

Appeal of Stephen A. & Edith Brandenburger)
vs. City Planning Commission's approval of)
a variance request to allow the projection)
of a room addition into the front yard set-)
back area for property located at 1231 -)
11th Avenue. (P-8998))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of July 1, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council granted the appeal based on the following findings:

1. The granting of the variance would be injurious to the properties in the vicinity of the subject site in that:
 - a. The addition would deviate the established 30-foot setback along 11th Avenue.
 - b. The granting of the variance would set a precedence for other requests which will destroy the uniform setback.
 - c. The proposal may change the characteristics of the general area.
2. There are no special circumstances that warrant the granting of the variance request. The applicant has failed to show that, due to size, shape, location, or other characteristic of the parcel, the setback requirement would create a hardship on him not shared by other property owners in the neighborhood. The parcel in question is similar in size and shape to the surrounding parcels, and the site is large enough to accommodate a room addition without intruding into a setback area.
3. The proposal is not consistent with the policies set forth in the General Plan to prevent the intrusion of incompatible uses into residential areas and to conserve and protect the City's older residential neighborhoods.

Philip L. Kenney

MAYOR

ATTEST:

Lorraine Magana

CITY CLERK

16

Appeal of Stephen A. & Edith Brandenburger)
vs. City Planning Commission's approval of)
a variance request to allow the projection)
of a room addition into the front yard set-)
back area for property located at 1231 -)
11th Avenue. (P-8998))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of July 1, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council granted the appeal based on the following findings:

1. The granting of the variance would be injurious to the properties in the vicinity of the subject site in that:
 - a. The addition would deviate the established 30-foot setback along 11th Avenue.
 - b. The granting of the variance would set a precedence for other requests which will destroy the uniform setback.
 - c. The proposal may change the characteristics of the general area.
2. There are no special circumstances that warrant the granting of the variance request. The applicant has failed to show that, due to size, shape, location, or other characteristic of the parcel, the setback requirement would create a hardship on him not shared by other property owners in the neighborhood. The parcel in question is similar in size and shape to the surrounding parcels, and the site is large enough to accommodate a room addition without intruding into a setback area.
3. The proposal is not consistent with the policies set forth in the General Plan to prevent the intrusion of incompatible uses into residential areas and to conserve and protect the City's older residential neighborhoods.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE CITY CLERK OFFICE OF THE CITY CLERK



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-8426

JACI PAPPAS
CITY CLERK
HUBERT F. ROGERS
CHIEF DEPUTY CITY CLERK

July 16, 1980

Mr. and Mrs. Stephen A. Brandenburger
1231 11th Avenue
Sacramento, CA

Dear Mr. and Mrs. Brandenburger:

On July 15, 1980, the City Council adopted the enclosed Findings of Fact which granted the appeal of a variance to reduce the front yard setback from 30 ft. to 20 ft. to expand a single family residence in the Single Family R-1 zone (P-8998).

Sincerely,


Lorraine Magana
City Clerk

LM:sj

Encl.

Item No. 16