

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	W. S. Freitag, 990 Jonas Avenue, Sacramento, CA 95825				
OWNER	Charlotte & Robert Meisel, 510-46th Street, Sacramento, CA 95825				
PLANS BY	W. S. Freitag, 990 Jonas Avenue, Sacramento, CA 95825				
FILING DATE	4-24-84	50 DAY CPC ACTION DATE		REPORT BY	FG:bw
NEGATIVE DEC.	Ex. 25305(b)	EIR		ASSESSOR'S PCL. NO.	004-252-10

APPLICATION: Planning Director's Variance to waive the five-foot side yard setback along the south property line for construction of an addition to an existing residence (P84-159)

LOCATION: 510-46th Street

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions: 50' x 140'
Property Area: 7,000 square feet
Square Footage of Building: Addition: 684 sq. ft.
Height of Structure: 14 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: White
Exterior Building Materials: Stucco

BACKGROUND INFORMATION-STAFF EVALUATION: An existing residence is located on the site which was originally constructed within four feet of the south property line. The applicant is requesting a Planning Director's Variance to waive the five-foot side yard setback requirement along said property line so that a bedroom addition might be constructed which would be 'in-line' with the existing south wall of the residence. The adjacent property owners have been notified of the proposed project and have no objection. The adjacent residence is separated from the subject site by a driveway and garage. This request would comply with the coverage, height and setback requirements in all other respects. Staff has no objections to this request.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 25305(b)).

STAFF RECOMMENDATION: It is recommended that the variance request be approved, based on the following Findings of Fact:

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Findings of Fact

1. The project is compatible with the 2974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential uses.
2. The project will not be injurious to the public welfare and surrounding properties in that it will not significantly alter the characteristics of the neighborhood.
3. The variance does not constitute a use variance in that the proposed residential use is allowed in the existing R-1 zoning district.
4. The granting of the variance will not constitute a special privilege in that similar variances have been granted for additions to existing residences.

REPORT PREPARED BY:

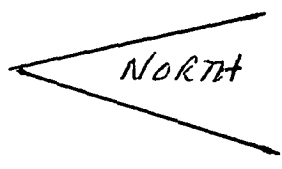
Fred Goodrich
Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:

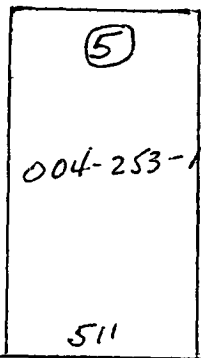
Marty Van Duyn 5/7/84
Marty Van Duyn, Planning Director Date

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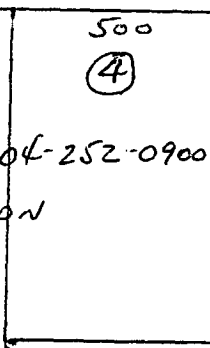


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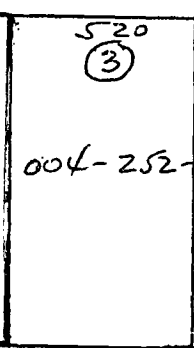
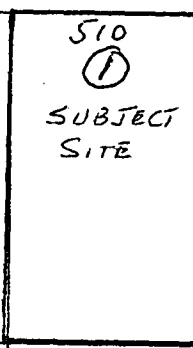


PETER J. / MICHELLE HOOVER

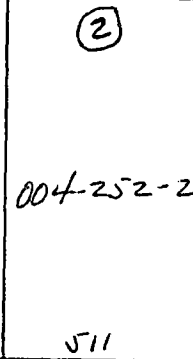
46TH STREET



JAMES / CYNTHIA SCANLON



GARY J. / SUSAN YOUNG

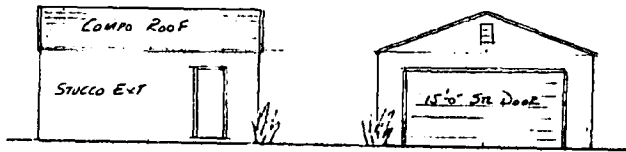


PHYLLIS BASSETT / MARY F. FULSTER

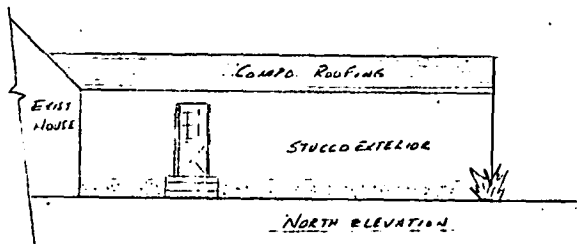
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45TH STREET

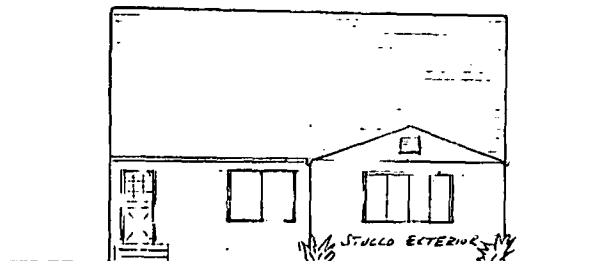
NO SCALE



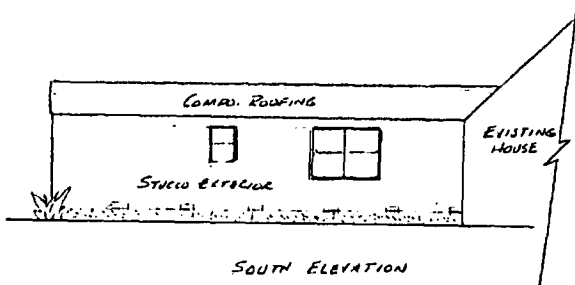
GARAGE ELEVATIONS



NORTH ELEVATION



REAR-WEST ELEVATION

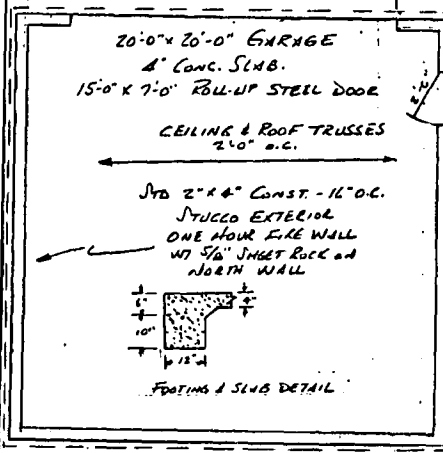


SOUTH ELEVATION

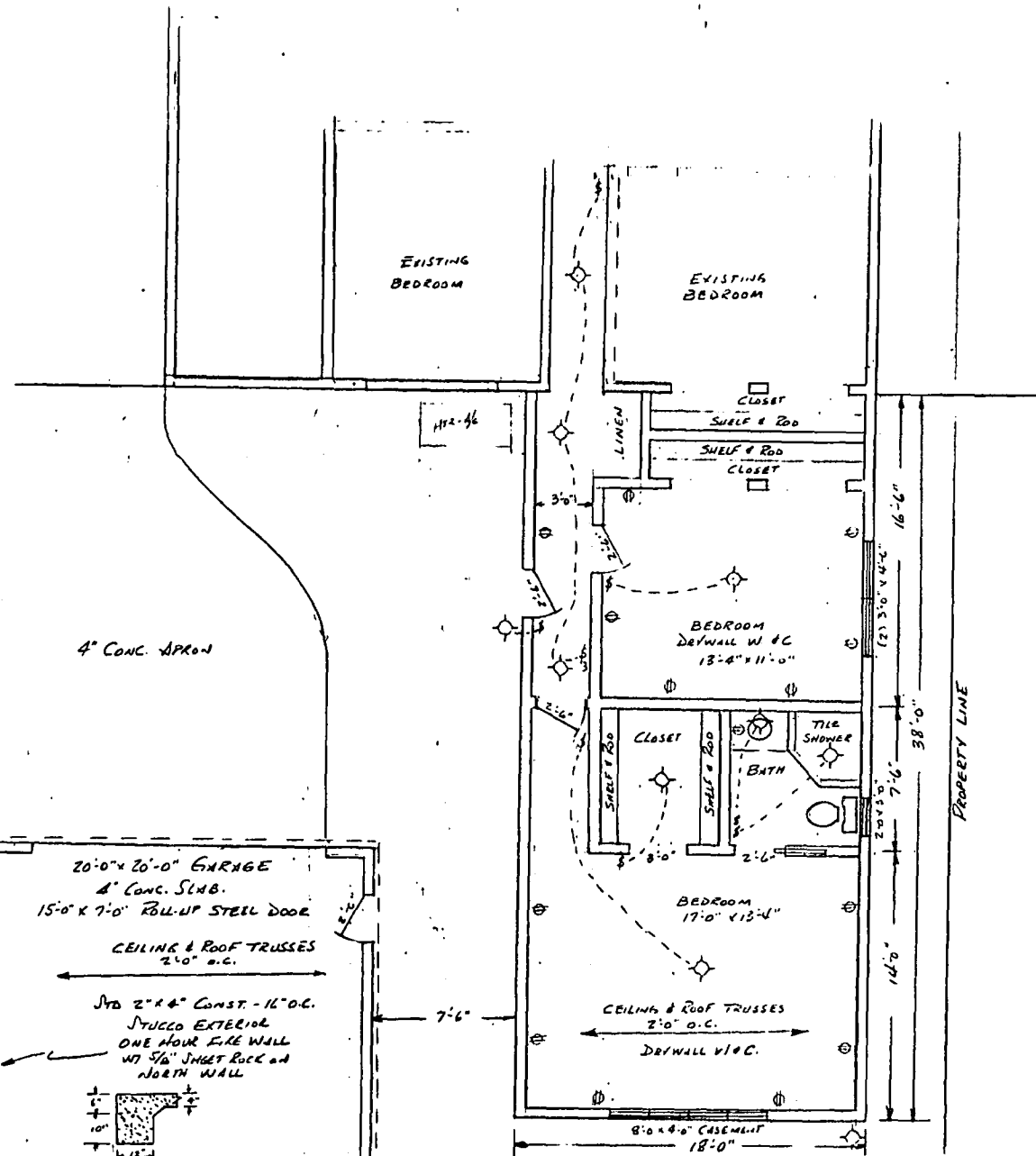
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ROOM & GARAGE ELEVATIONS
SCALE 1/8" = 1'-0"

PROPERTY LINE

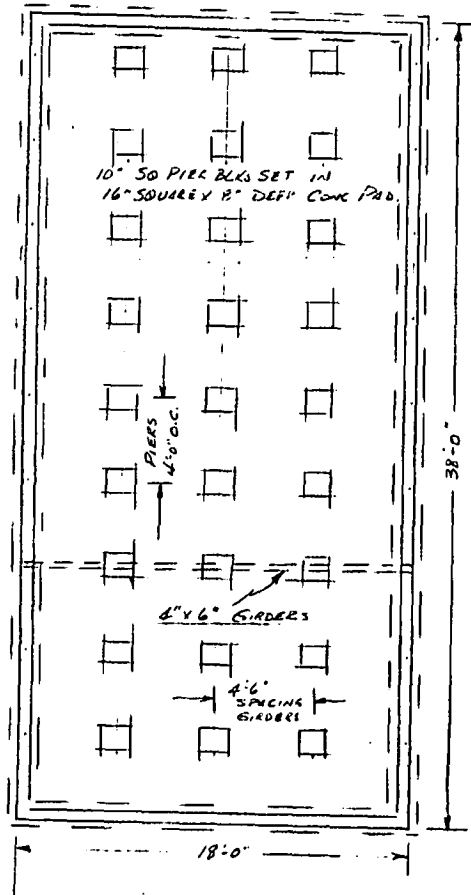


FLOOR & FOUNDATION PLAN
20' x 20' GARAGE SCALE 1/8" = 1'-0"



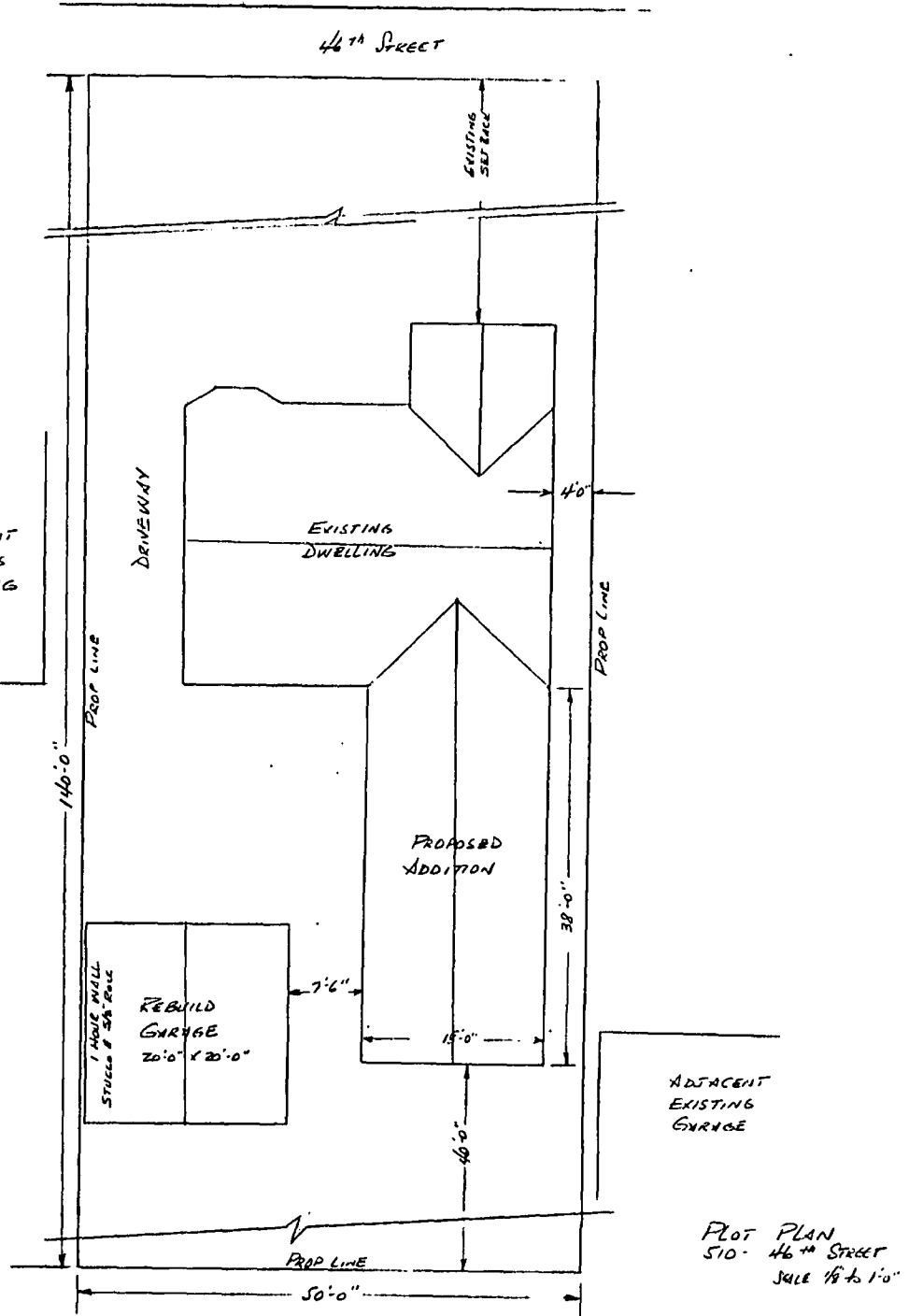
FLOOR PLAN
ROOM ADDITION - 684 SQ FT
510 - 46TH ST.
SCALE 1/4" = 1'-0"

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FOUNDATION PLAN
SCALE 1/4" = 1'-0"



PLOT PLAN
510- 46TH STREET
SCALE 1/8" = 1'-0"