

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Mary Ellen & Gene Pembroke, L. E. Mercer, 601-48th St., Sacramento, CA		
OWNER	Mary Ellen & Gene Pembroke, L. E. Mercer, 601-48th St., Sacramento, CA		
PLANS BY	L. Colaw		
FILING DATE	4-11-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 004-312-01

APPLICATION: Request for a Planning Director's Variance to reduce the required 15-foot rear yard setback to 12 feet (P83-114)

LOCATION: 601-48th 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: Single Family Residential

Surrounding Land Use and Zoning:

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

Property Area: 7,260± square feet  
 Square Footage of Existing Structures: Residence: 1,526±  
 Garage: 395±  
 Square Footage of Proposed Addition: 420±  
 Building Coverage of Lot: 32 percent

STAFF EVALUATION: The subject site presently consists of a 1,526± square foot single family residence and a 395± square foot detached garage. The garage is located 12 feet from the rear property line (Exhibit A). The applicant is proposing to construct a 420± square foot addition that would connect the residence to the garage. The proposed addition would consist of a family room, sewing room and a bathroom (Exhibit B). As the addition would connect the garage to the rest of the residence, creating one single family dwelling unit on the subject site, the rear yard setback would become 12 feet. The applicant, therefore, is requesting a variance to reduce the required rear yard setback from 15 feet to 12 feet.

Staff has no objection to the proposed variance as the existing garage is currently 12 feet from the rear yard property line and no portion of the proposed addition will be constructed in the required setback areas. With the proposed addition, approximately 32 percent of the parcel will be covered by the single family structure. (Ordinance allows 40%.)

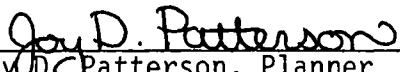
002807

P83-114

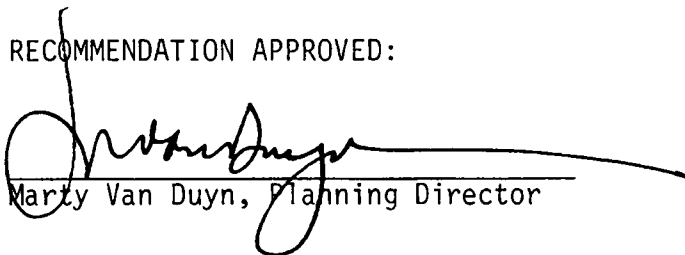
STAFF RECOMMENDATION: Staff recommends approval of the proposed variance, based upon the Findings of Fact which follow:

1. The requested variance does not constitute a special privilege in that:
  - a. The present space between the existing garage and the rear yard property line is 12 feet;
  - b. Under similar circumstances the variance would be granted to any other property owner.
2. The granting of this variance will not be injurious to the public welfare nor properties in the vicinity as it will not significantly change the characteristics of the area.
3. The variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
4. The proposed project is consistent with the 1963 East Sacramento Community Plan and the 1974 General Plan which designate the subject site for residential uses.

REPORT PREPARED BY:

  
Joy D. Patterson, Planner

RECOMMENDATION APPROVED:

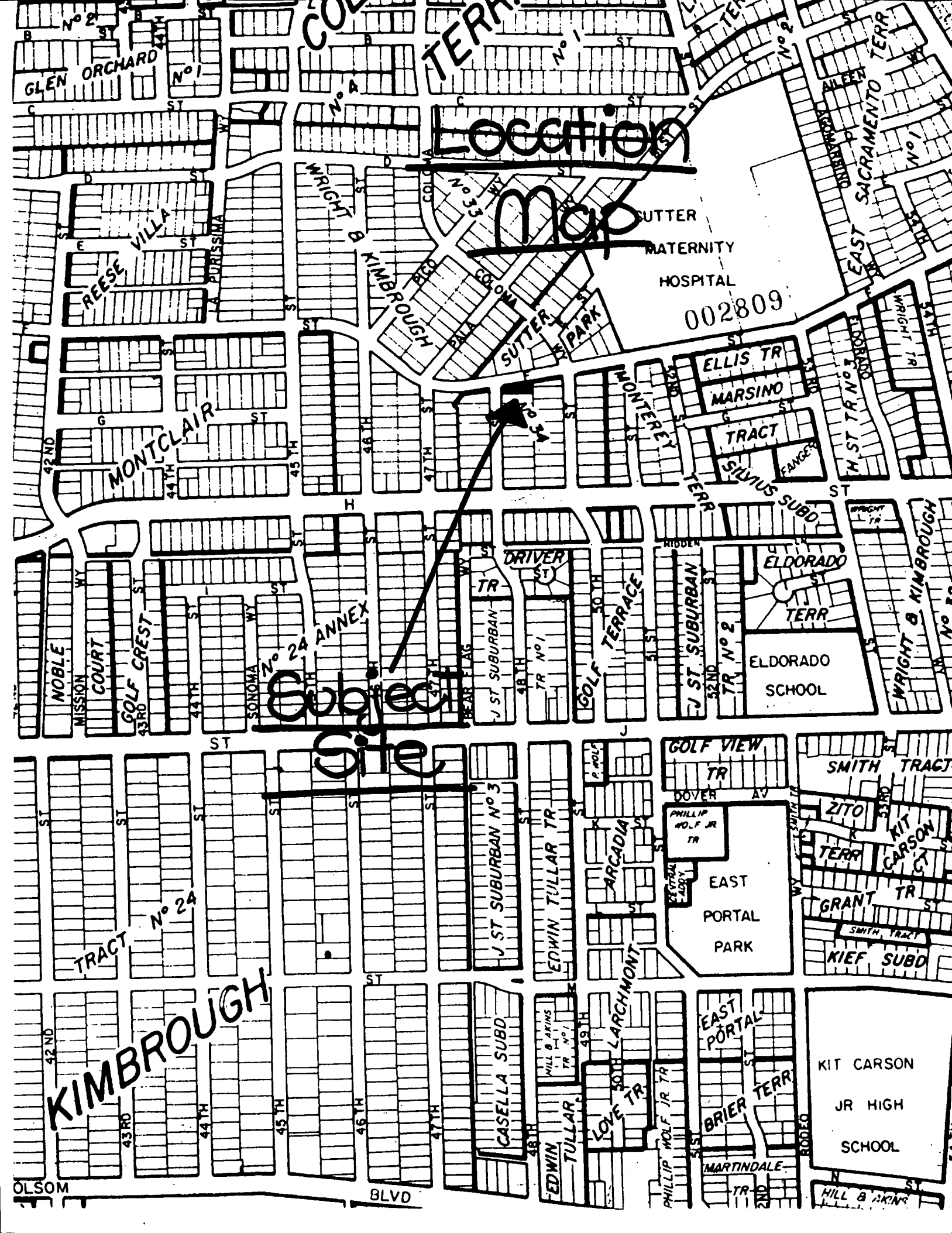
  
Marty Van Duyn, Planning Director

JDP:bw

P83-114

002808

P83-114



COLG  
TERR  
Location  
Map

002809

Subject  
Site

KIMBROUGH

SUTTER  
MATERNITY  
HOSPITAL

ELLIS TR  
MARSINO  
TRACT  
SILVIUS

ELDORADO  
TERR  
SCHOOL

SMITH TRACT  
ZITO  
TERR  
KIT CARSON  
GRANT TR  
SMITH TRACT  
KIEF SUBD

KIT CARSON  
JR HIGH  
SCHOOL

GLEN ORCHARD

REESE VILLA

MONTCLAIR

NOBLE  
COURT  
GOLF CREST

ANNEX

DRIVER  
TR  
J ST SUBURBAN

GOLF TERRACE

J ST SUBURBAN  
TR NO 2

TRACT NO 24

J ST SUBURBAN NO 3

EDWIN TULLAR TR

GOLF VIEW TR

PHILLIP NO. F JR TR  
EAST PORTAL PARK

KIT CARSON JR HIGH SCHOOL

OLSON BLVD

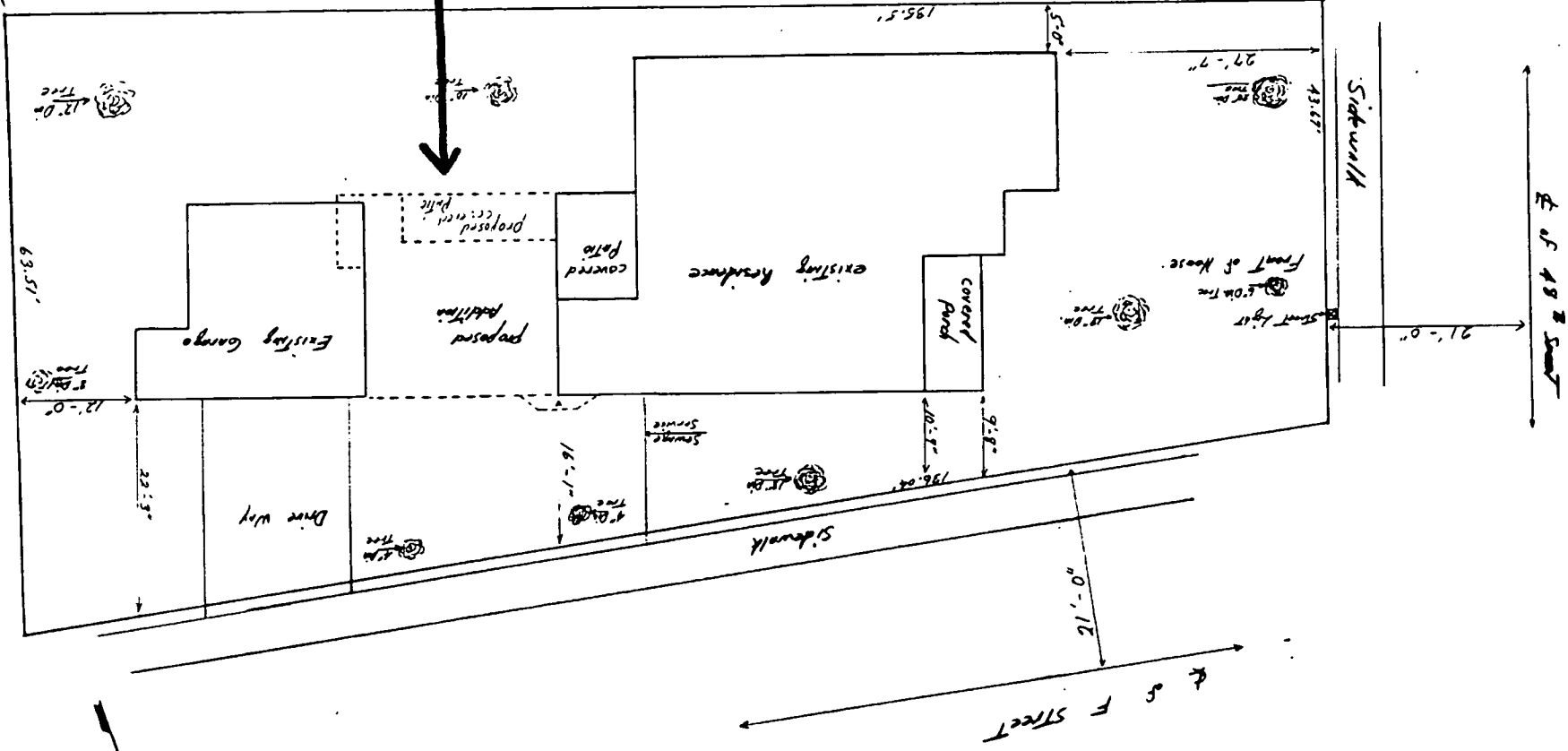
# Exhibit A

P 83114

Room Addition  
for  
Gene & Mary Pembroke  
Drawn: L. Cohen  
Date: April 7, 1985

**Proposed  
720± sq ft.  
addition**

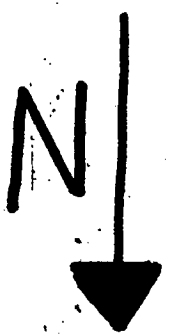
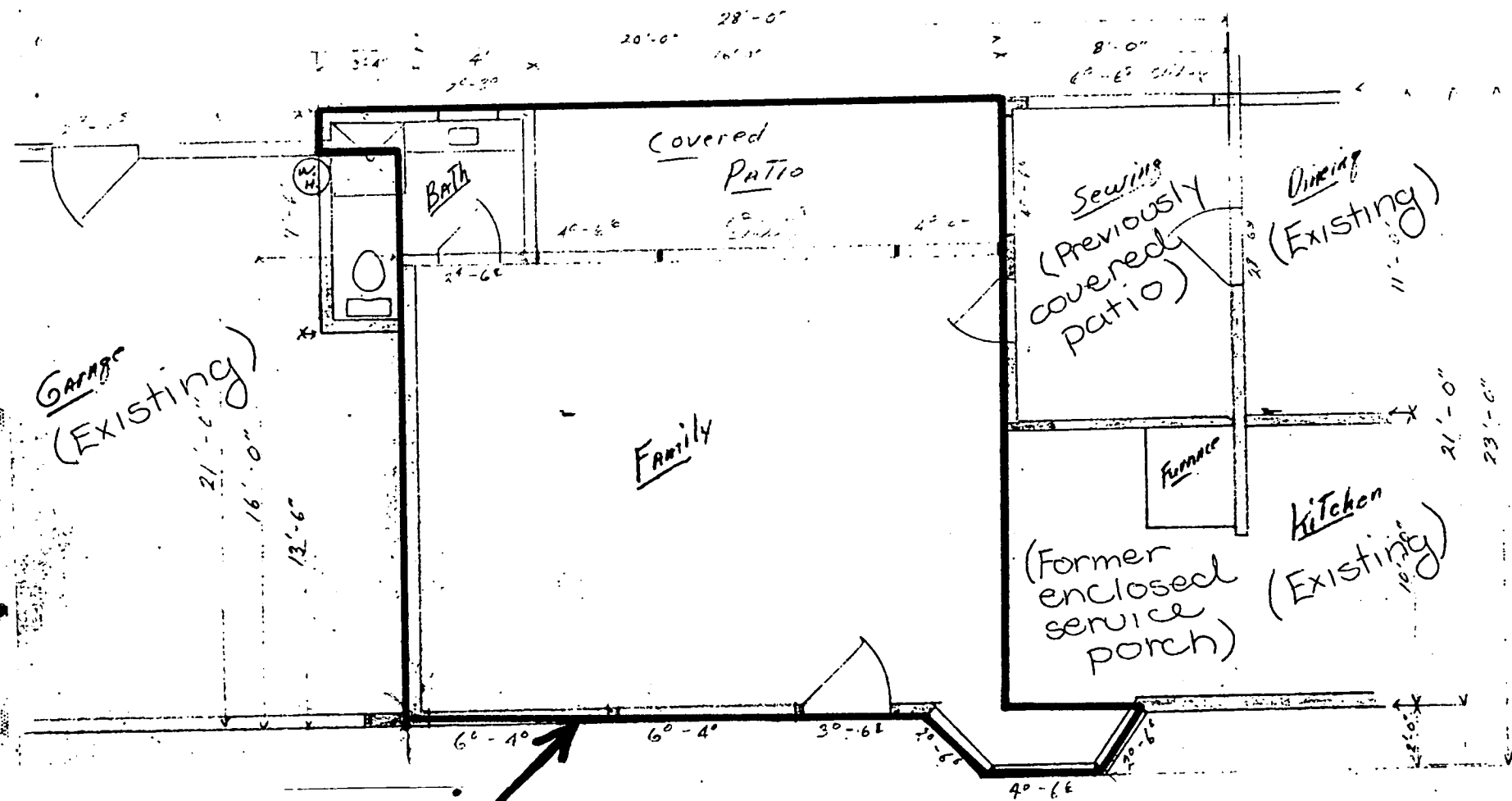
Site Plan - 601 48<sup>th</sup> Street - Scale: 1/8" = 1'-0"



002810

Item	Area	Notes
Lot	7,261	square feet
Existing House	1,197	
Garage	397	
Porch	84	
Patio	88	
Proposed Addition	394	
Patio	80	

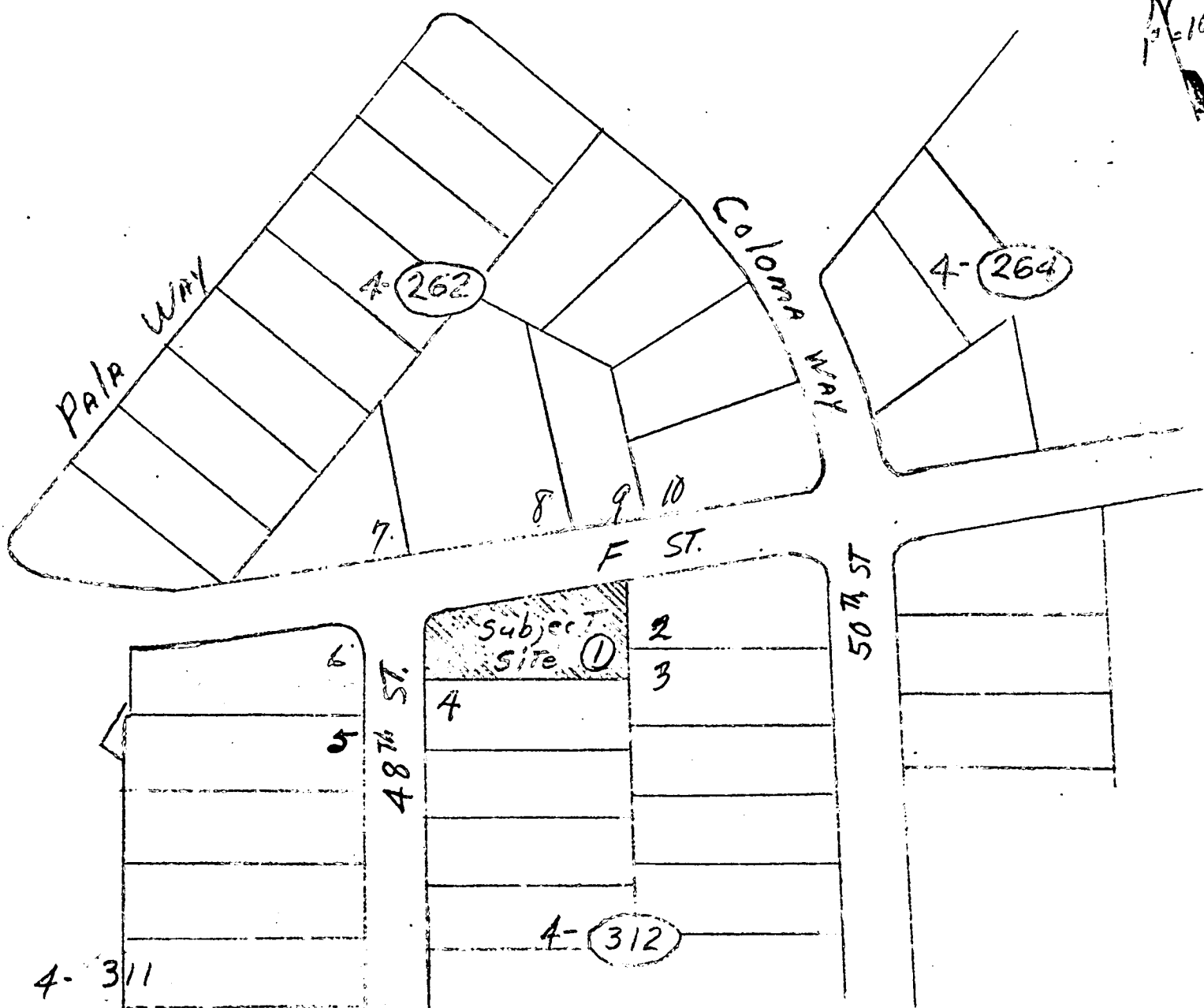
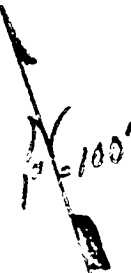
# Exhibit B



Proposed Addition  
420 ± SQ. FT.

New Addition, scale: 1/4" = 1'-0"

002811



004-312-01

P 83114

002812