

PLANNING DIRECTOR'S VARIANCE

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

| | | | |
|---------------|--|------------------------|--------------------------------|
| APPLICANT | Milton Biggerstaff, 5050 Roseville Road, Sp. 7-13, North Highlands, CA 95660 | | |
| OWNER | Milton Biggerstaff, 5050 Roseville Road, Sp. 7-13, North Highlands, CA 95660 | | |
| PLANS BY | Milton Biggerstaff, 5050 Roseville Road, Sp. 7-13, North Highlands, CA 95660 | | |
| FILING DATE | 6-13-83 | 50 DAY CPC ACTION DATE | REPORT BY: SD:bw |
| NEGATIVE DEC. | N/A | EIR | ASSESSOR'S PCL. NO. 238-116-04 |

APPLICATION: Planning Director's Variance to reduce the front yard setback from 25 feet to 13 feet in order to construct a single family residence (P83-200)

LOCATION: 208 Wainwright Court

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1964 Del Paso Heights Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1
 East: Mobile Home Park; R-1
 West: Residential; R-1

Property Dimensions: Irregular
 Property Area: .14± acres
 Square Footage of Building: 1,336
 Significant Feature of Site: Irregular shape
 Topography: Flat
 Street Improvements: None in area
 Utilities: To be provided
 Exterior Building Colors: Brown over beige
 Exterior Building Materials: Wood siding/shingle roof

STAFF EVALUATION: The subject site is an irregularly shaped parcel located at the end of a street which terminates in a hammerhead. The surrounding neighborhood is characterized by older single family residences. The applicant proposes to utilize a vacant parcel to construct a three-bedroom, one bath residence with an attached one-car garage. The residence is approximately 1,350 square feet in size. Due to the irregular parcel configuration, the applicant is requesting a variance to reduce the required setback from 25 feet to 13 feet along a portion of the public street frontage.

Staff has no objection to the project since the structure will appear no closer to the street than any of the other residences on the street.

Findings of Fact

1. The variance does not constitute a special privilege in that the request is necessitated by the irregular shape of the parcel.

P83-200

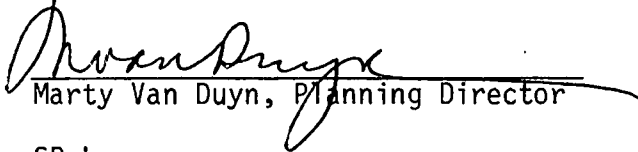
000934

2. The request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance will not be injurious to surrounding property in that the structure will appear no closer to the street than the other residences.
4. The request is in conformance with the 1964 Del Paso Heights 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

Attachments

P83-200

000935

LOCATIONAL MAP

R-2A

SECC

C-2R

HC-R

BELL AV SCHOOL

ST

SUBJECT

Site

000936

WAINWRIGHT CT

PINELL

HAROLD COOK SCHOOL

VERALEE RENE

LN

R-1

HARRIS

2

R83200

R-1

ST

ST

ST

ST

ST

WY

AV

ST

RALEY

C-2

GOS

DOOLITTLE

ANDERSON

DE WITT

WAINWRIGHT

CHENNAULT

STILLWELL

DOOLITTLE

CLARK

CLINGER

MACARTHUR

BRIGHT

LOMBARD

EMMONS

TINKERSON

NIMITZ

WAINWRIGHT

STILLWELL

CHENNAULT

VERALEE

RENE

MACARTHUR

BRIGHT

LOMBARD

EMMONS

TINKERSON

NIMITZ

WAINWRIGHT

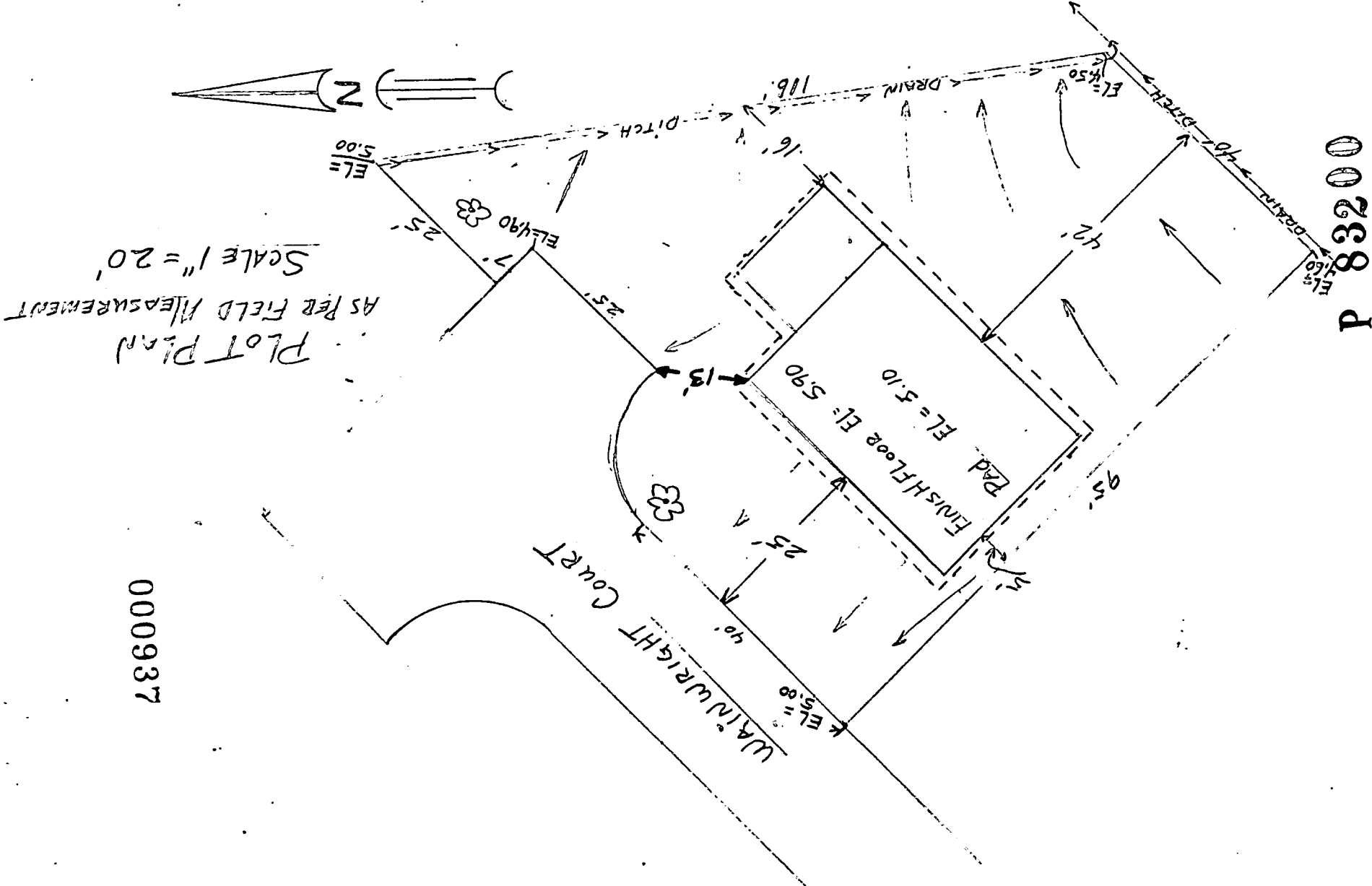
STILLWELL

CHENNAULT

VERALEE

RENE

LOT 153 PARKER HOMES TERRACE SUBDIVISION, PARCEL No 238-116-04
CITY OF SACRAMENTO, CALIFORNIA



000937

P 83200