

ELEVATIONS

P86121

Remodeling Project

4870 T St. Sacran

by Yves Boisrime

Owner

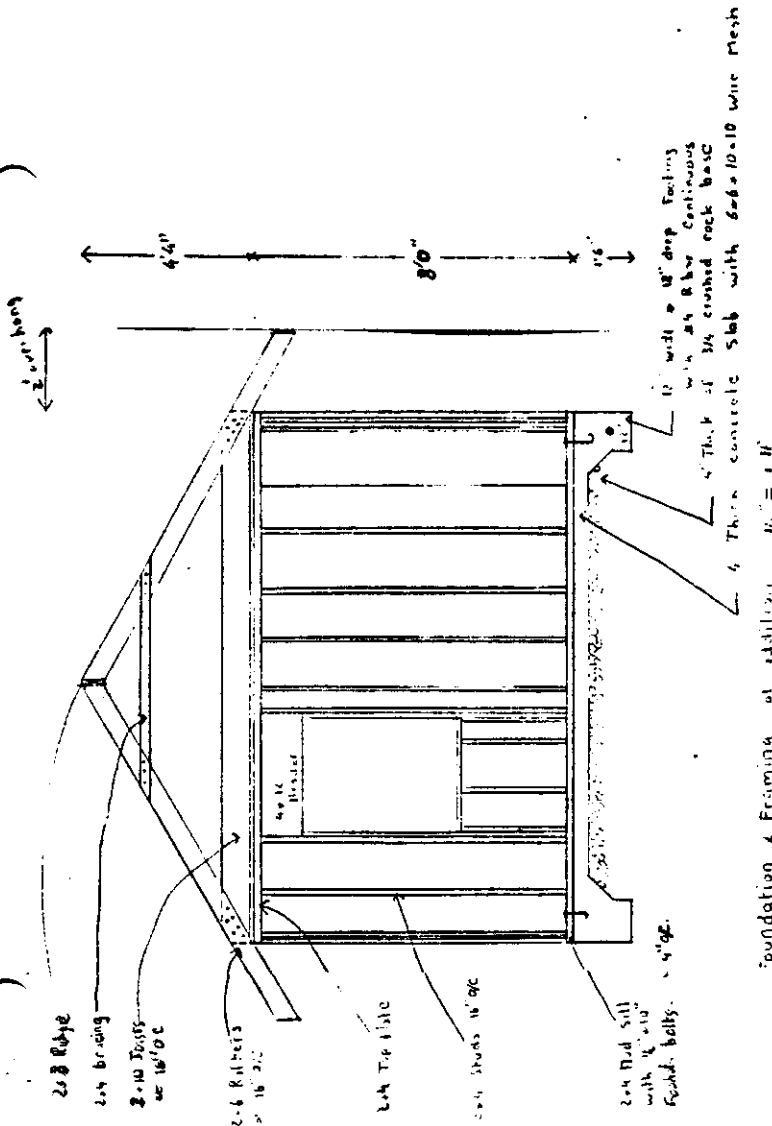
Mailing Address: 1417 L

Davis Ca

Phone: 916-756-4597

Project Description:

- Convert existing Garage into new DINING ROOM
- Build New Garage in Front of existing Garage



Wall Construction:

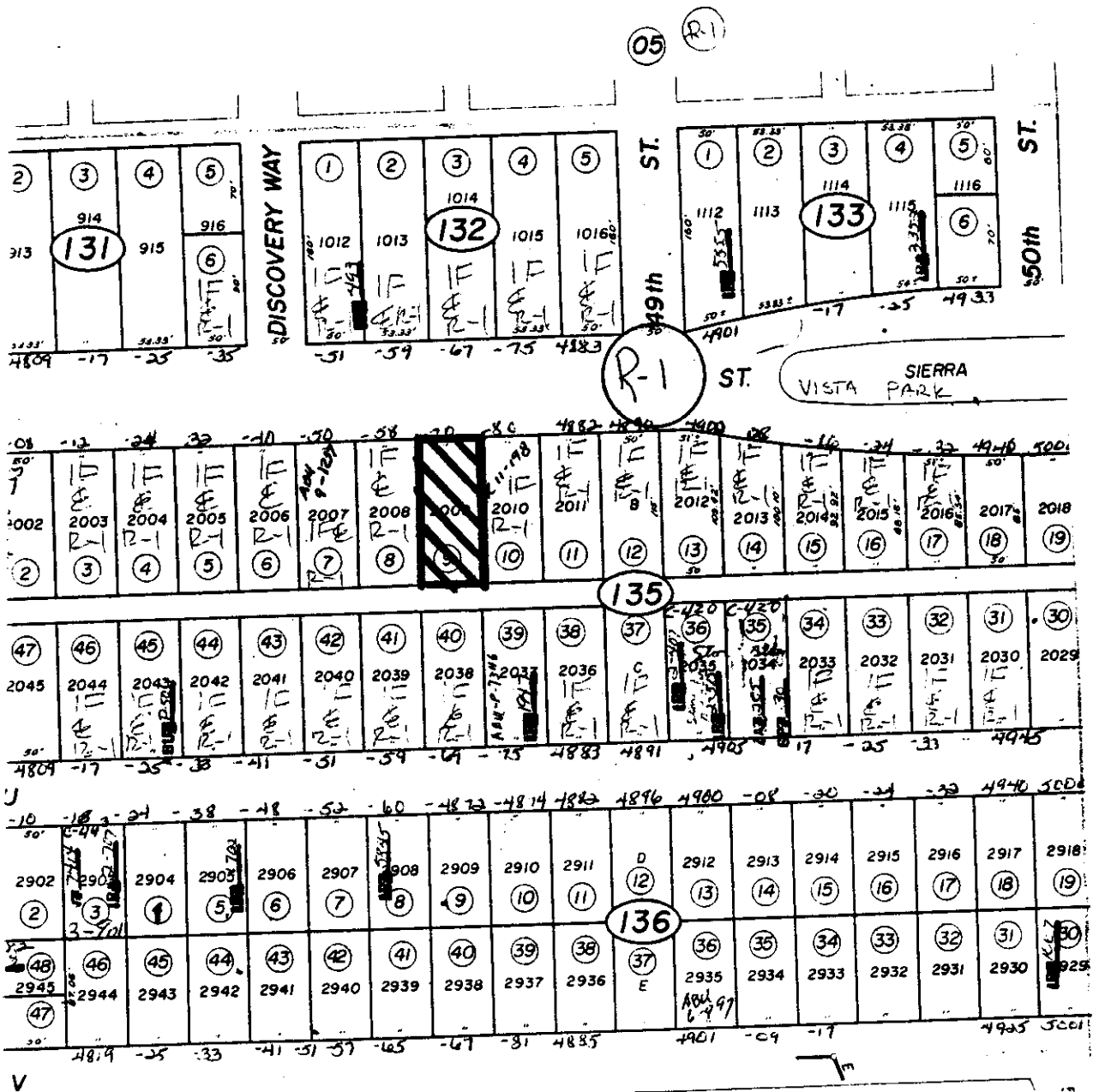
- 2x4 stud and framing
- Vapor barrier
- 1/2" exterior Ins Siding
- 1/2" Sheetrock inside
- R 11 insulation

Ceiling Construction:

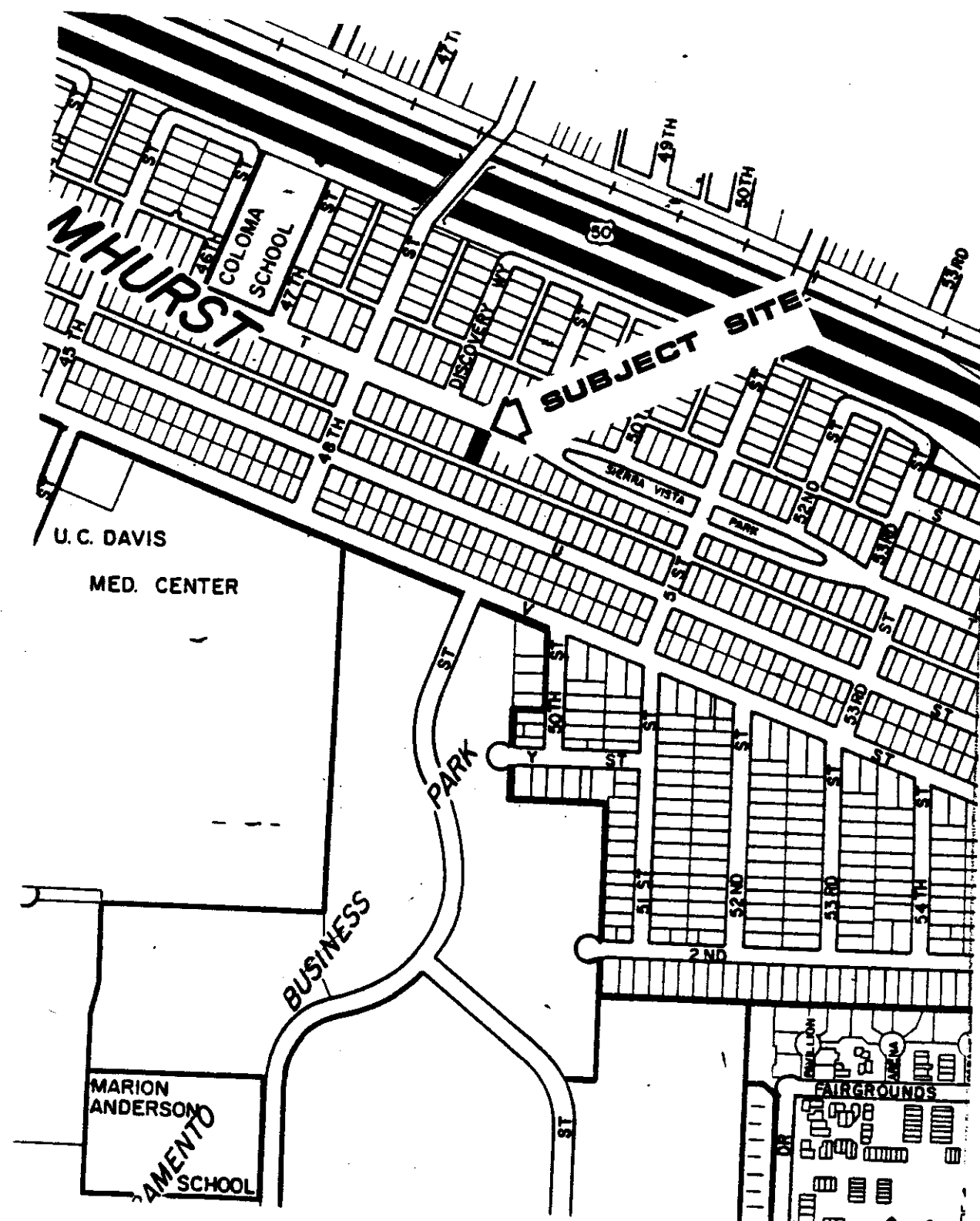
- 2x10 CJ at 18" OC
- 1/2" sheetrock
- R30 insulation

Roof Construction:

- 2x6 Rafters
- 1/2" OSB Plywood underlayment
- 3/4" 15 Fast
- 2x Year fiberglass Composition Roofing



LAND USE & ZONING MAP



VICINITY MAP

2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that a number of garages located on surrounding properties have garages located less than five feet from the interior side yard property line.
3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses by the 1974 General Plan and the 1963 East Broadway Community Plan and the proposed variance request conforms to these plan designations.

The proposed garage will be placed directly in front of the existing garage and will be attached to it. The existing 1.5 foot setback established by the existing garage would be maintained by the proposed garage.

The height of the garage is approximately eight feet and will be constructed of 1' x 6' wood shiplap siding. The roof will be constructed of fiberglass composition and would be compatible with the existing asphalt composition shingle roofs found in the neighborhood. The distance from the proposed garage to the front property line is approximately 26 feet.

- C. Staff Comments: The applicant has indicated the existing three-bedroom house located on the project site is not large enough to accommodate an average family. Increasing the square footage of the existing house would provide additional living space.

Staff surveyed the interior side yard setback distances of several houses in proximity to the subject site. Staff found the average interior side yard setback distance to be less than five feet. This is consistent with the variance request for a 1.5 foot interior side yard setback. In addition, staff has received no complaints from neighbors located adjacent to or nearby the project site.

- D. Interdepartmental Review: This proposal was reviewed by the City Department of Traffic Engineering and no comments were received.

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

RECOMMENDATION:

Approve the variance to reduce a portion of the required five-foot interior side yard setback to 1.5 feet.

Conditions - Variance:

1. The garage shall be constructed as per the submitted plans and shall not exceed 200 square feet.
2. The roof shall be constructed of fiberglass composition shingle.

Findings of Fact - Variance:

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. the existing house is set back sufficiently to allow the construction of the proposed garage and still meet front setback and driveway requirements;
 - b. a variance would be granted to any other property owner facing similar circumstances.

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Yves A. Boisrame, 1417 L Street, Davis, CA 95616		
OWNER	Yves A. Boisrame, 1417 L Street, Davis, CA 95616		
PLANS BY	Yves A. Boisrame, 1417 L Street, Davis, CA 95616		
FILING DATE	3/21/86	ENVIR. DET.	Exempt 15305(a)
ASSESSOR'S-PCL. NO.	011-135-009		REPORT BY CV:bw

APPLICATION: Variance to reduce a portion of the required five-foot interior side yard setback to 1.5 feet

LOCATION: 4870 'T' Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a new 200 square foot attached garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Light Density Residential
1963 East Broadway 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:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	26'
South: Single Family Residential; R-1	Side(Int):	5'	1.5'
East: Single Family Residential; R-1	Rear:	15'	2'-8"
West: Single Family Residential; R-1			

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	50' x 115'
Property Area:	0.13± acre
Square Footage of Building:	200
Height of Building:	Eight feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	1' x 6' exterior lap siding
Roof Material:	Fiberglas composition
Colors:	Blue-grey with white trim

PROJECT EVALUATION: Staff has the following comments:

- Land Use/Zoning: The project site is located on 0.13 acre and is presently developed with a single family residence and attached garage. Surrounding land uses are single family residential. The project site and surrounding development are both zoned Single Family Residential (R-1).
- Site Plan and Building Design: The applicant proposes to build a 200 square foot attached garage directly in front of the existing garage. The existing garage will be converted into a dining room to provide additional living space. The existing house is a 40-year old cottage style, three bedroom, two bath house which has approximately 1,200 square feet of living area. The conversion of the existing garage to a dining room will add an additional 200 square feet of living space.

APPLC. NO. P86-121 MEETING DATE April 24, 1986 ITEM NO 27