

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

APPLICANT Habitat Construction Co., 2043 Venus Dr., Sacramento, CA 95864
OWNER Kimberly J. Mueller, 3375 62nd Street, Sacramento, CA 95820
PLANS BY Habitat Construction Co., 2043 Venus Dr., Sacramento, CA 95864
FILING DATE 12-03-90 ENVIR. DET. Exempt 15305(a) REPORT BY JC
ASSESSOR'S PCL. NO. 015-0152-008

APPLICATION: Planning Director's Variance to reduce the five (5) foot side yard setback to three and one half (3 1/2) feet on 0.18+ developed acres in the Single Family (R-1) zone.

LOCATION: 3375 62nd Street

PROPOSAL: The applicant is requesting the necessary entitlement to reduce the side yard setback from five foot to three and one half feet for a single family home.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
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; R-1	Front:	25'	46'4"
South: Single Family; R-1	Side(So):	5'	3'6"
East: Single Family; R-1	Side(No):	5'	13'7"
West: Single Family; R-1	Rear:	15'	33'

Parking Required: 1
Parking Provided: 1
Property Dimensions: 59' X 140'
Property Area: 0.18+ acres
Density of Development: 5 du/ac
Square Footage of Building: Existing: 918 sq. ft. home; 432 sq. ft. garage
Proposed: 266 sq. ft. addition
Height of Building: 11 feet (single story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Materials: Composition Shingle

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of 018+ developed acres in the Single Family (R-1) zone. The site is an interior lot developed with a single family residence. The site is designated low density residential (4-15 du/ac) in the General Plan. The surrounding land uses and zones are single family, R-1 to the north, south, east and west.

APPLC. NO. P90-467

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B. Applicant's Proposal

The lot is developed with a single family residential unit. The house was originally constructed as a single family residence with a detached garage. At one time a property owner added a patio cover and enclosed the patio area. The current owner purchased the home in 1986 with the patio area enclosed. The owner wishes to demolish the enclosed patio area and construct a dining and laundry area.

C. Site Design

The existing unit on the lot is a 916 square foot, two bedrooms one bath home, with a 426 square foot garage. The home and garage is constructed of concrete block. The patio area was enclosed without building permits. The owner wishes to construct a 168+ square foot dining area (12' X 14') and a 92+ square foot laundry room (6.6' X 14') in the existing patio area. The dining area and laundry room will have access from within the dwelling unit. The zoning ordinance allows deviation from setbacks in order to continue the vitality and desirability of homes in established neighborhoods where such homes may not provide adequate living space desired by contemporary life style as long as the setback is not reduced to less than three feet. In converting the patio area into living area the garage becomes attached and is subject to the five foot side yard setback. Staff has visited the site and noted that the house and garage are constructed of concrete blocks which makes it difficult and costly to relocate the garage. There is currently 13 feet 7 inches of setback on the north side of the property which allows for adequate access area to the rear yard. The property to the south has no structures constructed near the common property line. Staff has no objections to this request since the addition will not encroach into the setback area and the garage will remain in its present location without further encroachment into the setback area.

D. Building Materials

The home and garage are constructed of concrete block with a composition shingle roof. The applicant proposes to use stucco on the addition as well as stucco over the concrete block of the entire home. The roof material will be of composition shingle to match the existing roof.

E. Agency and Neighborhood Comments

The plans were reviewed by Traffic Engineering, Engineering Division, Development Section, City Building Inspections and Water and Sewer Division. No comments were received.

The adjacent neighbors were advised of the applicant's plans. No opposition has been received.

Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

Recommendation: Staff recommends approval of the variance, subject to conditions and based upon findings of fact which follow.

Conditions:

1. The garage shall be maintained as a single car garage.
2. The location and size of the addition shall conform to the submitted plans.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege in that:
 - a. The proposed addition will not encroach into the required five foot side yard setback; and,

- b. Adequate setbacks are maintained to provide for health and safety.
- 2. The project, as conditioned, does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
- 3. The proposed project is consistent with the General Plan which designates the site for low density residential (4-15 du/ac).

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

1-8-91
Date

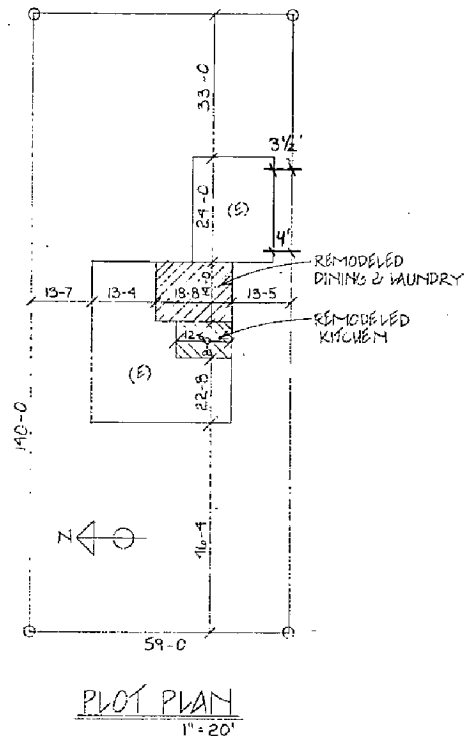
Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

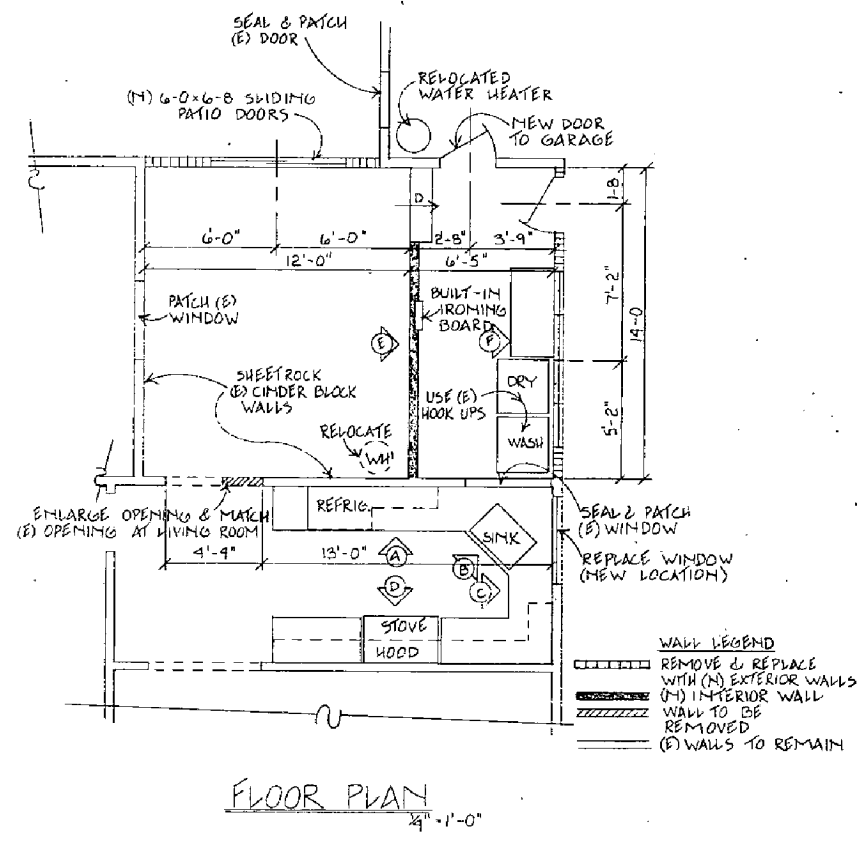
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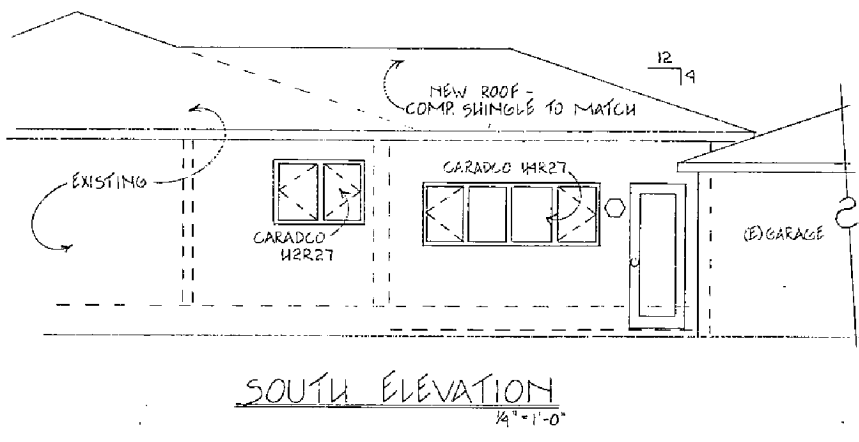
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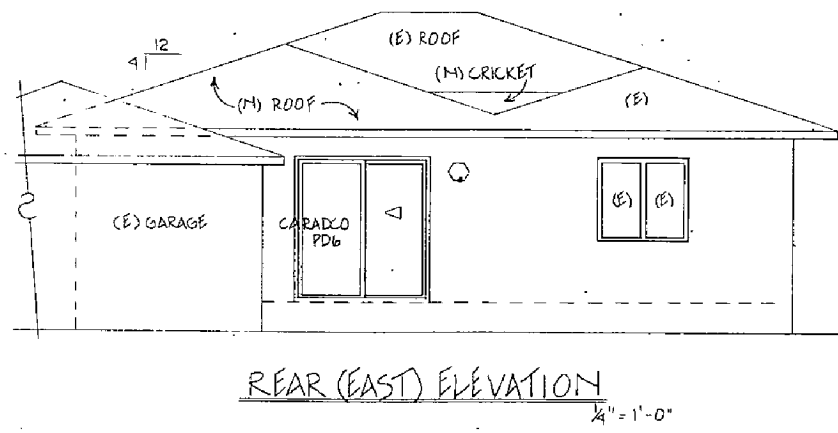
PLOT PLAN
1" = 20'



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



SOUTH ELEVATION
1/4" = 1'-0'



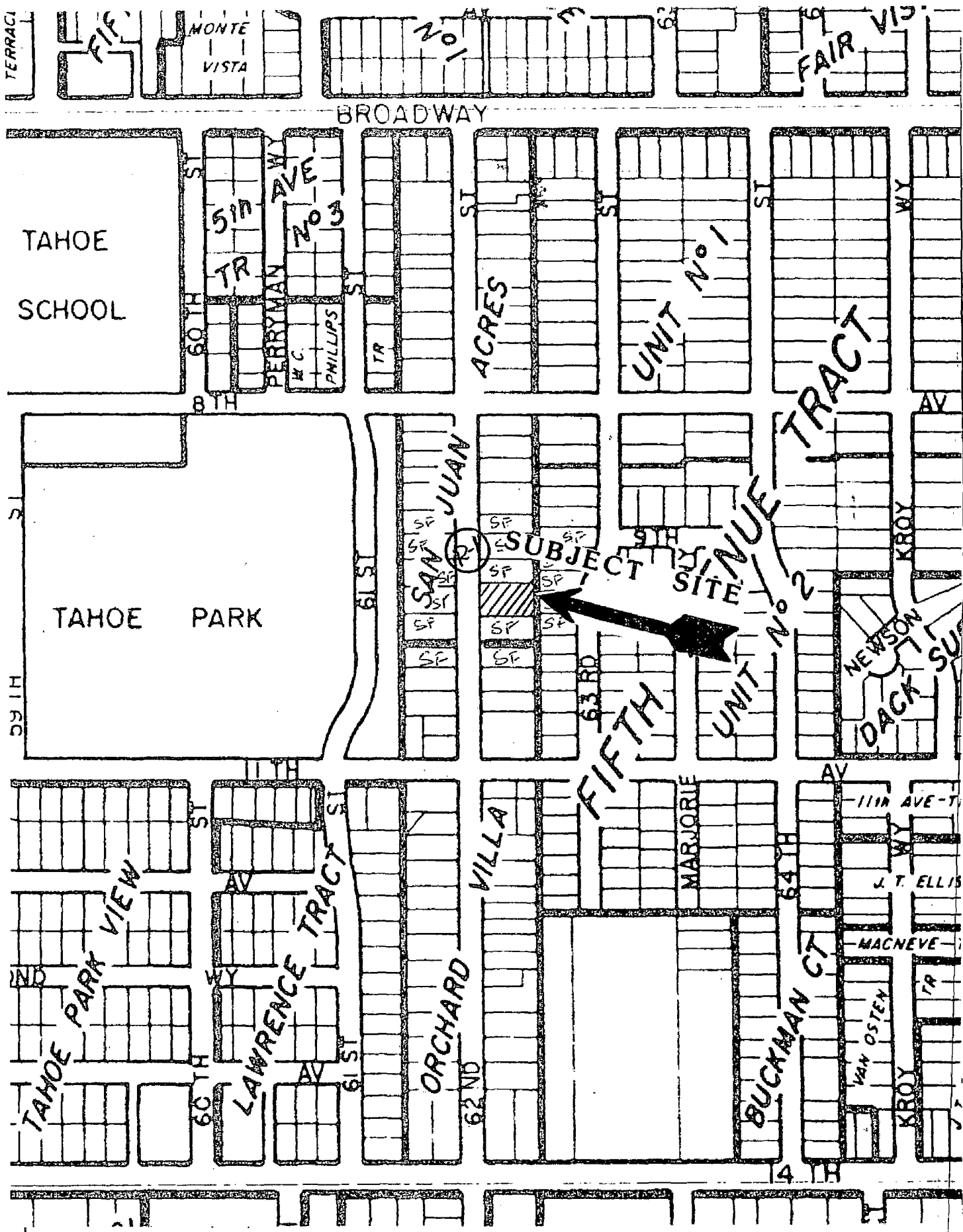
REAR (EAST) ELEVATION
1/4" = 1'-0'

REVISIONS	BY

RESIDENTIAL REMODEL FOR
KIM MUELLER
 3375 62ND STREET
 SACRAMENTO, CA
 APN 015-0152-008

DATE	10-18-90
SCALE	AS NOTED
DRAWN BY	ABRAHAMS
JOB	
SHEET	1
OF 3 SHEETS	

EXHIBIT A



VICINITY, LAND USE & ZONING MAP