

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Franco Colucci, 1540-53rd Street, Sacramento, CA 95819		
OWNER	Rebecca Davidson, 1111 Teneighth Way, Sacramento, CA 95820		
PLANS BY	Robert Chisholm/Maureen Degnon, 301 Allen Road, Woodside, CA 94062		
FILING DATE	9-27-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 012-341-32

APPLICATION: Planning Director's Variance to reduce required five-foot side yard setback to three feet

LOCATION: 1111 Teneighth Way

PROPOSAL: Room Addition

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Riverside-Sutterville Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family 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

Property Dimensions: 50±' x 139±'
Property Area: 7,000± sq. ft.
Square Footage of Building: Existing: 1,220; Addition: 500±
Street Improvements/Utilities: Existing
Exterior Building Colors: Beige
Exterior Building Materials: Stucco

BACKGROUND INFORMATION: A building permit had been issued for the proposed addition and construction begun. Upon inspection of the raised wood floor and foundation, a building inspector noted the inadequate side yard and "red tagged" the project.

STAFF EVALUATION: Staff has the following comment:

1. Staff has no major objection to expansion of the existing residence, with the proposed addition in line with the existing structure. This encroachment into the side yard setback will have minimal effect due to the large setback of the portion of the neighboring structure where it faces the addition.
2. The proposed hip roof as opposed to a simple gable roof, will minimize the mass of the proposed addition.
3. The owner of the abutting property would like the downspout for the rain gutter of the addition to be located at least five feet from the common property line to reduce the chance of a drainage problem. Also, he indicates concern that the match line between the existing and proposed side wall will ultimately have an unsightly crack.

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3. (cont'd.)

He indicates that if the five-foot setback is not observed, that a 1 inch by 3 inch board should be placed over the joint and painted to match the trim around the windows. Staff finds these mitigation measures acceptable.

STAFF RECOMMENDATION: Staff recommends approval of the requested Planning Director's Variance to reduce the side setback to three feet as indicated on attached plans, subject to conditions and based on the Findings of Fact that follow.

Conditions

1. The gutter on the east side of the addition shall have a downspout to carry water to a point no closer than five feet to the side property line.
2. A 1 inch by 3 inch board shall be placed over the joint between the wall sections of the addition and the existing structure.

Findings of Fact

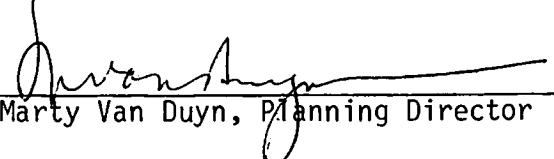
1. The proposed project, as conditioned, is not a special privilege extended to one individual property owner in that under similar circumstances the same variance would be granted.
2. The variance, as conditioned, will not be injurious to public welfare nor to property in the vicinity of the applicant in that the adjacent structure is set well back from the common property line.
3. The variance, as conditioned, is in harmony with the general purpose and intent of the Zoning Ordinance and will not adversely affect the General Plan or specific plans of the City, or the Open Space Regulations.

REPORT PREPARED BY:



Randy Lum, Assistant Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

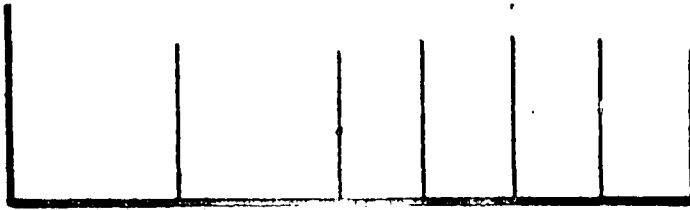
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Date

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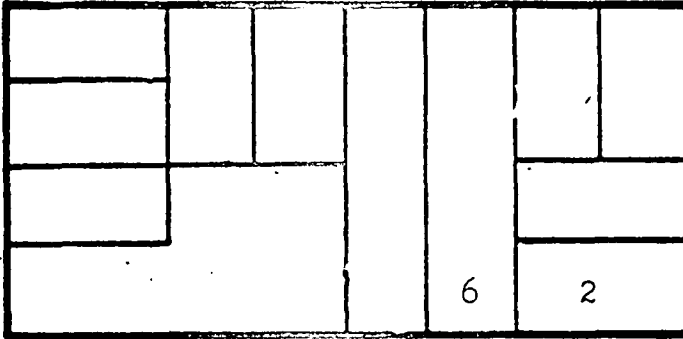
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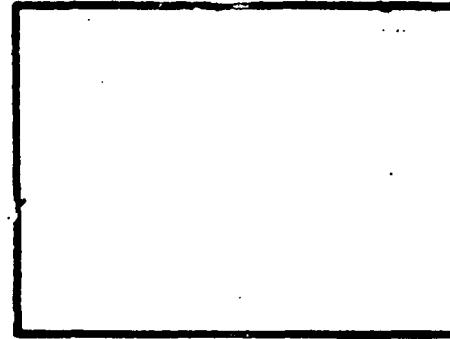
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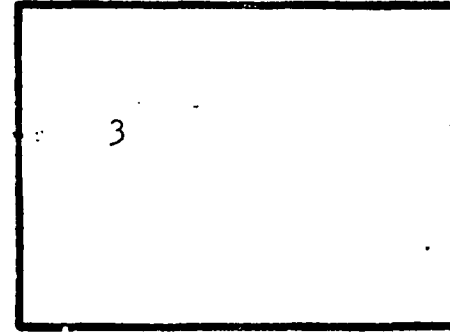
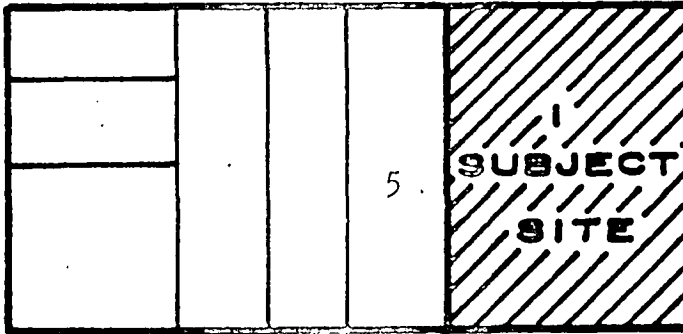
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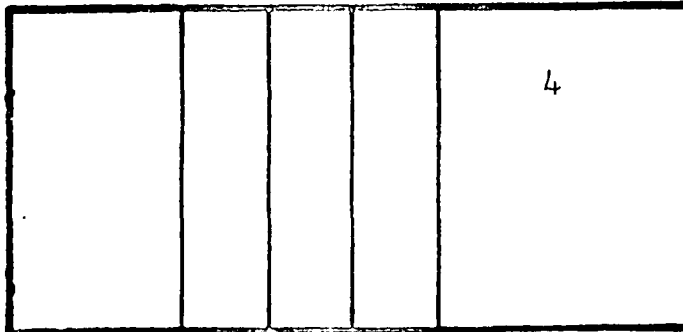
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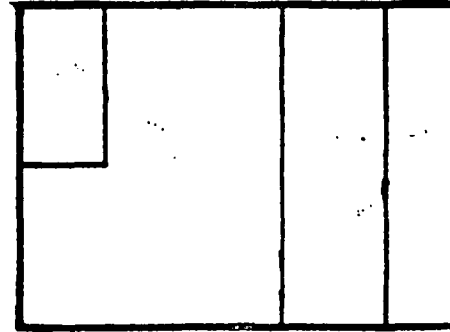
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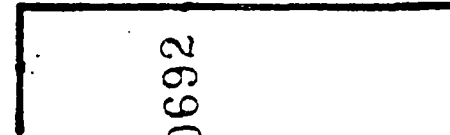
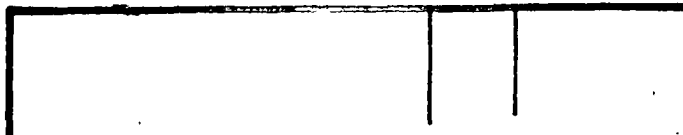
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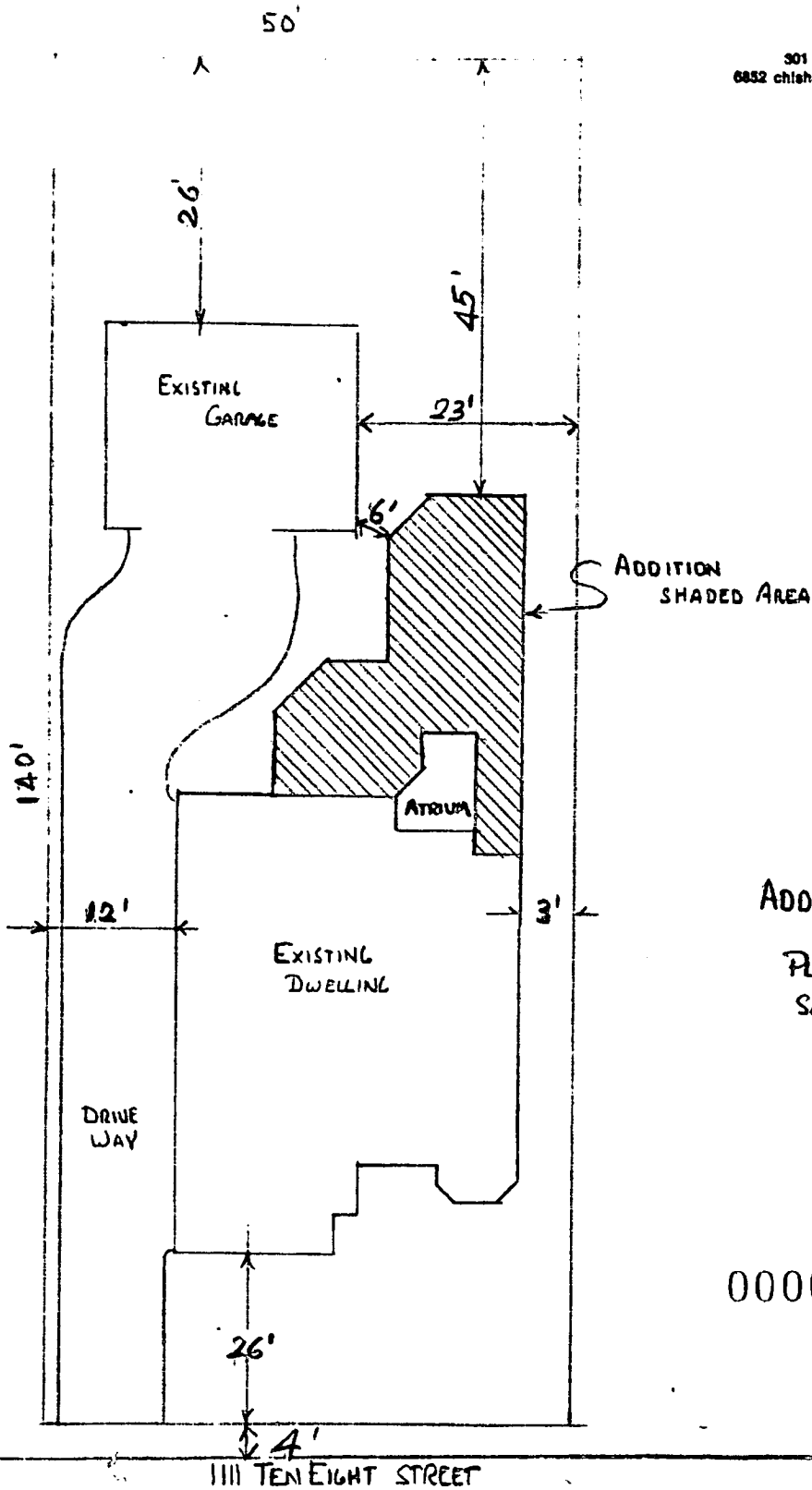


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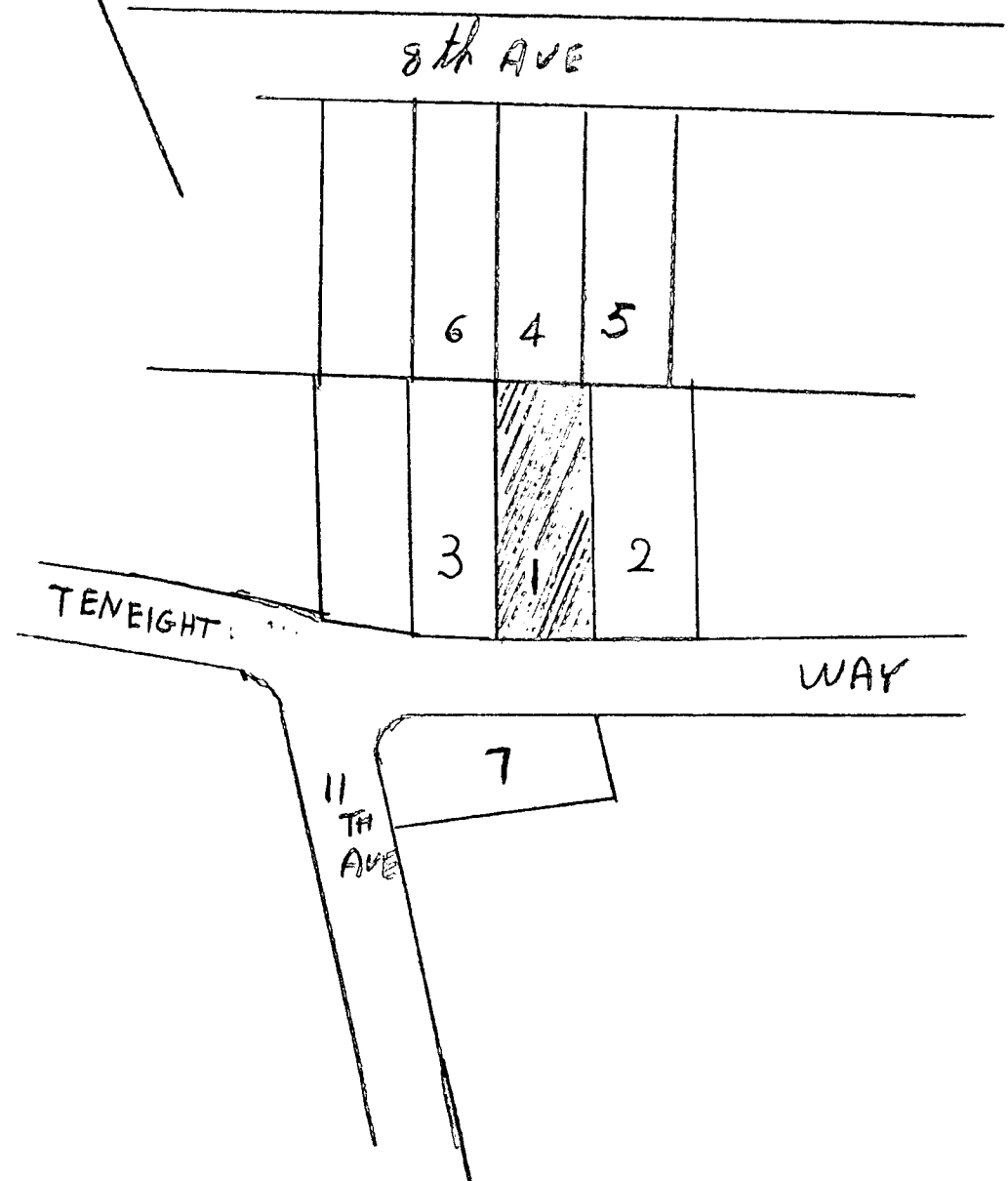
ADDITION 1111 TEN EIGHT ST.

PLOT PLAN
SCALE 1/16" = 1' 0"

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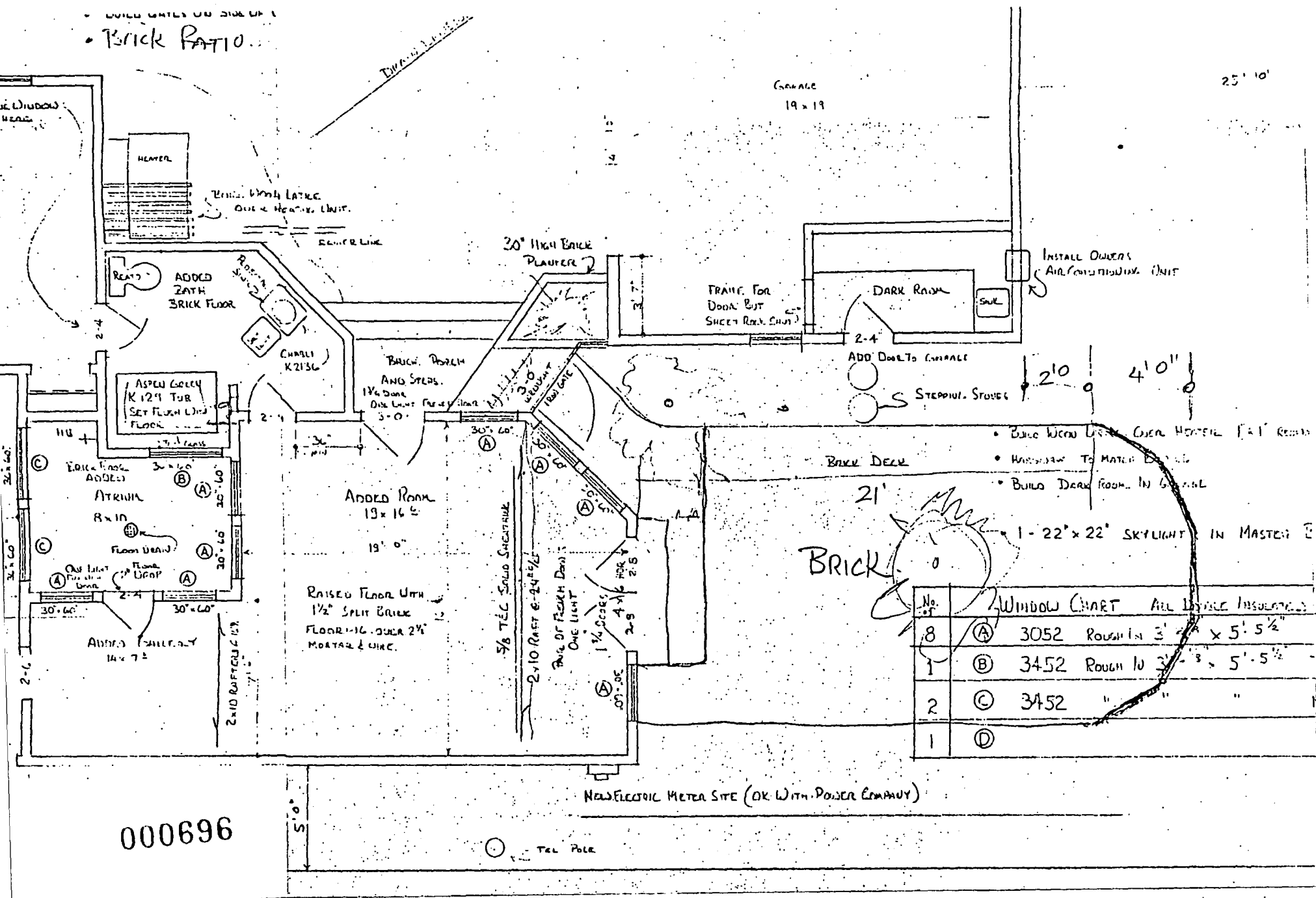
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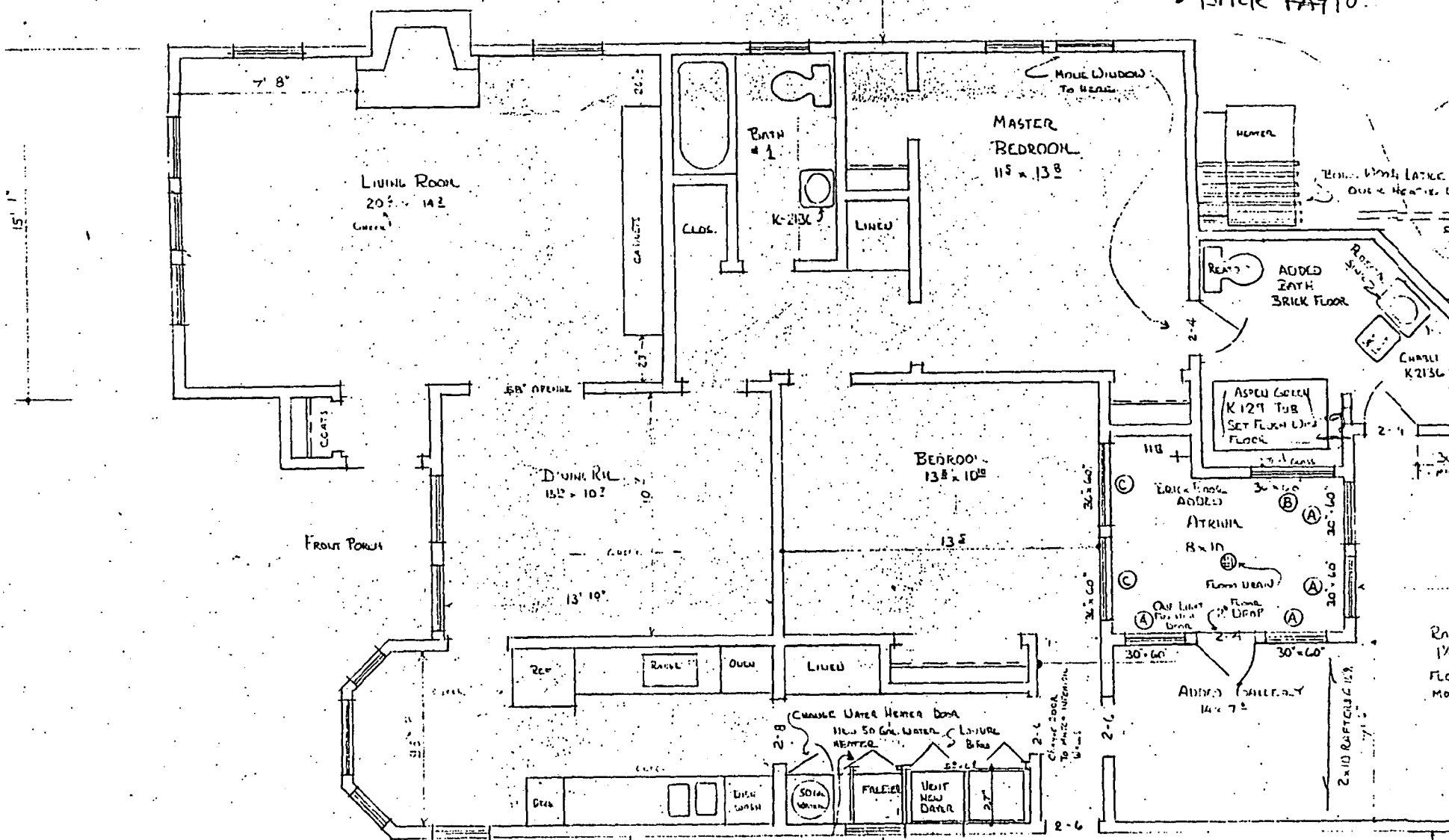
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• BRICK PATIO



No. of		WINDOW CHART	AIR	INSULATION
8	(A)	3052 ROUGH IN 3' 4" x 5' 5 1/2"		
1	(B)	3452 ROUGH IN 3' 8" x 5' 5 1/2"		
2	(C)	3452 " " " "		
1	(D)			

• BRICK PATIO



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5' 0"