

CITY PLANNING COMMISSION

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

APPLICANT	Dahlberg Construction Co., 5100 Illinois, Fair Oaks, CA 95628		
OWNER	Harold & Frances Ohanisian, 5240 Minerva Avenue, Sacramento, CA 95819		
PLANS BY	Dahlberg Construction Co., 5100 Illinois, Fair Oaks, CA 95628		
FILING DATE	5/26/83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	exempt	EIR	ASSESSOR'S PCL. NO. 005-054-12

APPLICATION: Appeal of the Planning Director's decision to deny a variance to reduce the side yard setback from five feet to two and one-half feet in order to add a family room to a single family dwelling (P83-175)

LOCATION: 5240 Minerva Avenue

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1 (Single Family)
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Property Dimensions:	Approx. 103' x 55'
Property Area:	Approx. 5,665 square feet

BACKGROUND INFORMATION: On May 26, 1983 the applicant filed a request for a Planning Director's Variance to encroach 2.5 feet into the required five-foot side yard setback. The Planning Director denied this variance on July 25, 1983. The applicant has appealed the decision of the Planning Director to the City Planning Commission.

EVALUATION: Staff has the following comments:

1. The subject site is a slightly irregular-shaped lot. The applicant is requesting a variance to enlarge an existing family room. The extension would encroach 2.5 feet into the required five-foot side yard setback and thereby reduce the side yard of the rear portion of the building to 2.5 feet (see Exhibit A).
2. Staff recommends denial of the variance request based on the fact that there is sufficient property behind the existing dwelling to accommodate the expansion. Also, the expansion will bring the structure approximately seven feet to an existing garage located on the adjacent site to the northeast. Staff does not believe that there is a hardship in this case to justify the granting of the variance request.

RECOMMENDATION: Staff recommends denial of the variance, based on Findings of Fact which follow:

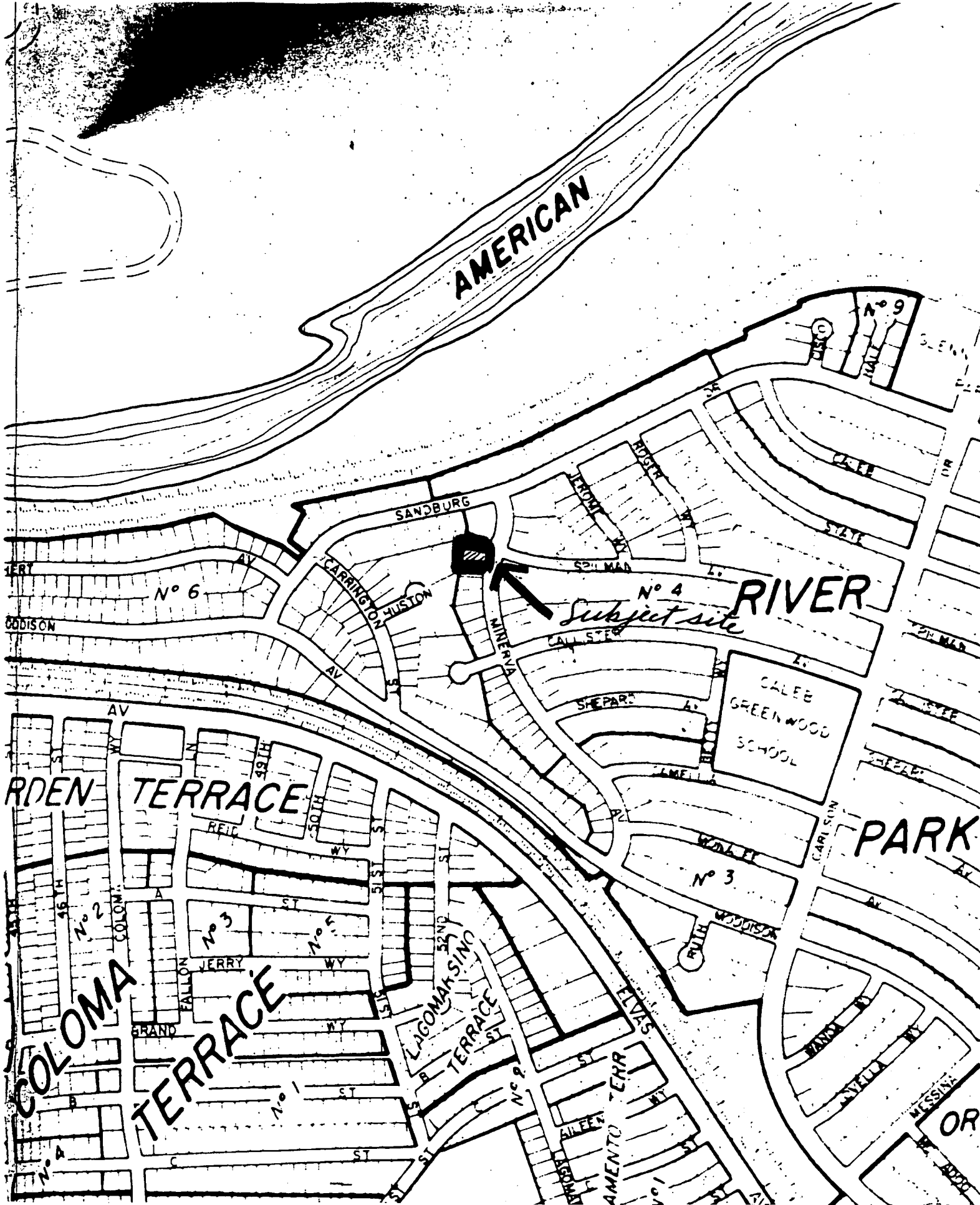
FINDINGS OF FACT: The request for a variance would constitute a special privilege in that there are no circumstances that would justify the granting of the variance request. There is sufficient area behind the structure to accommodate the expansion.

APPLC. NO. P83-175

MEETING DATE September 8, 1983

CPC ITEM NO. 18

003298



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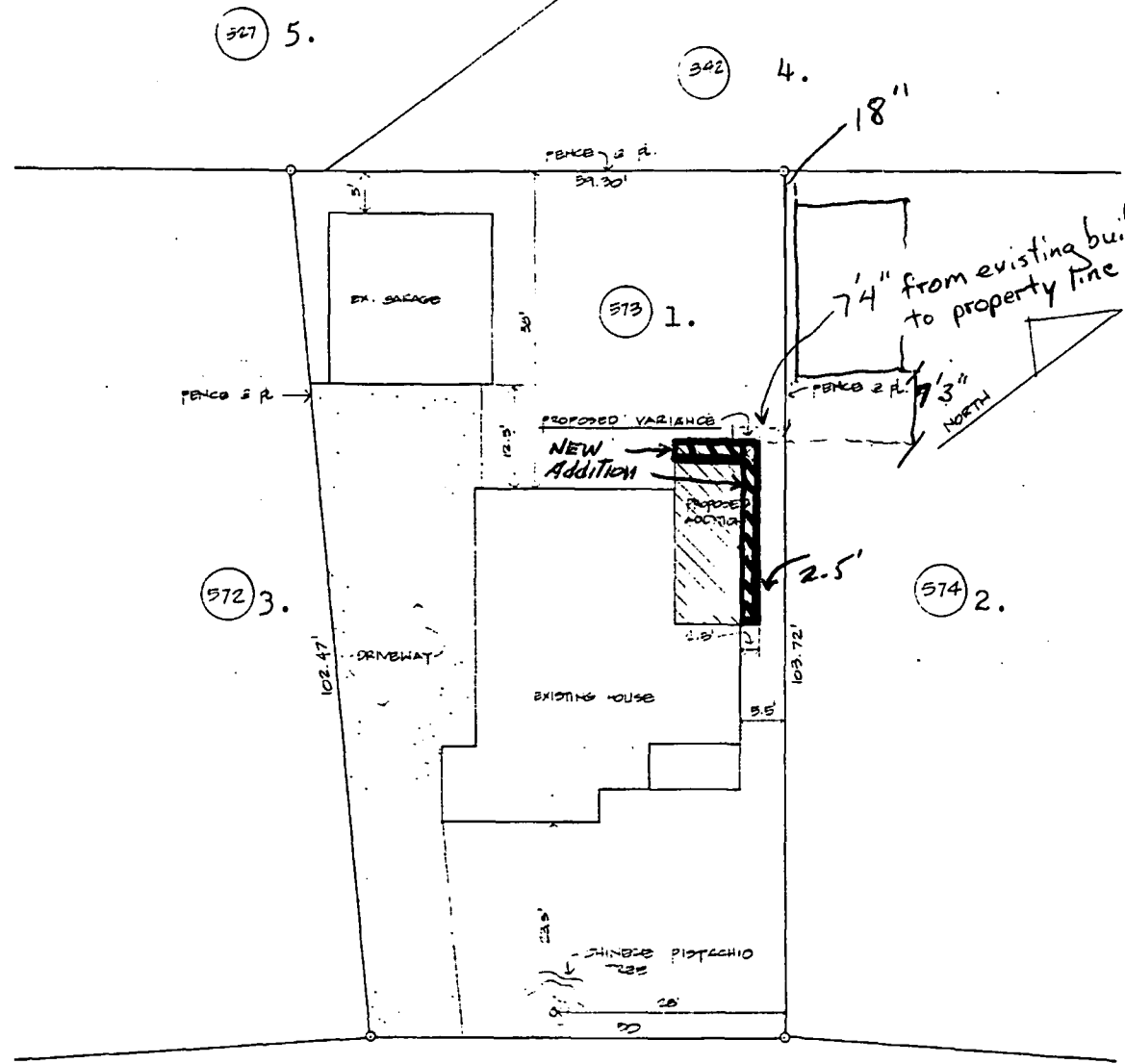
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No. 18

EXHIBIT "A"



DAHLBERG
CONSTRUCTION
COMPANY
ARCHITECTS
DAN DAHLBERG
P. O. BOX 104



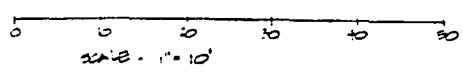
MINERVA AVE.

SUBDIVISION - RIVER PARK UNIT NO. 1
LOT - 573
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
ASSESSOR'S PARCEL NO. 009-054-12

6.

003304

Plot Plan



A PROPOSED ADDITION FOR:
Mrs. H. Ohanesian
5240 MINERVA AVE
SACRAMENTO, CALIFORNIA

PLOT PLAN
MAY 1983
DRAWN BY: [Signature]

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