

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

APPLICANT	Michael I. Delamore, 3217 B Street, Sacramento, CA 95816				
OWNER	Jim Burke, (702) 322-9862				
PLANS BY	Michael I. Delamore, 3217 B Street, Sacramento, CA 95816				
FILING DATE	07-16-92	ENVIR. DET.	Exempt 15303(e)	REPORT BY	D Holm
ASSESSOR'S PCL. NO.	003-0062-012-0000				

APPLICATION: Planning Director's Variance to increase the allowable wall height for a detached accessory structure from 10 feet to 12 feet 6 inches for a proposed 560± square foot two car garage on 0.13± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 3217 B Street

PROPOSAL: The applicant is requesting the necessary entitlements to increase the allowable wall height for a detached garage in order to incorporate an upper storage loft into the design of the proposed garage.

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:

North: Southern Pacific R/R; R-1
South: Church, Multiple & Single Family; R-1
East: Single Family & Multiple Family; R-1
West: Single Family; R-1 & R-1A

Property Dimensions:	51' x 113'
Property Area:	.13± acres
Square Footage of Existing Residence:	984± square feet
Square Footage of Proposed Garage:	560± square feet
Height of Proposed Garage:	18 feet
Proposed Exterior Building Materials:	Horizontal Wood Siding
Proposed Roofing Materials:	Composition Shingle
Allowable Lot Coverage:	40%
Proposed Lot Coverage:	27%

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is zoned Standard Single Family (R-1) and is designated for low density residential (4-15 du/na) by the General Plan. The site is a .13± developed parcel which has an existing single family residence constructed on it. The surrounding land use and zoning is: single family residences, zoned Standard Single Family (R-1) and Single Family Alternative (R-1A) to the west; a church, multiple family and single family residences, zoned Standard Single Family (R-1), to the south; the Southern Pacific Railroad, zoned Standard Single Family (R-1), to the north; and single family and multiple family residences, zoned Standard Single Family (R-1), to the east.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements in order to allow for the construction of a detached two car garage with enough height to allow for a small loft area above the parking area sometime in the future. The Zoning Ordinance requires that the walls of a detached accessory structure not exceed 10 feet in height (to the plate line), the maximum height of the structure measured from grade should not exceed 18 feet and only one story is permitted. The proposed garage will not exceed the 18 foot maximum height but the walls will exceed the 10 foot wall requirement.

C. Staff Analysis

The existing codes regulating detached accessory structures was adopted in June of 1987. Planning staff is currently reviewing this section of the Zoning Ordinance in order to allow for higher walls in garages and possibly to allow for the addition of a second floor. As the proposed ordinance changes are being researched and will require public hearings the applicant is requesting a variance to allow an additional 2 1/2 feet of wall height for the proposed detached garage. The applicant would like to include a small second floor loft at some time in the future when the Zoning Ordinance is changed but is not requesting the second floor at this time. During the past five years planning staff has had a chance to review the problems of the existing restrictions and has found that the existing wall height is not adequate for trucks and recreational vehicles. The proposed garage will be located in the rear of the subject site and is adjacent to the Southern Pacific Railroad Tracks. As proposed the additional 2 1/2 feet of height should not impact the adjacent residences and will not be apparent from the public street. Planning staff has visited the subject site and has reviewed the applicant's proposal and has no objections to the proposed garage height as proposed.

D. Agency Review

The proposed project was reviewed by the City's Engineering Development, Real Estate and Water and Sewer Divisions, the following comments have been received:

Public Works Development Services Division

1. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system; and
2. Notice: Property to be developed in accordance with this building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 a).

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to increase the allowable wall height for a detached accessory structure from 10 feet to 12 feet 6 inches subject to conditions and based upon findings of fact which follow;

Conditions

1. The maximum wall height shall not exceed 12 feet 6 inches and the maximum height of the detached garage shall not exceed 18 feet as measured from the grade of the property to the highest point of the garage;
2. The applicant shall not construct the proposed loft area until such time as a Planning Commission Variance is obtained or Section 5 of the City of Sacramento Zoning Ordinance is amended to allow second floors in detached accessory structures;
3. The applicant shall obtain all necessary building permits and the proposed garage shall be constructed according to the attached site plan and elevations.

Findings of Fact - Variances:

1. Granting the request does not constitute a use variance in that detached garages are allowed in the Standard Single Family (R-1) zone.


2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate open space and light will be provided.
3. The proposed project is consistent with the General Plan which designates the site as residential (4-15 du/na).

REPORT PREPARED BY:

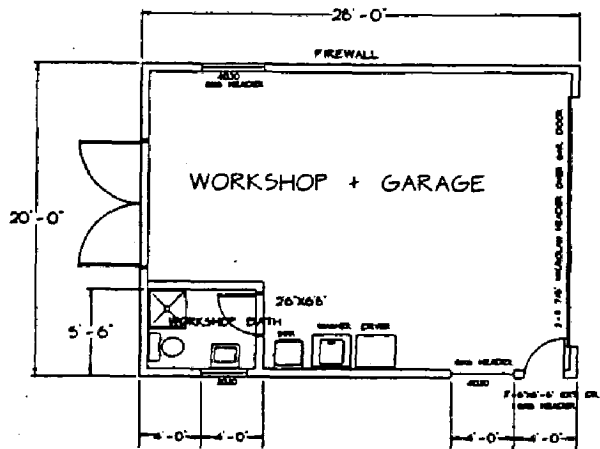

Dawn T. Holm, Planner

9/28/92
Date

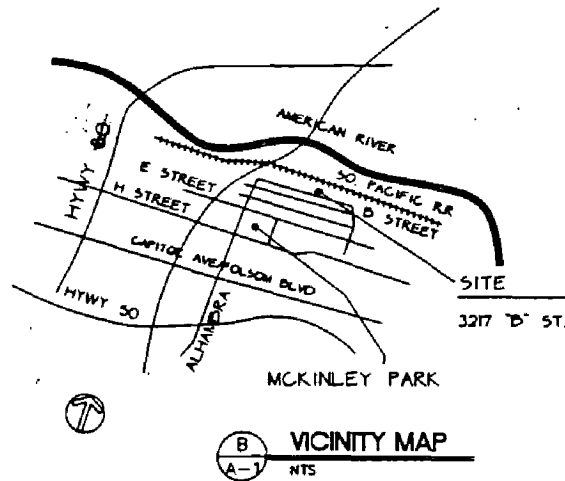
REPORT APPROVED BY:


Gary Stonehouse, Planning Director

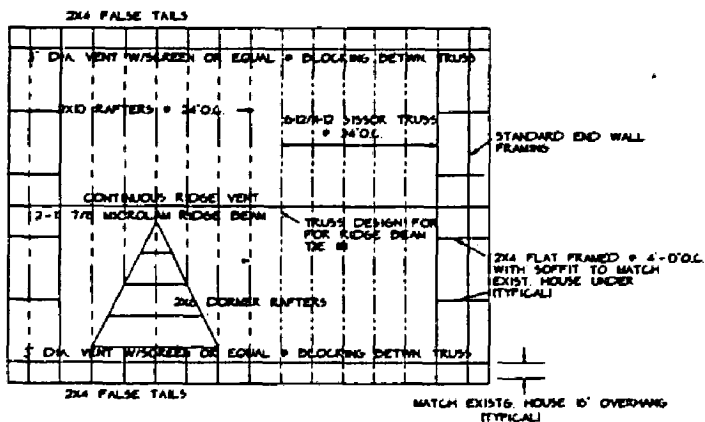
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Date



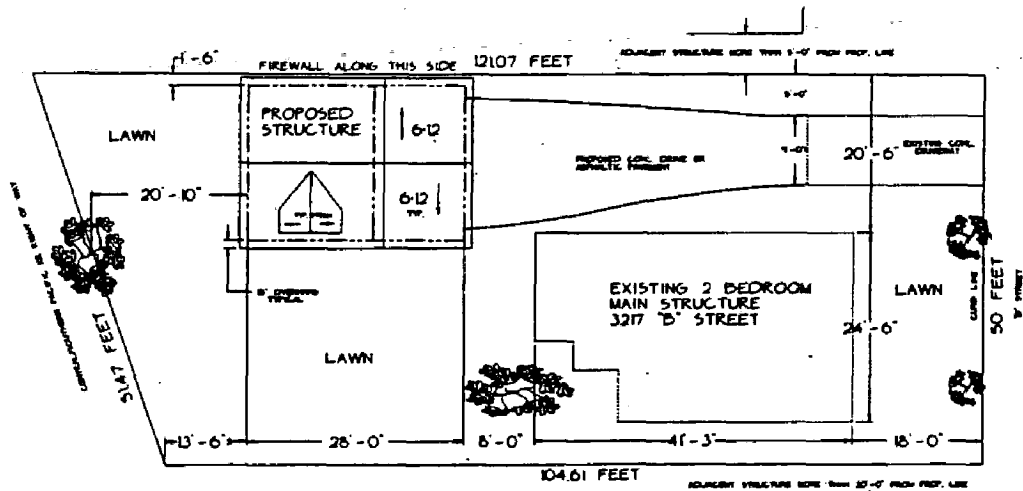
A FLOOR PLAN
Scale: 1/4"=1'-0"



B VICINITY MAP
NTS



C ROOF/FRAMING
Scale: 1/4"=1'-0"



D LOT + PLOT PLAN
Scale: 1/8"=1'-0"

CITY OF SACRAMENTO ASSESSOR'S MAP, BOOK 3, PAGE 06
OLD CITY AND CASA LOMA TERRACE - ALSO REFERENCED
PORTION OF LOT "A" AS SHOWN ON THE PLAT OF CASA LOMA
TERRACE, BOOK 12, MAP 426 - COMMENCING AT
NORTH LINE OF 'D' STREET

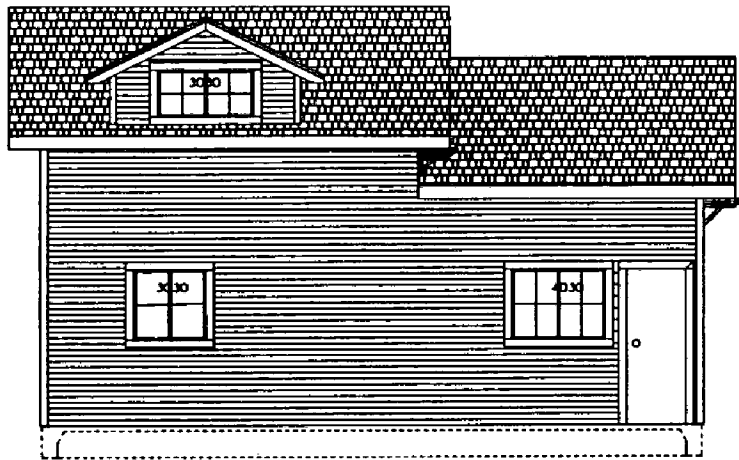
REVISION

DATE: 8/1/93
DRAWING SERVICES PROVIDED BY:
JIM CURSE
PROJ. 3217-9003

ADDITION - GARAGE (NEW CONSTRUCTION)
3217 'D' STREET SACRAMENTO, CA 95816
OWNER: SINE DELAUNE 3217 'D' ST. SACRAMENTO CA 95816

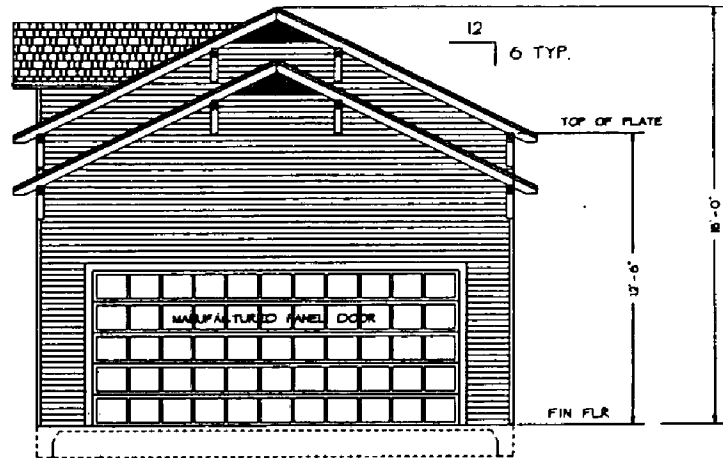
DWG. NO.
A-1
1 of 2

833



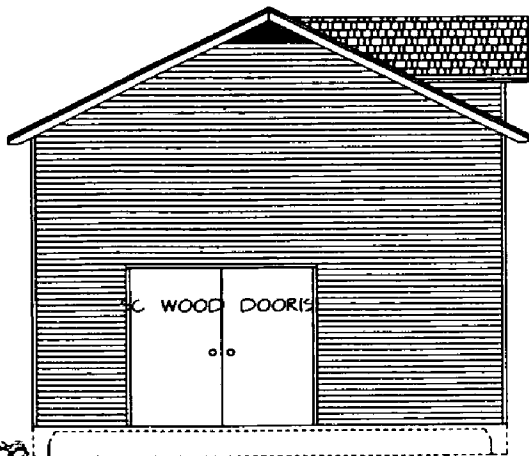
A
A-2 **WEST ELEVATION**
Scale: 3/8" = 1'-0"

MATCH EXIST. EXTERIOR
OF MAIN HOUSE
AS MUCH AS POSSIBLE



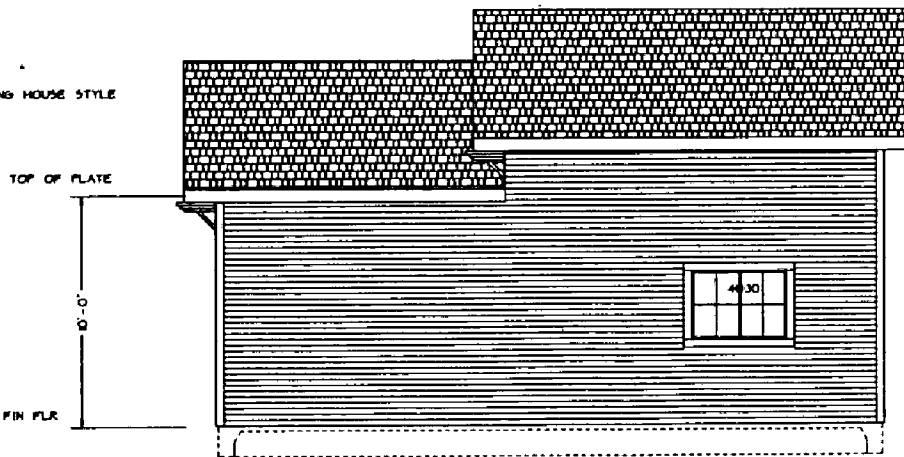
B
A-2 **SOUTH ELEVATION**
Scale: 3/8" = 1'-0"

EXT. ROOF SLOPE 6/12
TO MATCH EXISTING HOUSE
AND LOCAL/HISTORIC STYLE
(TYPICAL)



C
A-2 **NORTH ELEVATION**
Scale: 3/8" = 1'-0"

ALL TRIM D4
MATCH EXISTING HOUSE STYLE



D
A-2 **EAST ELEVATION**
Scale: 3/8" = 1'-0"

REVISIONS

DRAFTING SERVICES PROVIDED BY:
JIM BURKE
7702 322 - 1802
DATE: 8/1/13

ADDITION - GARAGE NEW CONSTRUCTION
3217 B STREET SACRAMENTO, CA. 95816
OWNER: MIKE DELMORE 3217 B ST. SACRAMENTO CA. 95816

DWG. NO
A-2
2 OF 2