

**PLANNING DIRECTOR'S VARIANCE**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Rex and Joan Moore, 608 San Antonio Way, Sacramento, California 95819	
<b>OWNER</b>	Rex and Joan Moore, 608 San Antonio Way, Sacramento, California 95819	
<b>PLANS BY</b>	Rex Moore, 608 San Antonio Way, Sacramento, California 95819	
<b>FILING DATE</b>	November 6, 1990 <i>ENVIR. DET.</i> Exempt 15305a and 15301e	<b>REPORT BY</b> CG
<b>ASSESSOR'S PCL. NO.</b>	004-0285-002	

**APPLICATION:** Planning Director's Variance to reduce the required distance between the main building and accessory structure from 6 feet to 4 feet on 0.12<sub>±</sub> developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 608 San Antonio Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct an addition to the main house for an elevator.

**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 Residential

Surrounding Land Use and Zoning	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	21' (Existing)
South: Single Family; R-1	Side(N):	5'	9' (Existing)
East: Single Family; R-1	Side(S):	5'	4'
West: Single Family; R-1	Rear:	15'	34'

Property Dimensions:	50' x 104'
Property Area:	0.12 <sub>±</sub> acres
Height of Building:	24 feet, 2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Wood Shingles

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.12<sub>±</sub> acres developed with a two story single family residence. The site is located in the Standard Single Family Residential (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use is all single family residential. The surrounding zoning is all R-1.

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B. Applicant's Proposal

The applicant is requesting a variance from the Zoning Ordinance requirement that there be six feet between a main structure and any accessory structure. The purpose of the variance is to construct an addition to the main house enclosing an elevator. This addition is only four feet from the existing accessory structure.

C. Staff Analysis

Staff has no objection to the proposed variance request. The owner/resident of the home has become disabled and requires an elevator to reach the second story bedrooms. This elevator addition consists of a four foot by five foot structure attached to the side of the existing residence. Staff has explored other possible locations for the elevator and found this to be the most practical and workable location for the elevator. The elevator addition itself is located further than ten feet away from the side property line. It is, however, located only four feet from the accessory structure in the rear yard. This four feet should be adequate passing distance between the structures and there is also adequate open space on the parcel.

Staff recommends the addition housing the elevator contain the same stucco exterior as the main house and the same wood shingle roofing material.

D. Neighbor Comments

The applicant has circulated notices to the adjacent property owners. All the notices were signed with no objections.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15305a and 15301e).

RECOMMENDATION: Staff recommends the Planning Director approve the variance to reduce the required distance between the main building and accessory structure from 6 feet to 4 feet subject to conditions and based upon findings of fact which follow.

Conditions

1. The exterior materials of the addition shall be compatible with the materials of the existing residence.
2. The addition shall be constructed as per the submitted plans.

Findings of Fact

1. The variance does not constitute a special privilege extended to an individual property owner in that the variance would be granted to other property owners facing such circumstances.
2. The variance does not constitute a use variance, in that single family residences are allowed in the R-1 zone.
3. Granting the variance would not be detrimental to the public safety or welfare nor result in the creation of a public nuisance in that
  - a. the elevator addition is located farther than ten feet from the adjacent property;
  - b. there still remains four feet between structures on the subject site; and
  - c. there is adequate open space provided on site.

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- 4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By:

Cindy Gnos  
Cindy Gnos Assistant Planner

11-19-90  
Date

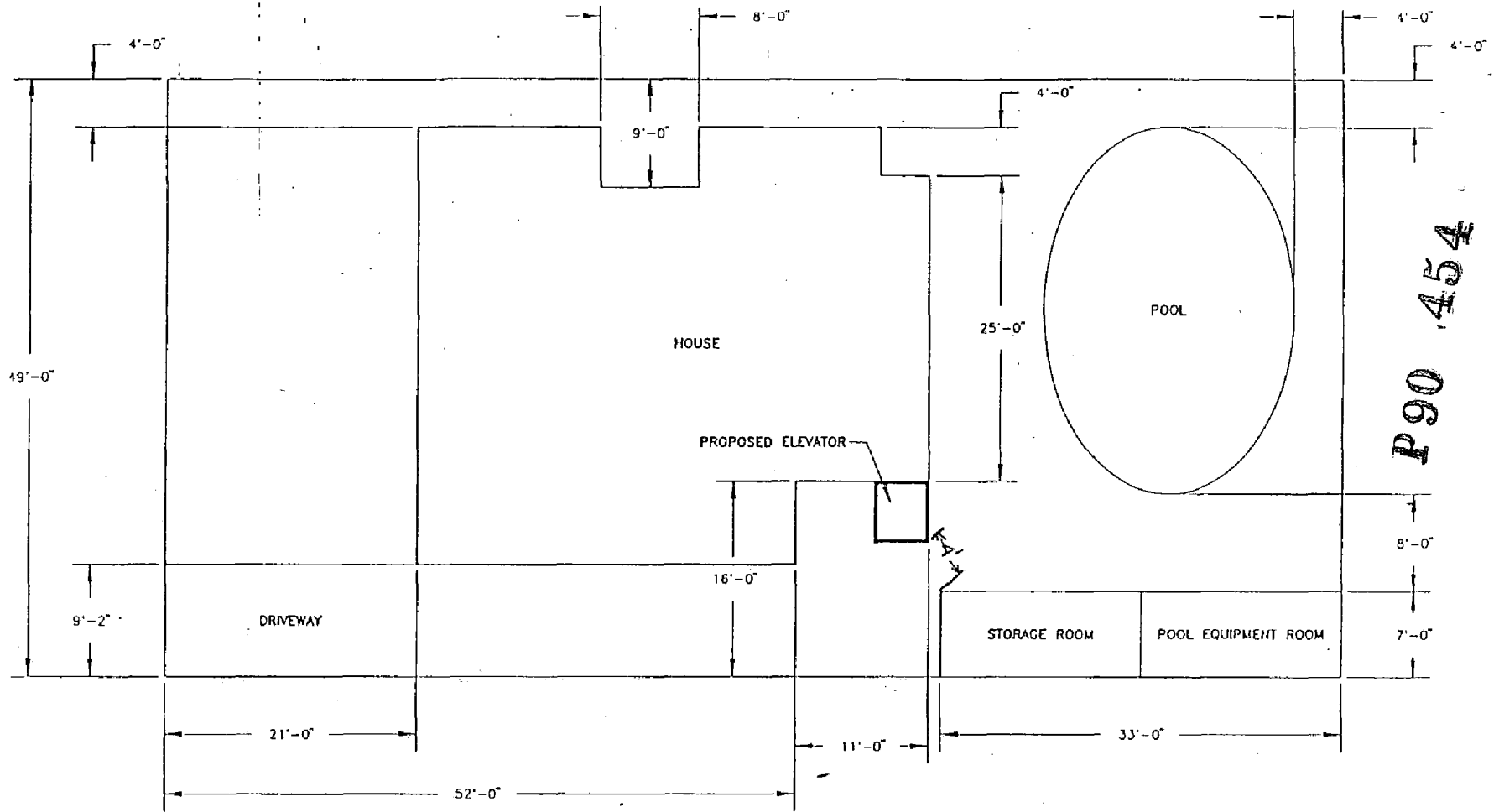
Recommendation Approved By:

Marty VanDuyn  
Marty VanDuyn, Planning Director

11-19-90  
Date

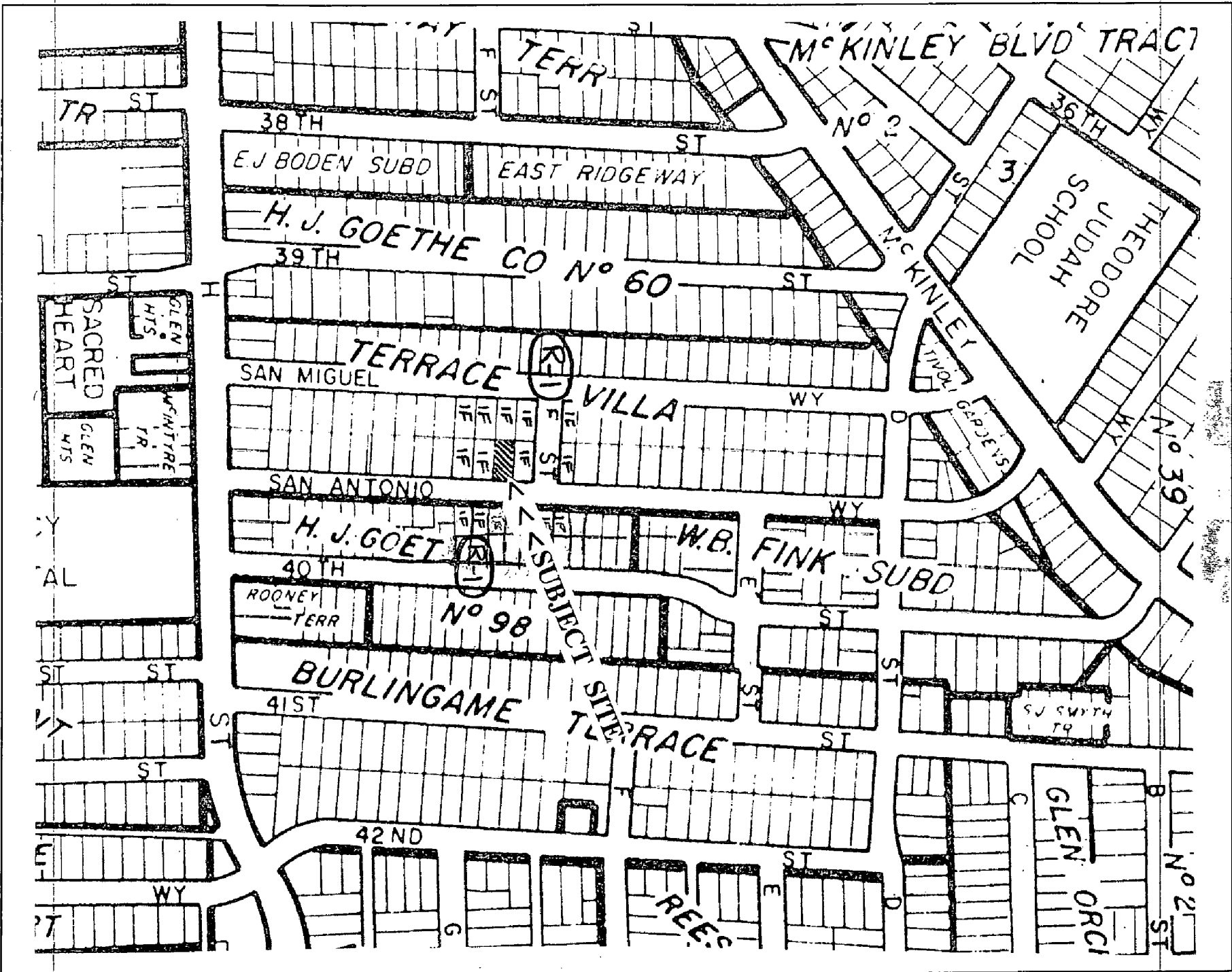
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**PLOT PLAN**  
 SCALE: 1/8" = 1'-0"  
**608 SAN ANTONIO W**  
**SACRAMENTO, CA.**



LAND USE & ZONING MAP

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VICINITY MAP

