

PLANNING DIRECTOR'S VARIANCE

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

| | | | |
|---------------|--|------------------------|--------------------------------|
| APPLICANT | Charles S. & Jean M. Miller, 540-45th Street, Sacramento, CA 95819 | | |
| OWNER | Charles S. & Jean M. Miller, 540-45th Street, Sacramento, CA 95819 | | |
| PLANS BY | _____ | | |
| FILING DATE | 4-15-83 | 50 DAY CPC ACTION DATE | REPORT BY: SD:bw |
| NEGATIVE DEC. | N/A | EIR | ASSESSOR'S PCL. NO. 004-251-13 |

APPLICATION: Planning Director's Variance to reduce the required side yard setback to 3.5 feet in order to expand an existing residence (P83-119)

LOCATION: 540-45th Street

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Single Family; R-1
 South: Single Family; R-1
 East: Single Family; R-1
 West: Single Family; R-1

Property Dimensions: 50' x 140'
 Topography: Flat

STAFF EVALUATION: The subject site is 50' x 150', 7,000 square feet in size. It is developed with a one-story, single family residence approximately 1,300 square feet in size. The applicant proposes to expand his home by adding two bedrooms and two baths. There will also be a 13' x 12' raised redwood deck located behind the addition. The applicant is requesting a Planning Director's Variance to reduce the required five-foot side yard setback to 3.5 feet in order to continue the addition along the same wall line as the existing structure. The entire residence will remain single story. Driveway access to an existing detached garage is located along the property line of the subject site. This makes it difficult to extend that wall. There is an existing structure situated in the neighboring yard on the proposed line. Staff sees no problem since this is a garage that will screen the deck area. In addition, Fire Prevention has no objection to the project.

Staff has no objection to the project since it meets fire code and other applicable zoning regulations.

Findings of Fact


1. The variance does not constitute a special privilege in that the lot is less than standard width;
2. The request does not constitute a use variance in that residential uses are allowed in the R-1 zone;

P83-119


003059

3. Granting the variance will not be injurious to surrounding property in that fire regulations are met and the project will not alter the character of the neighborhood;
4. The request is in conformance with the 1963 East Sacramento Community Plan and the 1974 General Plan which designate the site for residential uses.

REPORT PREPARED BY:


Susan Desmarais, Associate
Planner

RECOMMENDATION APPROVED:

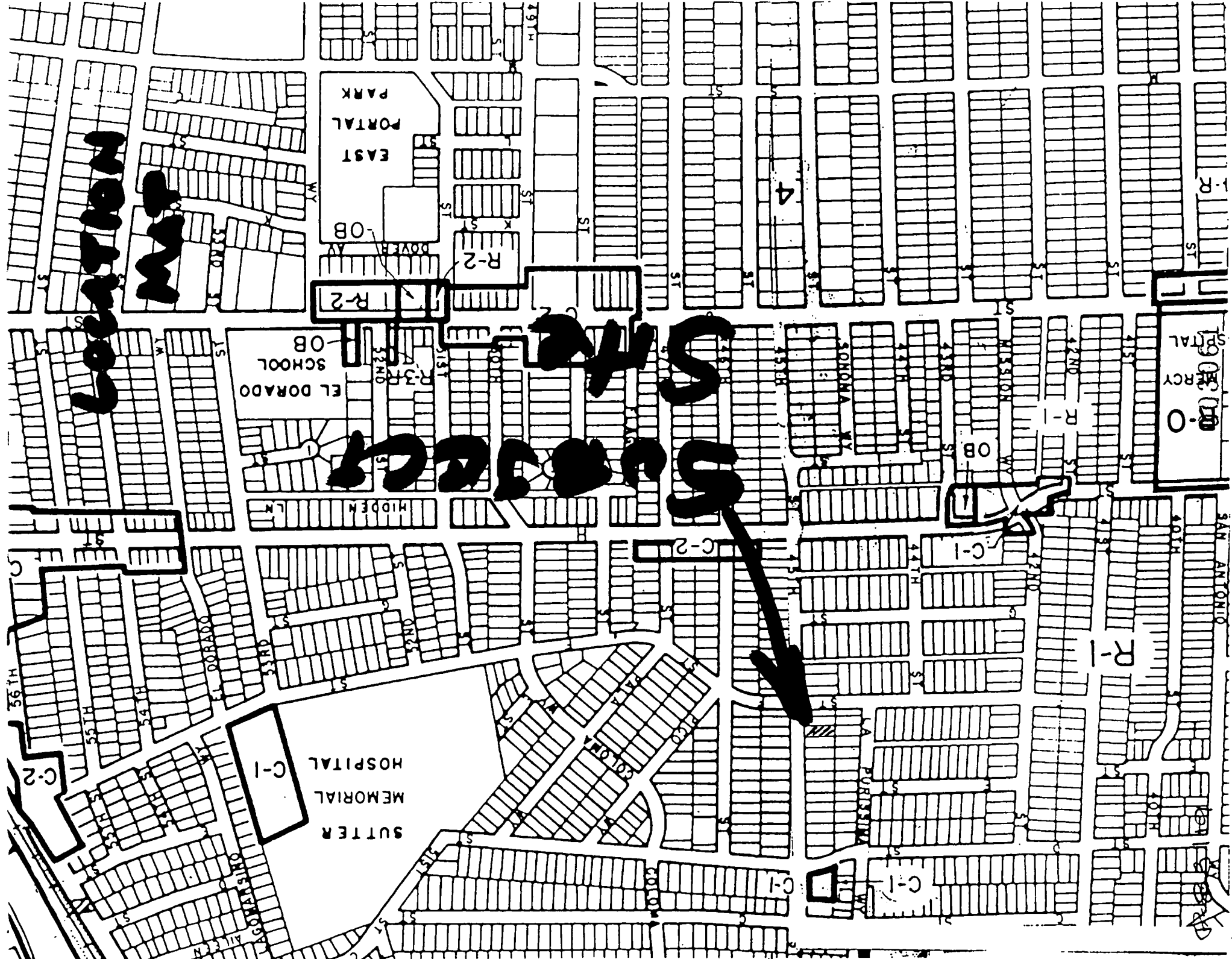

Marty Van Duyn, Planning
Director

SD:bw

P83-119

003060

P83-119



SUTTER ST

WALTON

EAST PORTAL PARK

EL DORADO SCHOOL

SUTTER MEMORIAL HOSPITAL

SPRUEY

SAN ANTONIO

R-2

R-2

R-2

C-2

C-1

C-2

C-1

C-1

H199C

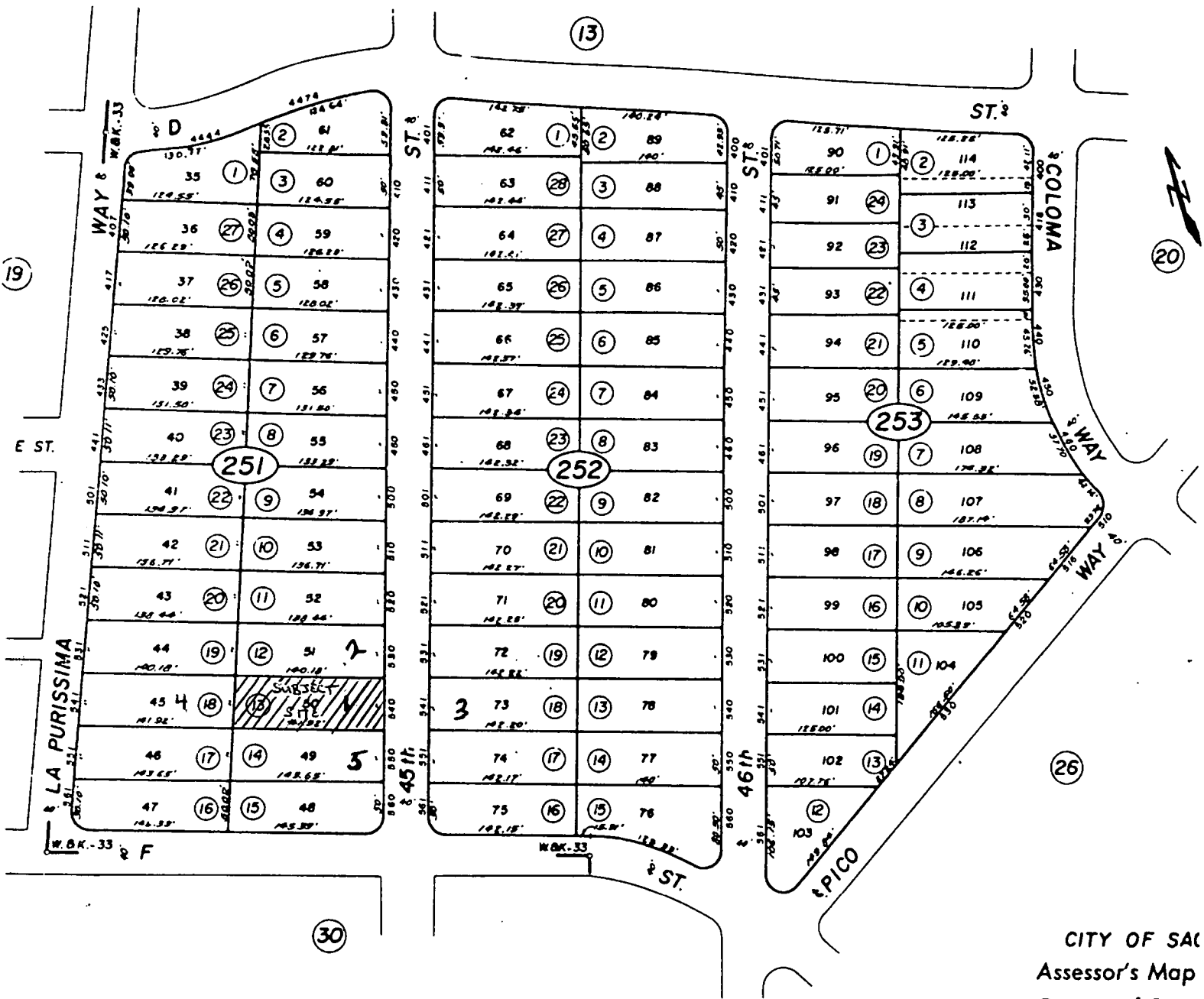
H199C

H199C

H199C

POR. WRIGHT & KIMBROUGH TRACT 33

Tax Area Code



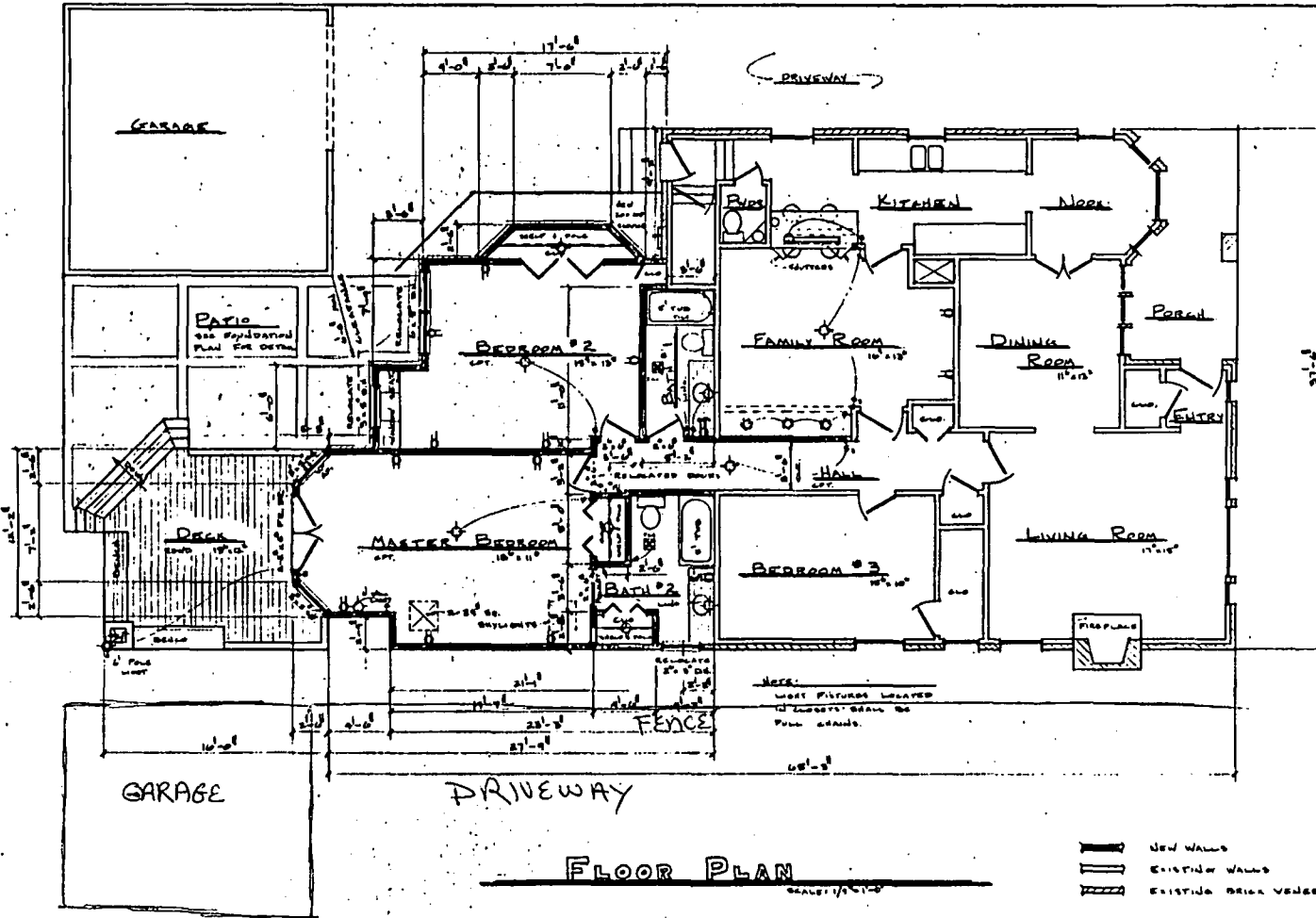
NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

003062




Tax Area Code

P-83119

003063



FLOOR PLAN

-  NEW WALLS
-  EXISTING WALLS
-  EXISTING BRICK VENEER

DRAWN FOR

Miller

CONTRACTOR

M. D. Iverson
Const

LINE DESIGN
Drafting Studio

RESIDUAL - DRAFTING - ARCHITECTURE
4000 University Ave., Suite 100
Columbia, SC 29204
(716) 405-4575

ENGINEER

DRAWN BY

ERIC L. LAMB

REVISIONS

JOB NO.

1683

DATE

APRIL 6, 1983

DESCRIPTION

Floor

2

OF 8 SHEETS

SITE PLAN APPROVED
 CITY PLANNING COMMISSION DIRECTOR
 DATE: _____ BY: _____
 PLANNING DIRECTOR

DATE JOB

Miller

CONTRACTOR

M.D. Iverson
Const.

LINE DESIGN
Engineering
DESIGN - DRAWING - ESTIMATION
CONSTRUCTION - SUPERVISION
1501 25th St. N.E.
FREDERICK, MD.

LEGEND

DATE BY

2/24/68

REVISIONS

JOB NO.

1683

DATE

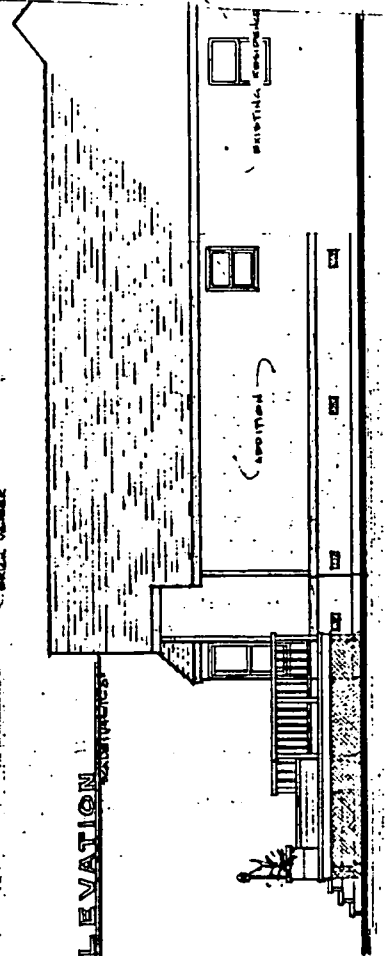
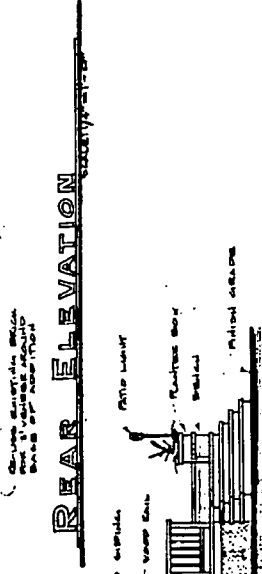
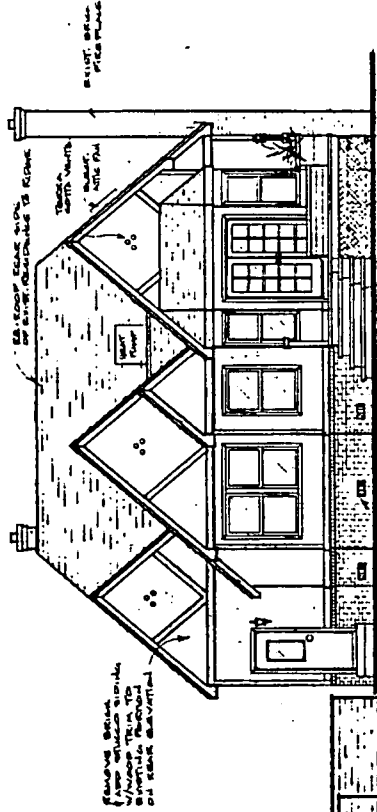
MAY 1968

DESCRIPTION

Elevations

3

OF 6 SHEETS



003064

P. 83119

P 83119