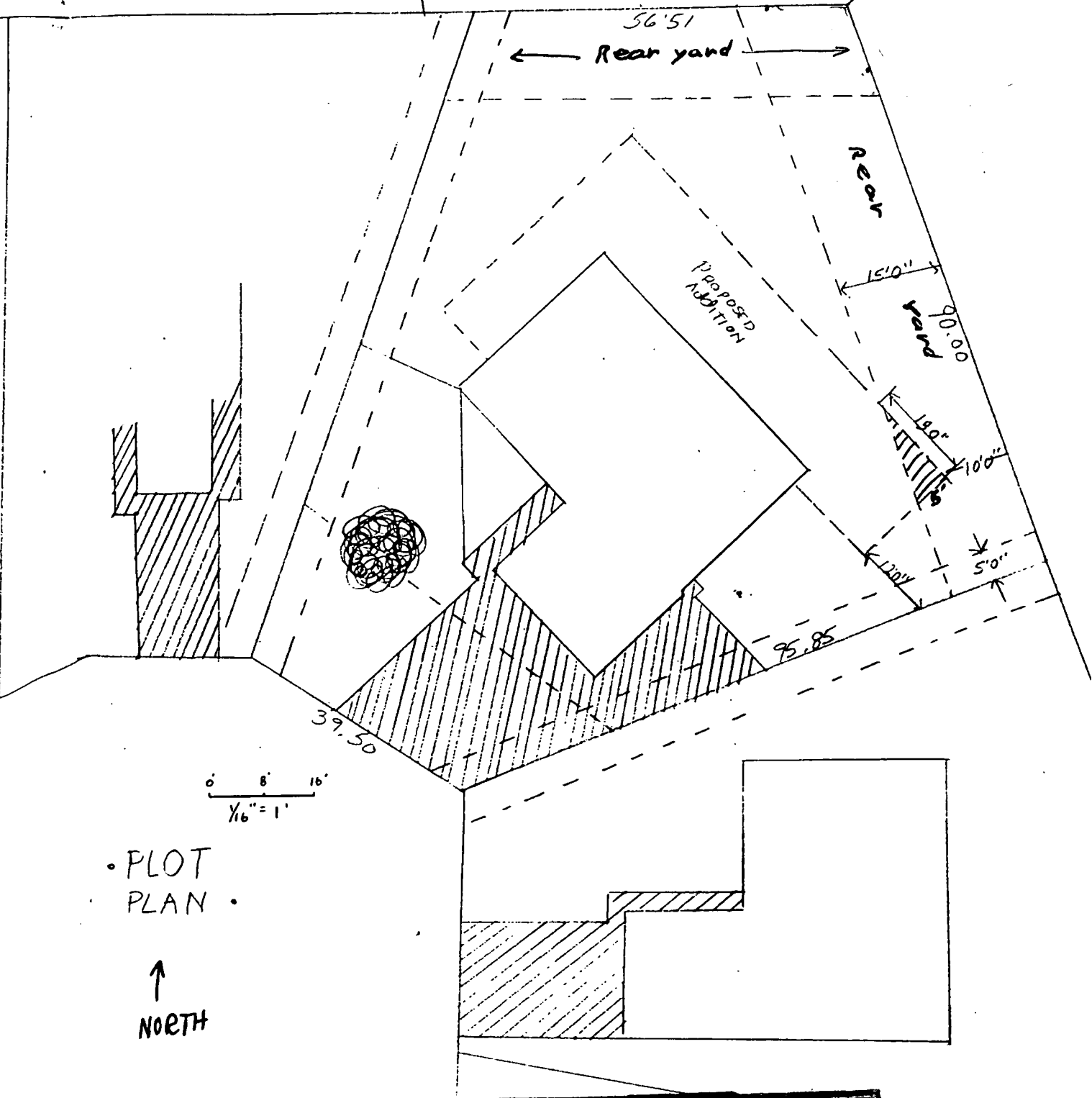
P 83091

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Bk.119

NOTE Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT "A"



• PLOT PLAN •

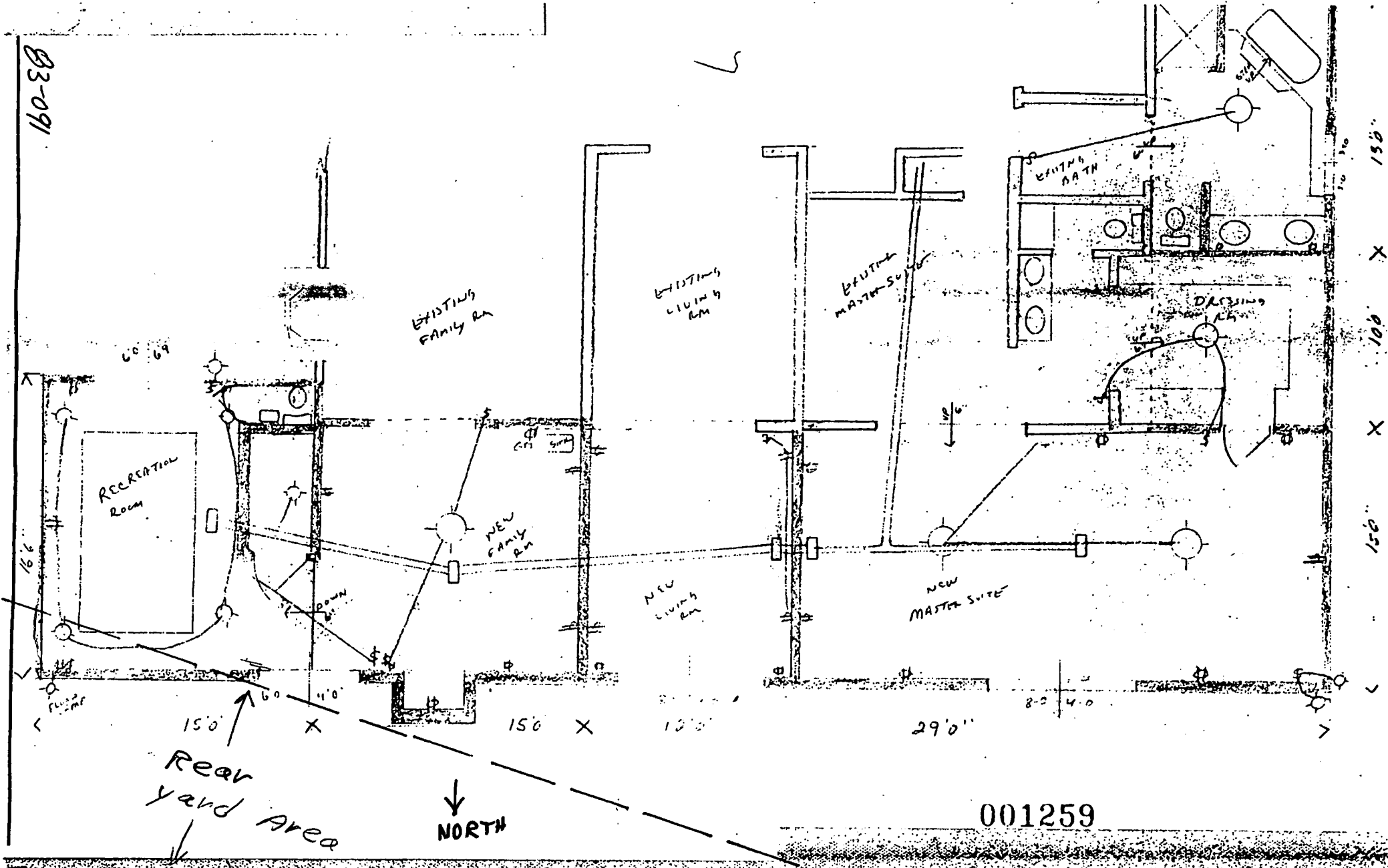
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NORTH

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THE REQUIREMENTS OF ORD. No. 2550 ONLY
ARE COMPLIED WITH FOR THOSE DETAILS
AS ARE SHOWN ON THESE DRAWINGS.
Planning Director
may be obtained from
City Department P. Bell 10/17/83
CITY PLANNING COMMISSION
Director.

83-091

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