

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	David & Theresa Fritzche, 3679-62nd Street, Sacramento, CA 95820				
OWNER	David & Theresa Fritzche, 3679-62nd Street, Sacramento, CA 95820				
PLANS BY	David & Theresa Fritzche, 3679-62nd Street, Sacramento, CA 95820				
FILING DATE	6/19/84	50 DAY CPC ACTION DATE		REPORT BY	FG:bw
NEGATIVE DEC	Ex. 15305(b) ± EIR	ASSESSOR'S PCL. NO.	015-228-08		

APPLICATION: A Planning Director's Variance to waive the five-foot side yard setback along the south property line to allow a two foot, six inch setback for the construction of a room addition. (P84-235)

LOCATION: 3679-62nd Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Broadway Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
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

Parking Required: One space  
Parking Provided: One space  
Property Dimensions: 40' x 40'  
Property Area: 5,600 sq. ft.  
Square Footage of Buildings: Approx. 1,200 existing; Approx. 250± proposed add'n.  
Height of Structure: One story; 14 feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Light Beige  
Exterior Building Materials: Stucco

STAFF EVALUATION: An existing residence is located on the site which was originally constructed within two feet-six inches 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 room addition might be constructed which would be 'in line' with the existing south wall of the residence. The adjacent property owner has been notified of the proposed project and they have no objections. An existing fence and five-foot side yard setback separates the subject's south property line from the adjacent residence. This request would comply with the coverage, height and setback requirements in all other respects.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review pursuant to State CEQA Guidelines (Section 15305(b)).

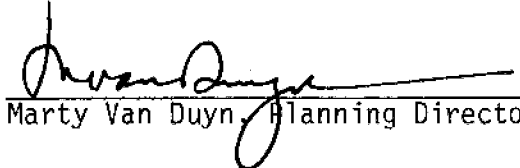
STAFF RECOMMENDATION: It is recommended that the variance request be approved, based on the following Findings of Fact:

1. The project is compatible with the 1974 General Plan and the 2963 East Broadway Community Plan which designate the site for residential purposes.
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 residential uses are permitted in the existing R-1 zone 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 under similar conditions.

REPORT PREPARED BY:

  
Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:

  
Marty Van Duyn, Planning Director

7-16-84  
Date

FG:bw  
P84-235

YARD EXTENDS 30'  
TO SCALE 'R

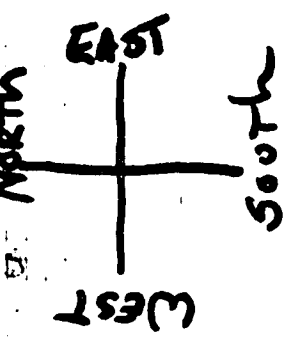
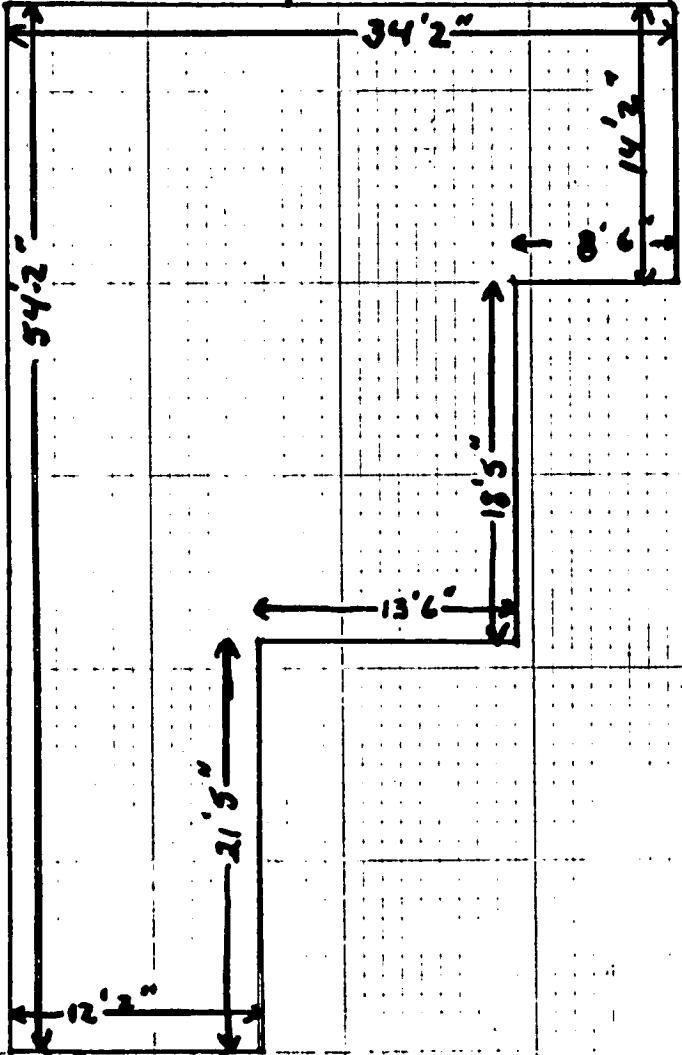
40'

ADDITION  
PROPOSED  
22'-8"  
20'-8"

EXISTING  
HOUSE  
2'-9" FROM  
FENCE

EXISTING HOUSE  
2'-6" FROM FENCE

140'



EXISTING FENCE

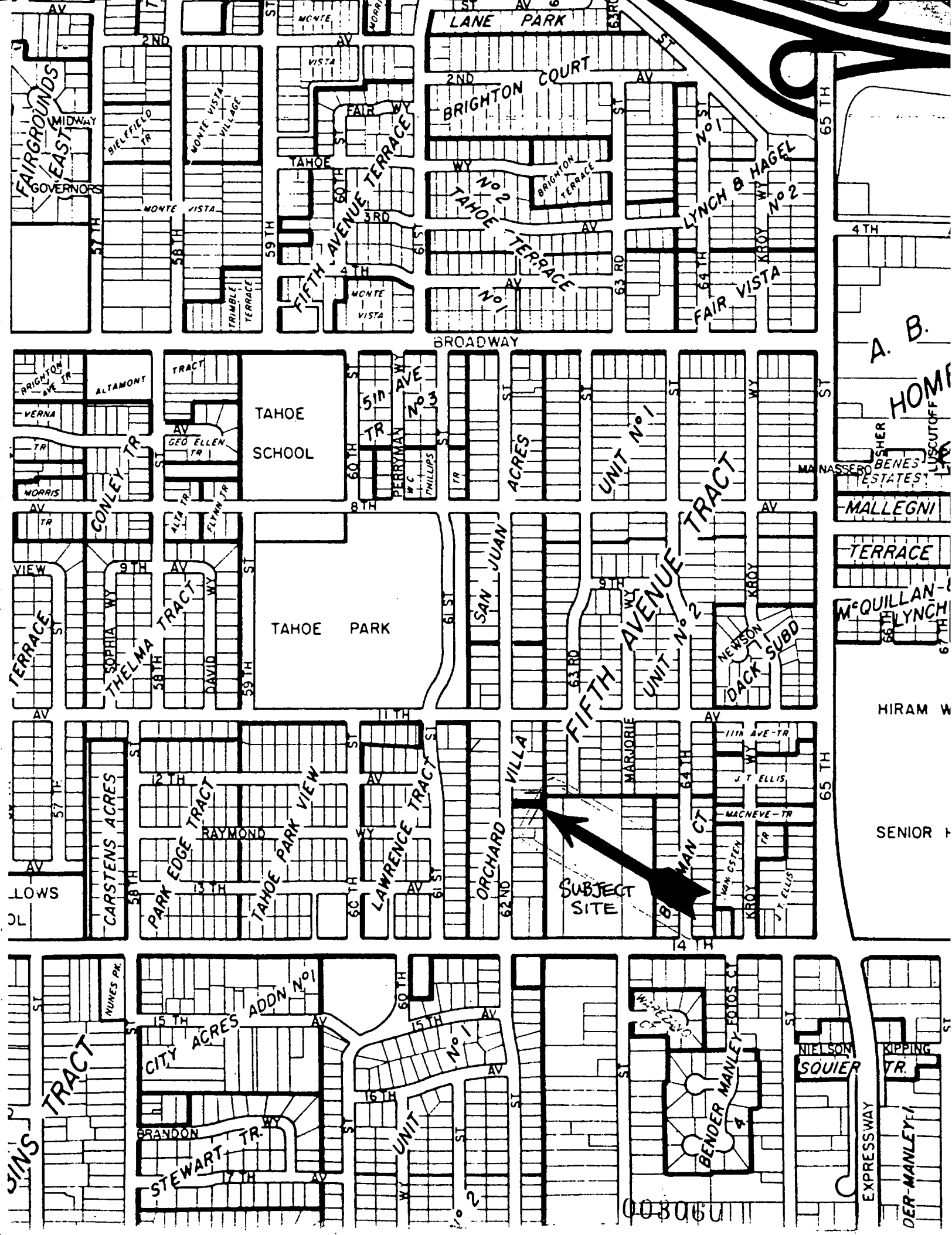
EXISTING FENCE

DRIVEWAY

STREET

P 84235

003061



LANE PARK

BRIGHTON COURT

FIFTH AVENUE TERRACE

TAHOE TERRACE

LYNCH & HAGEL  
FAIR VISTA

BROADWAY

TAHOE SCHOOL

TAHOE PARK

FIFTH AVENUE TRACT

SUBJECT SITE

A. B.

HOME

MALLEGNI

TERRACE

M'QUILLAN & LYNCH

HIRAM W

SENIOR

FAIRGROUNDS EAST

ALTA MONT TRACT

THELMA TRACT

CARSTENS ACRES

PARK EDGE TRACT

TAHOE PARK VIEW

LAWRENCE TRACT

ORCHARD

VILLA

J. T. ELLIS

SINS TRACT

CITY ACRES ADDN No 1

UNIT No 1

BENDER MANLEY ESTATES

NIELSON SOQUIER

KIPPING TR.

DER-MANLEY

00806