

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Doris M. McRoberts, 4800 'M' Street, Sacramento, CA 95819		
OWNER	Doris M. McRoberts, 4800 'M' Street, Sacramento, CA 95819		
PLANS BY	_____		
FILING DATE	5-15-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Ex. 15305(b)	EIR	ASSESSOR'S PCL. NO. 008-281-21

APPLICATION: Request for a Planning Director's Variance (P84-191) to allow a second story bathroom and deck addition consisting of 240 square feet to an existing single family residence to extend two feet into the five-foot interior side yard setback area. (P84-191)

LOCATION: 4800 'M' Street

PROJECT INFORMATION

1963 East Sacramento Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Single Family, two-story residence

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

STAFF EVALUATION:

1. The subject site is a substandard size corner lot with dimensions of 31.24' x 104' (3,249 sq. ft.). The lot is developed with a two-story, single family residence. The applicant proposes to add a bathroom and deck (240 sq. ft.) at the second story level which would extend out over the backyard. The ground floor level will remain an open patio.

The existing setback along the south property line is three feet. The applicant proposes to extend the addition along the same plane of the existing exterior wall and therefore requests a Planning Director's Variance to continue the south wall of the addition two feet within the five-foot interior side yard setback area.

2. The staff has no objection to the variance request based on the following facts:
- The subject lot is a substandard parcel with a width of only 31.24 feet;
 - The main house on the adjoining parcel is set back approximately 15 feet from the subject house and separated by a private driveway;
 - The subject house is an existing two-story structure; therefore, the addition would not be a new visual intrusion to abutting property owners;
 - The project will comply with all other setback requirements;
 - The design of the proposed addition is also compatible and consistent with the architectural style of the existing dwelling.

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

000320

Findings of Fact

- a. The request for the variance does not constitute a special privilege to reduce the side yard setback from five feet to three feet in that:
 - 1) the lot is substandard in width;
 - 2) under similar circumstances the granting of the variance would be appropriate for other property owners.
- b. The variance does not constitute a use variance in that:

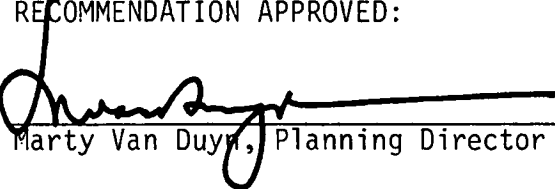
Single family dwellings are permitted in the R-1 zone.
- c. The granting of the variance will not be injurious to the public welfare nor the properties in the vicinity as it will not significantly change the characteristics of the area;
- d. The project is in conformance with the 1974 General Plan and the policy which states, "Encourage comprehensive neighborhood beautification programs through landscaping, tree planting, home improvement, and general maintenance to increase neighborhood pride and improved neighborhood appearance.

REPORT PREPARED BY:



Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

6/4/84

Date

GM:bw

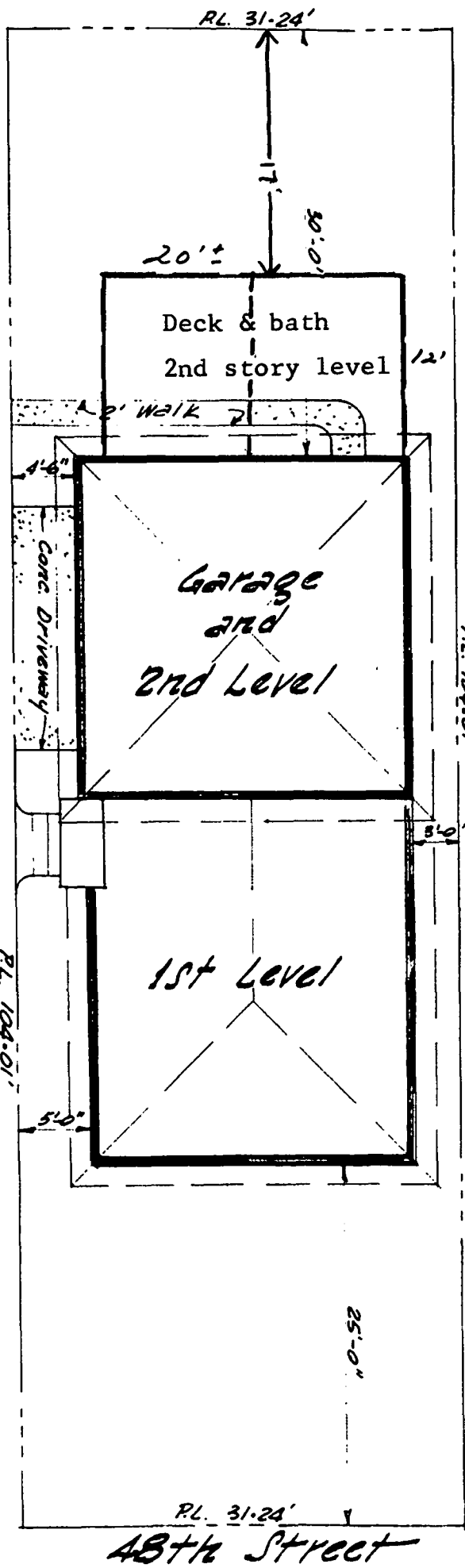
Attachments
P84-191

000322

LOT PLAN

Scale: 3/32" = 1'

11th Street

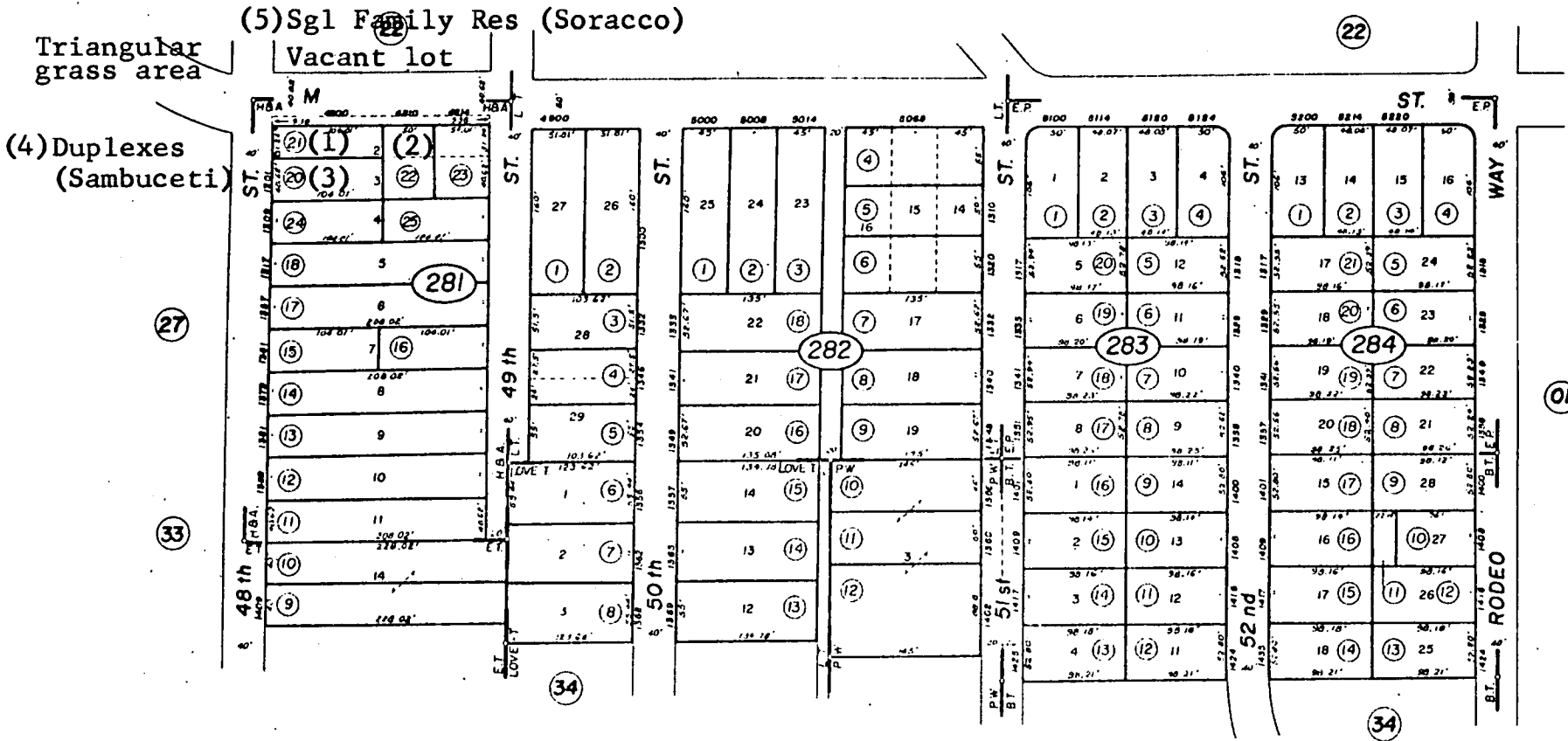


P 84191

EAST PORTAL SUB., HILL & ATKINS SUB., POR. BRIER TER., EDWIN TULLAR SUB. OF
 TULLAR HOMESTEAD TR., LARCHMONT TR., LOVE TR. & PHILLIP WOLF JR. SUB. LOTS
 2 & 3 TULLAR HOMESTEAD TR.

Tax Area Code

8-28



000323

CITY OF SACRAMENTO
 Assessor's Map Bk. B -Pg. 28
 County of Sacramento, Calif.

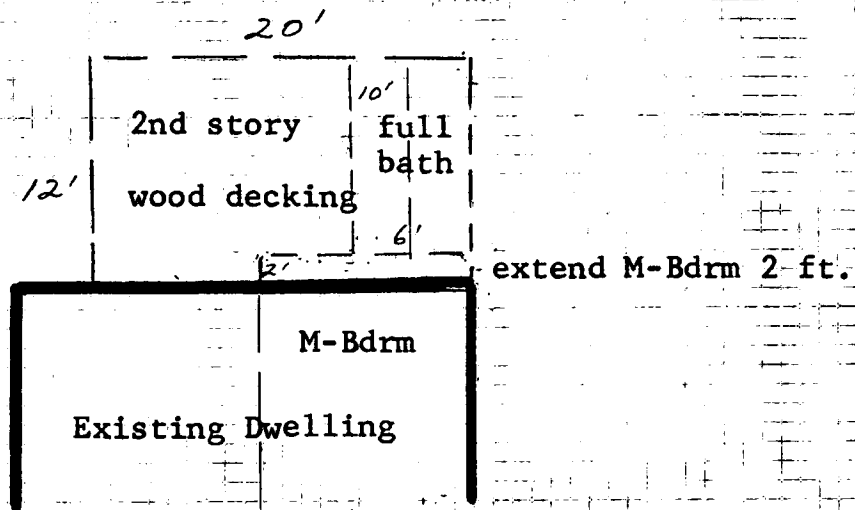
NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

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MC ROBERTS

4800 M Street

APN 008-281-21



The exterior walls of the bath will be stucco as the existing improvement, the roof will gable into the existing hip roof. It will be a shake cover. The wood decking will have a rail.

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