

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Dennis Greenbaum, 2720-13th Street, Sacramento, CA 95814		
OWNER	Terry & Lesley Hanzlik, 3240-24th Street, Sacramento, CA 95814		
PLANS BY	Dennis Greenbaum, 2720-13th Street, Sacramento, CA 95814		
FILING DATE	6-13-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 013-161-10

APPLICATION: Planning Director's Variance to reduce the required side yard setback from five feet to three feet-four inches in order to expand an existing residence (P83-199)

LOCATION: 3240-24th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1963 Oak Park Community Plan  
 Designation: Light Density Residential  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:  
 North: Residential; R-1  
 South: Residential; R-1  
 East: Residential; R-1  
 West: Western Pacific RR; M-2

Property Dimensions: 50' x 120'  
 Property Area: .14± acres  
 Square Footage of Building: 1,140 existing; 430 addition  
 Topography: Flat  
 Street Improvements/Utilities: Existing  
 Exterior Building Colors: Light green, red and white, gray roof  
 Exterior Building Materials: Wood

STAFF EVALUATION: The subject site is 50' x 120'; 6,000 square feet in size. It is developed with a one-story, single-family residence approximately 1,140 square feet in size. There is also a one-car, detached garage located on the northern property line. The applicant proposes to expand his home by adding living area, a bedroom and a bathroom. In addition, a raised redwood deck and hot tub are proposed. In order to preserve a large tulip tree which provides shade to the western exposure of the house, the applicant is requesting to vary side yard setback requirements. The applicant proposes to extend the existing south wall of the structure, which is set back three feet-four inches from that property line, 25.5 feet and build a deck to surround the tulip tree.

The addition will be more than three feet from the side property line which complies with fire code requirements. Fire Prevention has no objection to the proposed project, and the project does not alter the residential character of the neighborhood.

Staff has no objection to the project since all other applicable zoning code requirements are complied with.

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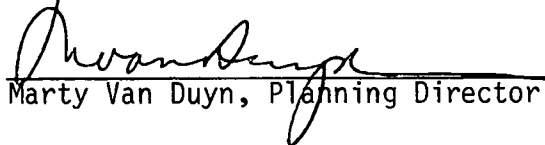
Findings of Fact

1. The variance does not constitute a special privilege in that the lot is substandard in width and the applicant is attempting to preserve an existing shade tree.
2. The request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance will not be injurious to surrounding property in that:
  - a. fire regulations are met;
  - b. the residential character of the neighborhood will not be altered.
4. The request is in conformance with the 1963 Oak Park Community Plan and the 1974 General Plan which designate the site for residential uses.

REPORT PREPARED BY:

  
Susan Desmarais, Associate Planner

RECOMMENDATION APPROVED:

  
Marty Van Duyn, Planning Director

SD:bw

Attachments

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SCHOOL

LOCATION  
MAP

REARES

R-1

C-2

TR-4

**SUBJECT  
Site**

BRET  
HARTE  
SCHOOL

WILLIAM

STATE HIGHWAY 99

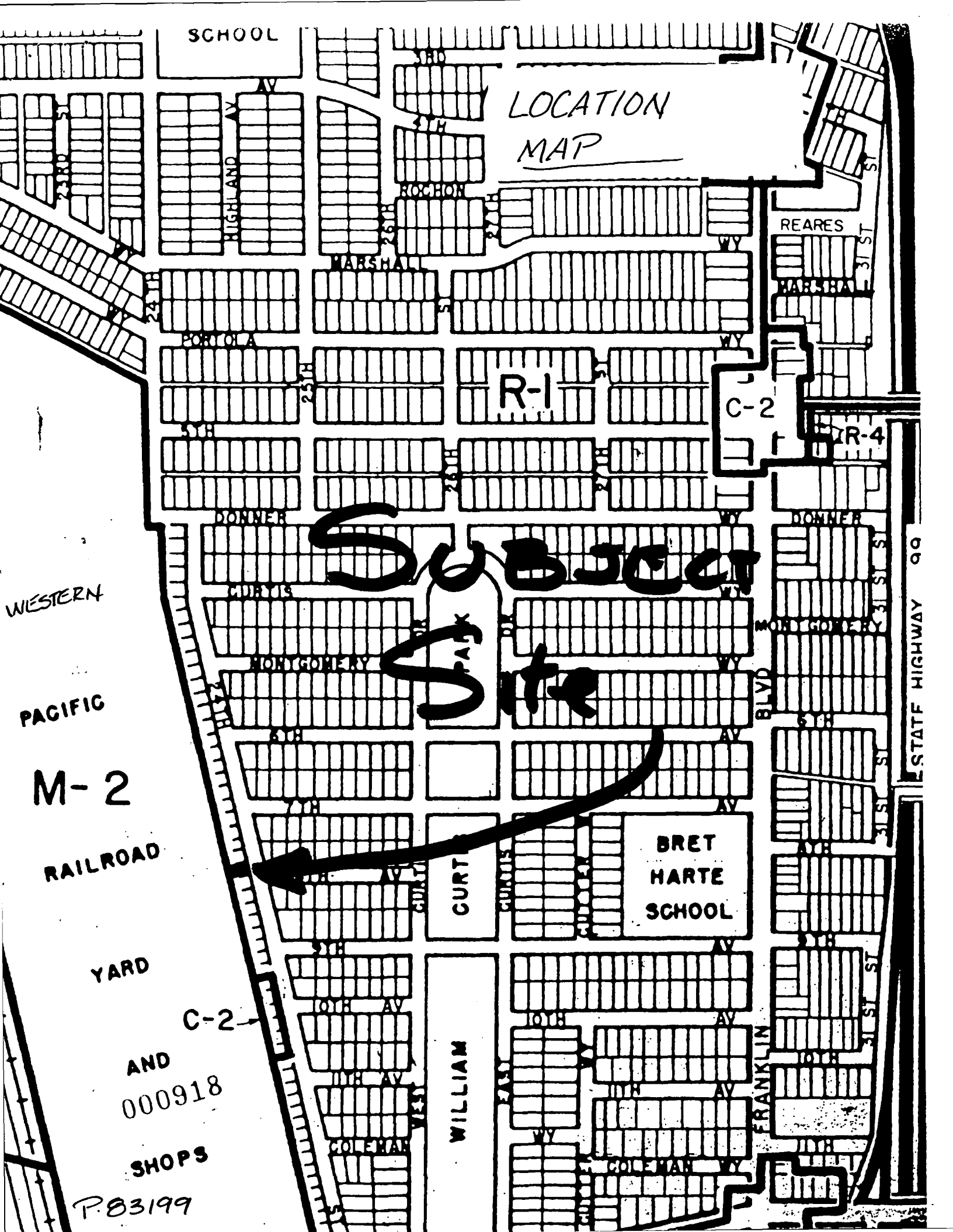
WESTERN  
PACIFIC  
M-2  
RAILROAD

YARD

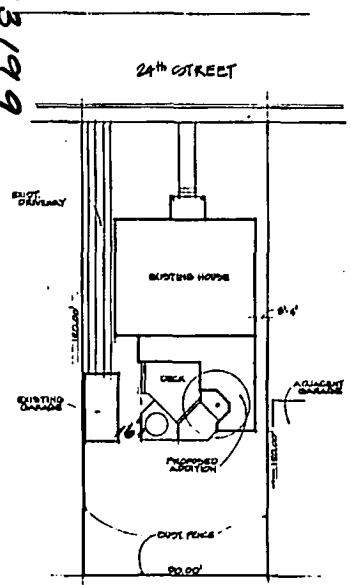
C-2  
AND  
000918

SHOPS

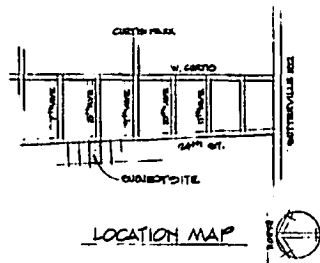
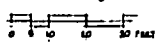
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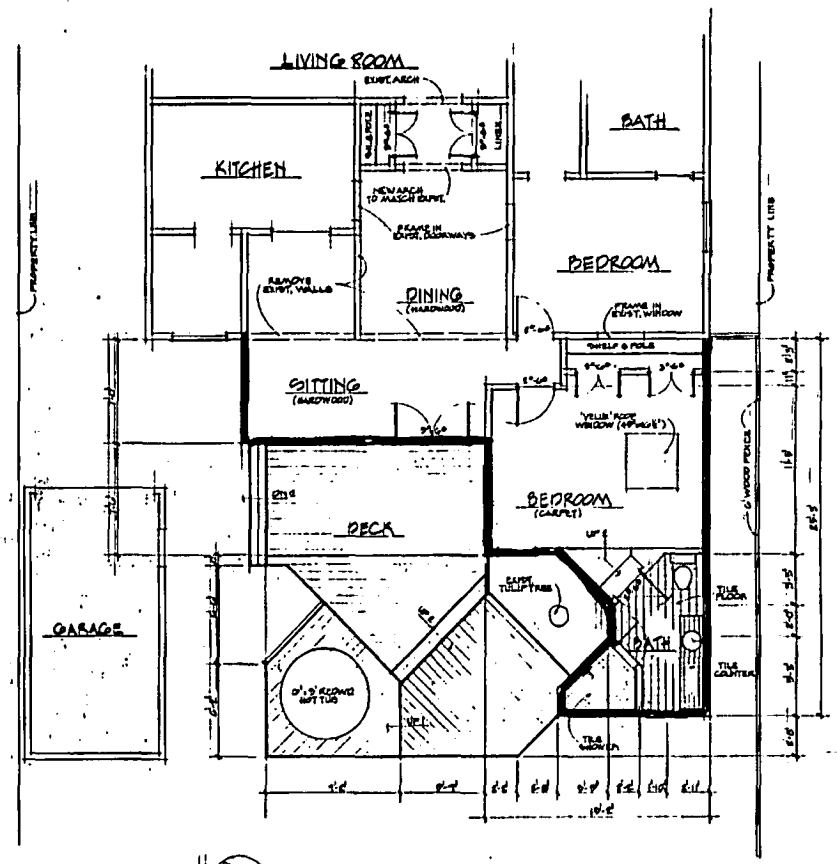
SITE PLAN



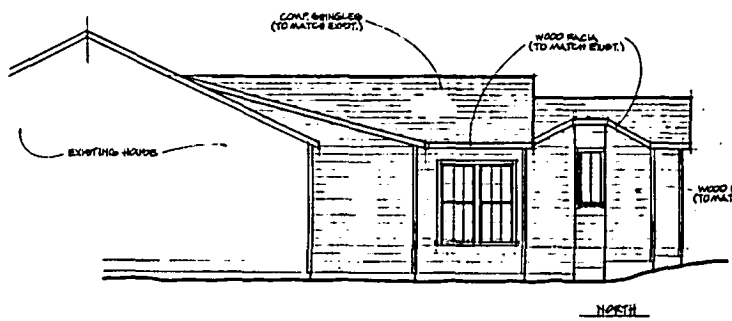
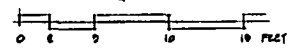
LOCATION MAP

Site Plan

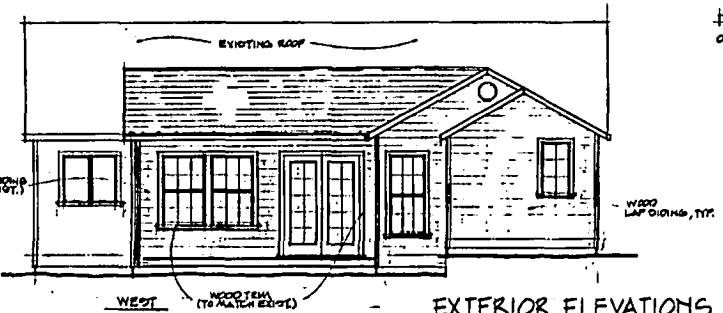
000913



FLOOR PLAN



NORTH



WEST

EXTERIOR ELEVATIONS

dennis greenbaum  
 architect  
 2720 thirteenth street  
 sacramento california  
 95818

REMODEL & ADDITION  
 2840 24th STREET  
 SACRAMENTO CALIFORNIA

JUNE 7 1983

SHEET  
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