

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

APPLICANT	Jeffrey A. Hart, 1547 33rd Street, Sacramento, CA 95816
OWNER	Jeffrey A. Hart, 1547 33rd Street, Sacramento, CA 95816
PLANS BY	Jeffrey A. Hart, 1547 33rd Street, Sacramento, CA 95816
FILING DATE	11-17-92 ENVIR. DET. Cat Ex. (15301(e)(2) and 15305
REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	007-0294-015

APPLICATION: Planning Director's Variance to exceed the maximum lot coverage from 40 percent to 43 percent on .073± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 1547 33rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 130± square foot room addition to a 1,026 square foot single family residence on a 40'X 80' lot.

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 Residence

Surrounding Land Use and Zoning:		Setbacks:	Required:	Provided
North:	Single Family Residence; R-1	Front:	15'	15'
South:	Single Family Residence; R-1	Side(North):	3'	3'
East:	Single Family Residence; R-1	Side(South):	5'	10'3"
West:	Single Family Residence; R-1	Rear:	15'	15'

Property Dimensions: 40'X 80'
Property Area: 0.073± acres
Square Footage of Building: Existing Residence: 1,026± sq.ft.; Existing Garage: 216±;
Proposed Addition: 130± sq.ft.
Height of Building: 12± feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Tar

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 40 feet wide by 80 feet deep located in the Standard Single Family (R-1)

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zone. A 1,026± sq.ft. residence and a 216± sq.ft. detached garage is now located on the lot. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land uses are single family residences in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to construct a 130± square foot bedroom addition to the existing 1,026 square foot residence and a 216± sq.ft. detached garage. The addition increases the lot coverage to 43 percent which is three percent greater than the lot coverage permitted in the R-1 zone. The applicant requests a variance to exceed the 40 percent lot coverage by three percent (to 43%).

C. Staff Analysis

The existing residence and detached garage occupy 1,242 square feet, or 39 percent, of the property. The proposed 130± square foot addition brings the total square footage to 1,376 square feet which occupies 43 percent of the property area. Section 3 of the Zoning Ordinance limits lot coverage in the R-1 zone to 40 percent of the property. Since the addition exceeds the permitted lot coverage by three percent (to 43%), a variance is required.

Staff has no objections to the applicant's request for the variance. The variance is necessary largely due to the lot's 40' X 80' dimensions which is substandard by today's standards (i.e. standard lots are 52' X 100'). The bedroom addition would increase the livability of the dwelling and not have significant impacts on the surrounding properties. The stucco to be used on the building addition's exterior is consistent with materials used on the exterior of the existing building.

It should be noted that the existing structure was constructed three feet from the side property line. The proposed addition would extend the wall of the existing residence along the property line keeping the same setback as the existing dwelling. This is now permitted in the Alhambra Corridor since the adoption of the Alhambra Corridor Plan.

Staff supports the approval of the Planning Director's Variance to exceed the lot coverage by three percent in that the proposed house is compatible with the existing adjacent residential properties; the project would work toward the enhancement of the neighborhood; and the project will not negatively affect other land uses in the area.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is a categorical exemption in accordance with CEQA guidelines (Sections 15301(e)(2) and 15305(a).

RECOMMENDATION: Staff recommends the Planning Director take the following action:

Approve the Planning Director's Variance to exceed the maximum lot coverage from 40

percent to 43 percent on .073± developed acres in the Standard Single Family (R-1) zone based upon conditions and the findings of fact which follow.

Conditions:

- 1. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

- 1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be granted to other property owners facing similar circumstances with substandard lots.
- 2. Granting the variance request does not constitute a use variance in that a single family residence is allowed in the Standard Single Family, R-1 zone.
- 3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed project is compatible in size and style with the adjacent residential properties;
 - b. there is adequate space between the proposed addition and neighboring residences; and,
 - c. the proposed house will meet fire and building code requirements.
- 4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).

Report Prepared By:

Don Smith
 Don Smith,
 Associate Planner

12-17-92
 Date

Recommendation Approved By:

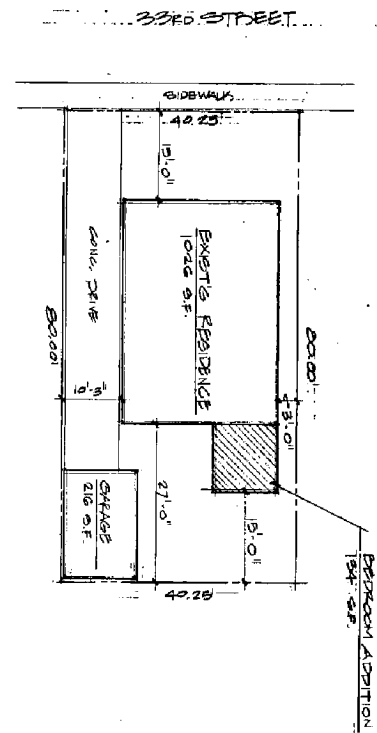
Gary Stonehouse
 Gary Stonehouse,
 Planning Director

12-21-92
 Date

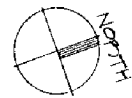
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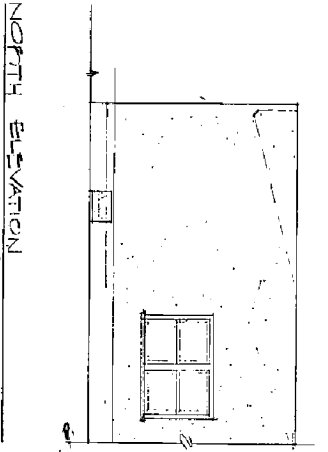
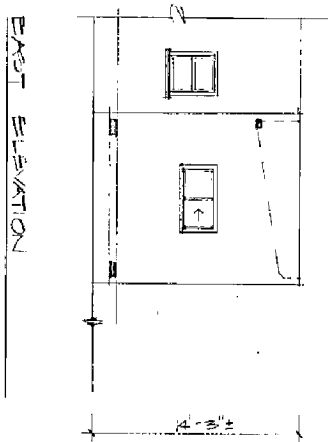
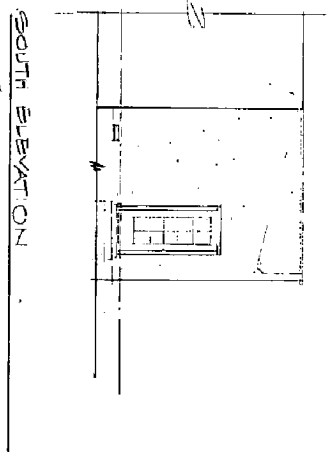
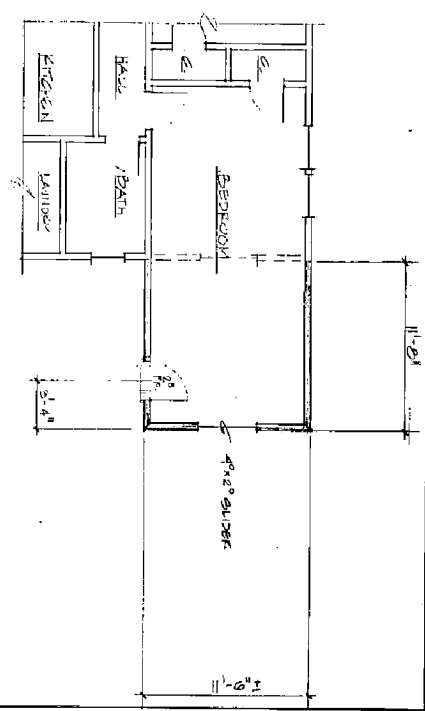


EXIST'G RES.	1026 SF
EXIST'G GARAGE	216 SF
PROPOSED TOTAL	1372 SF



SITE PLAN
1/4" = 1' - 0"

FLOOR PLAN
1/4" = 1' - 0"



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

00155

DATE	11/5/92
BY	JT
SCALE	1/4" = 1' - 0"
PROJECT	JEFF HART ADDITION
ADDRESS	1347 33RD STREET
CITY	SACRAMENTO, CA 95816
REVISIONS	
NO.	
DATE	
BY	