

PLANNING DIRECTOR'S VARIANCE

178-2712

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

APPLICANT	Mrs. John Mosler - 617 36th Street, Sacramento, CA 95818		
OWNER	Mrs. John Mosler - 617 36th Street, Sacramento, CA 95818		
PLANS BY	Al's Drafting Service - 4508 37th Street, Sacramento, CA		
FILING DATE	8-19-83	50 DAY CPC ACTION DATE	REPORT BY: PB:sg
NEGATIVE DEC.	Exempt	EIR	ASSESSOR'S PCL. NO. 004-275-2300

APPLICATION: Planning Director's Variance to encroach 1-1/2 feet into the side yard setback. (P83-269)

LOCATION: 617 36th Street

PROPOSAL: The applicant is requesting the necessary entitlement to add a master bedroom that would encroach into the required five foot side yard setback in the R-1 Single Family zone.

PROJECT INFORMATION:

1974 General Plan Designation: 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: Approximately 50' x 124'  
 Property Area: 6,250 square feet

Evaluation: Staff has the following comments:

The subject site is a 50' x 124' lot in a R-1 single family residential neighborhood. The applicant is requesting a variance to enclose an existing porch and enlarge an existing bedroom. The extension would encroach 1-1/2 feet into the required five foot side yard setback.

Staff has no objections to the proposal in that the existing dwelling presently encroaches 1-1/2 feet into the five foot setback. This addition would be a continuance of the existing east structure wall.

Staff Recommendation: Staff recommends approval of the variance request based on the following findings of fact:

Findings of Fact - Planning Director Variance

- a. This variance is not a special privilege extended to one individual property owner. The same variance would be appropriate for other property owners facing similar circumstances of an existing encroachment into the five foot setback.

001122

P.83-269

- b. The granting of this variance will not be injurious to public welfare, nor to property in the area in that:

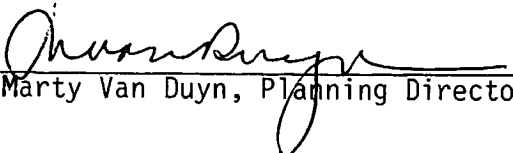
The standard setback at time of original construction was three feet which still allows sufficient air and light to both properties.

- c. The variances are consistent with the intent of the Zoning Ordinance and compatible with the 1980 Central City Community Plan.

Report Prepared By:

  
P. Bell, Associate Planner

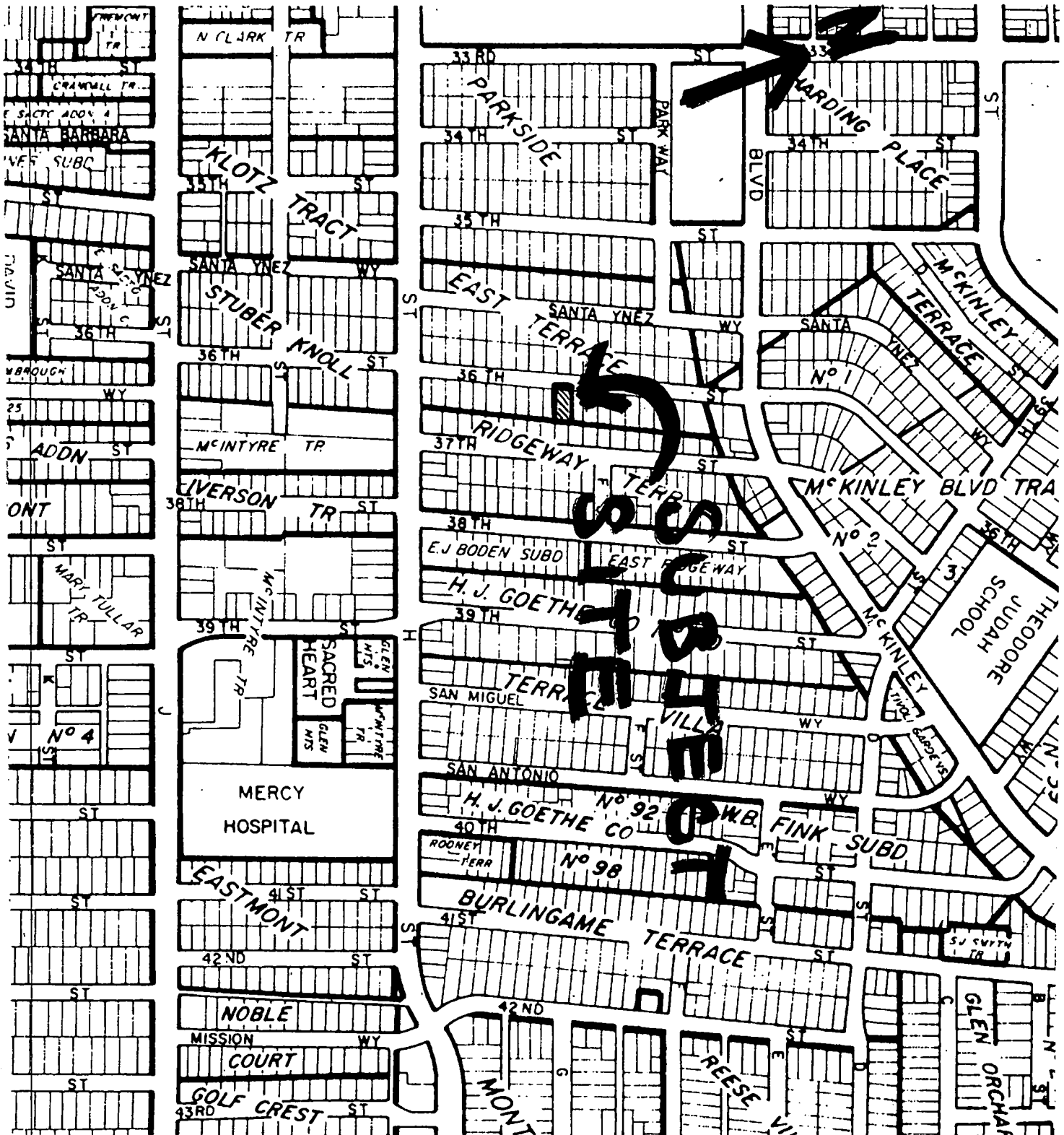
Recommendation Approved

  
Marty Van Duyn, Planning Director

9-26-83  
Date

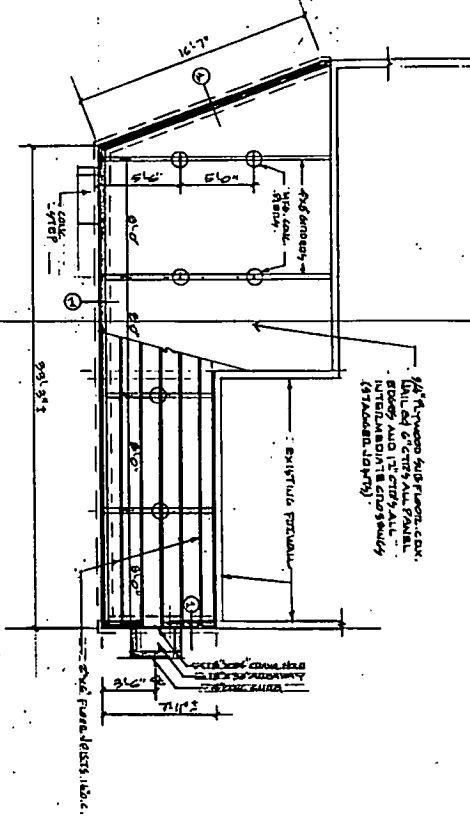
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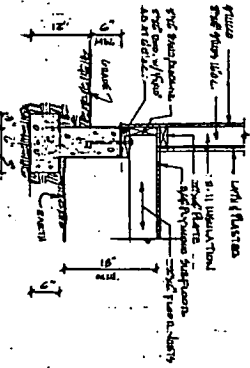


1/2" = 1'-0" SECTION SUB FLOOR PLAN  
 WALLS TO BE 6" CMU WITH 1/2" GYPSUM BOARD  
 INTERIOR FINISH TO BE 1/2" GYPSUM BOARD  
 (15' x 12' x 10' x 8')

FOUNDAATION PLAN

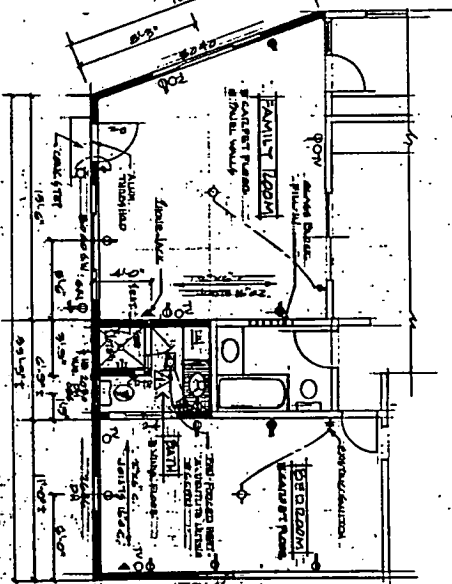


ROOFING  
 RAISE RAISE

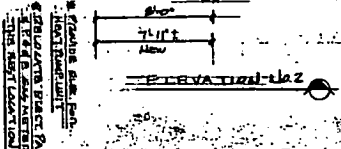


001125

ELEVATION 101



ELEVATION 102



NEW FLOOR PLAN

EXISTING WALLS

NEW WALLS

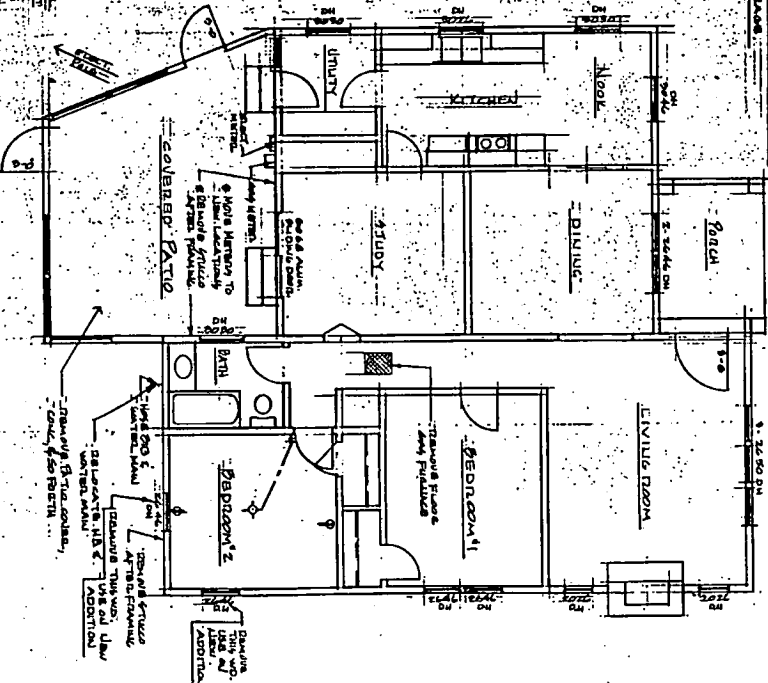
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO BUILDING DEPARTMENT REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS.
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Notes 101

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EXISTING FLOOR PLAN



PROPOSED ADDITION FOR:  
 MR. JOHN NOSLER  
 217 W. STILBET - SACRAMENTO, CA

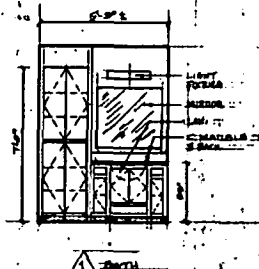
DRAWN BY:  
 ALBERT J. ANDROVICH

428-2755  
 AJS-DRAFTING SERVICE  
 1500 9TH AVENUE - SACRAMENTO, CA

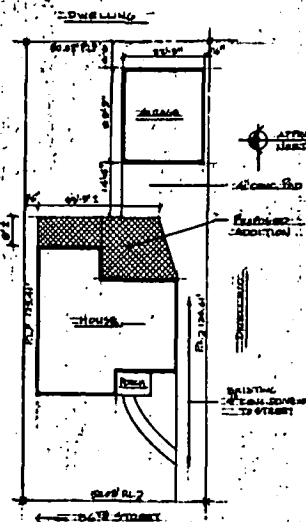
DATE: 7-1-85  
 100 NO. 783-0754  
 SCALE: AS SHOWN  
 SHEET: 4/36  
 01-5

**ROOM FINISH SCHEDULE**

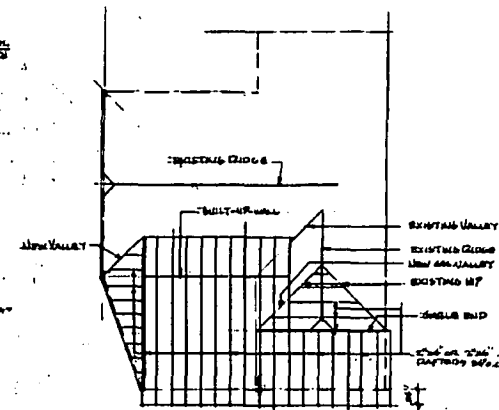
ROOMS	FLOOR	WALLS	CEILING	CLOSET	NOTES
FAMILY ROOM	0	0	0	0	PAINTED P.F.E. WALLS - STAIN SELECTED BY OWNER
BEDROOM	0	0	0	0	
BATH	0	0	0	0	



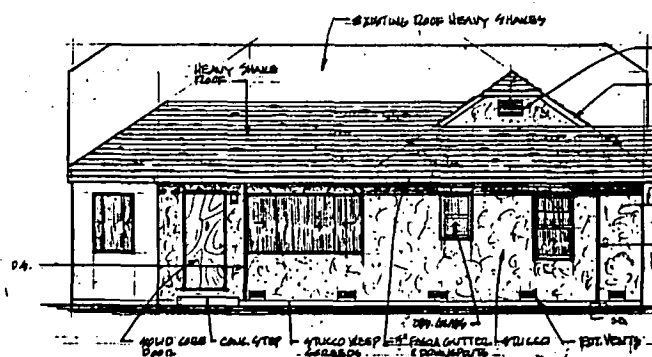
**INTERIOR ELEVATION**  
SCALE 3/8" = 1'-0"  
DIMENSIONS TO BE VERIFIED ON JOB SITE



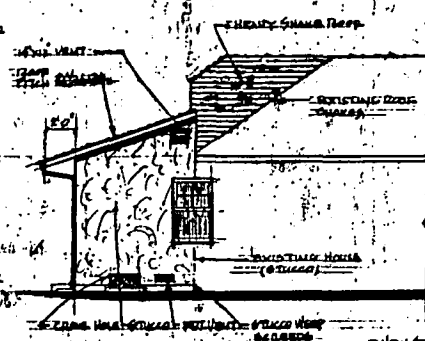
**PLANT PLAN**  
217 54TH STREET  
LOT 66 HIGHLAND HILLS TRACT  
CITY OF SACRAMENTO, CA  
SCALE 1/8" = 1'-0"



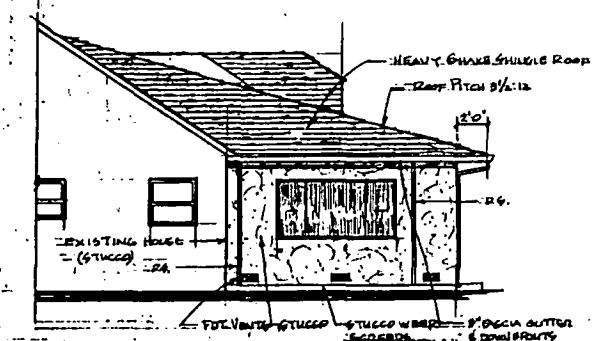
**ROOF PLAN**  
SCALE 1/8" = 1'-0"



**ELEVATION No. 1**  
SCALE 1/4" = 1'-0"



**ELEVATION No. 2**



**ELEVATION No. 3**

001126

# PLANNING DIRECTOR'S VARIANCE

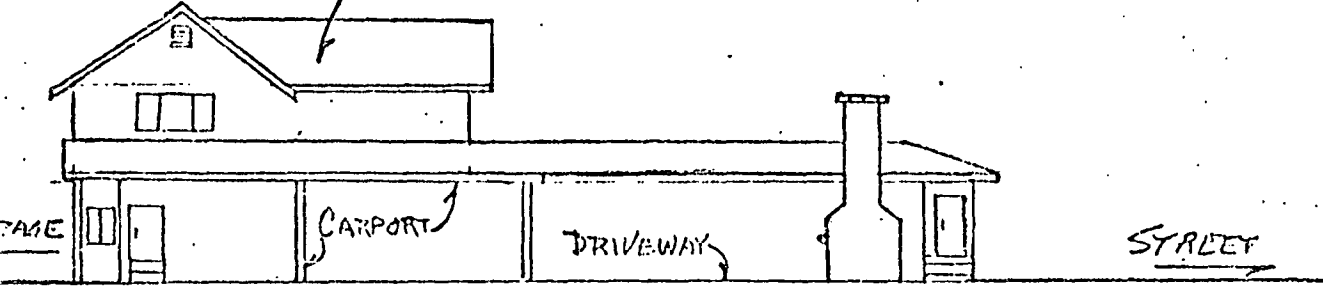
THE REQUIREMENTS OF ORD. No. 2550 ONLY ARE COMPLIED WITH FOR THOSE DETAILS AS ARE SHOWN ON THESE DRAWINGS.

Planning Commission approval does not include the additional approval required from other City Departments.

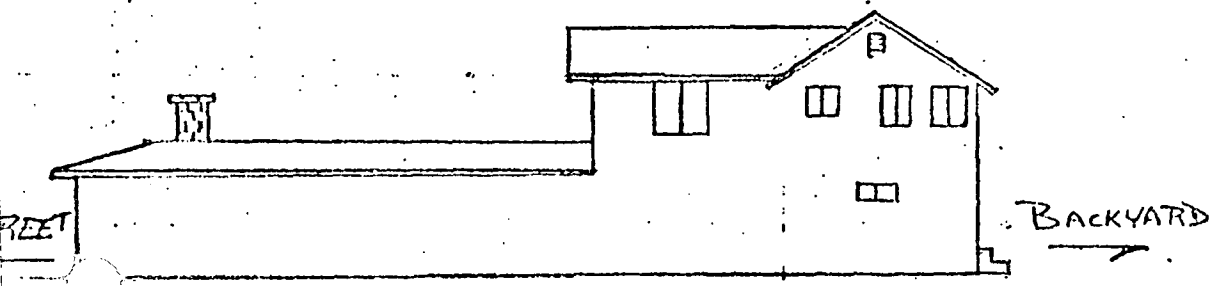
P-9468 OK

CITY PLANNING COMMISSION

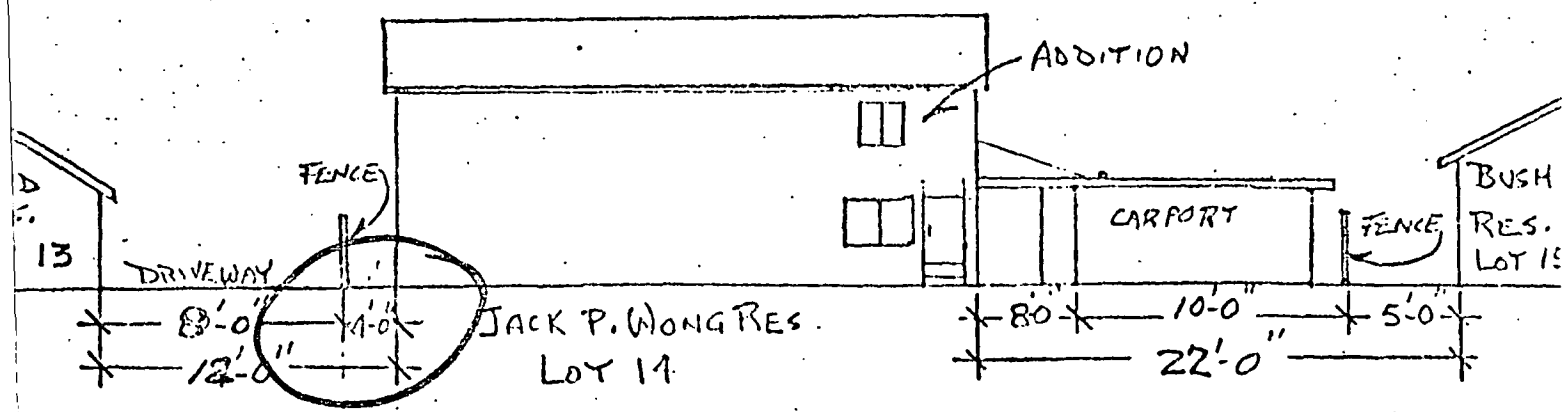
SECOND STORY ADDITION



EAST ELEVATION (FACING BUSH RES.-LOT 15)



WEST ELEVATION (FACING SEA RES.-LOT 13)



SOUTH ELEVATION

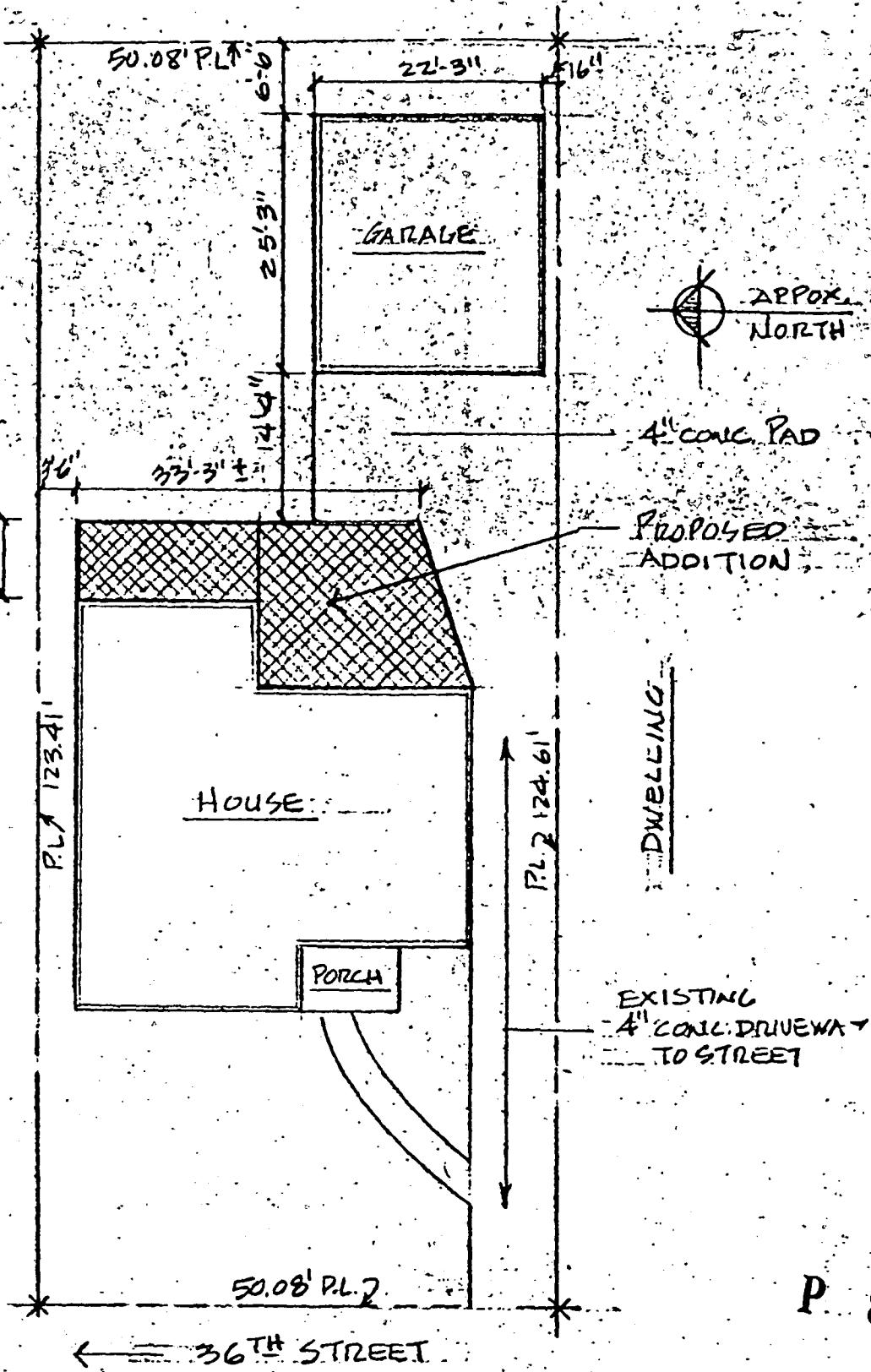
Continuing Custom Homes, Inc.  
4513 CNYX WAY  
CARMICHAEL, CA. 95608  
(916) 961-3686

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LIC. No. 370170

7/20/81

DWELLING



DWELLING

DWELLING

NEW VALEY

P 83269

# PLOT PLAN

617 36TH STREET

LOT 68 PORTION OF EAST TERRACE

CITY OF SACRAMENTO, CA.

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