

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Bruce Monighan, 1901 Capitol Avenue, Sacramento, CA 95814
OWNER Kathleen Barnett/Brent Jones, 932 Sonoma Way, Sacramento, CA 95819
PLANS BY Bruce Monighan, 1901 Capitol Avenue, Sacramento, CA 95814
FILING DATE 5/21/86 **ENVIR. DET.** Cat. Ex. 15303(e) **REPORT BY** DH:bw
ASSESSOR'S-PCL. NO. 008-0093-006

APPLICATION: Variance to construct a fireplace within one foot of the side yard property line on 0.11+ developed acres in the Single Family (R-1) zone. (Sec. 3-E-12)

LOCATION: 932 Sonoma Way

PROPOSAL: The applicant is requesting the necessary entitlement to construct a fireplace in the side yard setback area.

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 dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	31'
South: Single Family; R-1	Side(Int):	5'	9'
East: Single Family; R-1	Side(St):	5'	1'
West: Single Family; R-1	Rear:	15'	22'

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	50' x 100'
Property Area:	0.11+ acres
Density of Development:	8 du/ac
Square Footage of Building:	2,500±
Height of Building:	Two stories, 32 feet
Topography:	Flat
Street Improvements/Utilities	Existing
Exterior Building Materials:	Cement plaster to match house; color to match house

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is presently zoned Residential Single Family and designated for Light Density Residential in the 1963 East Sacramento Community Plan and 1974 General Plan.
- B. The applicant is requesting a variance to allow the addition of an exterior fireplace chimney onto an existing two-story, single family dwelling. The fireplace will protrude two feet from the house and will be one foot from the side property line.

Staff has conducted a survey of similar dwellings with fireplaces and chimneys in the immediate vicinity and found several instances of fireplaces located approximately one to two feet from the side yard property line. The lot layout in the area uses driveways between two dwellings with the normal building side yard setback approximately three feet.

The applicant has provided a letter from the adjacent property owner to the north supporting the proposed variance. The applicant also shows the use of stucco and plaster and paint colors to match the existing house. The architecture and design of the chimney will be harmonious with the architecture of the dwelling.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (Sec. 15303(e)).

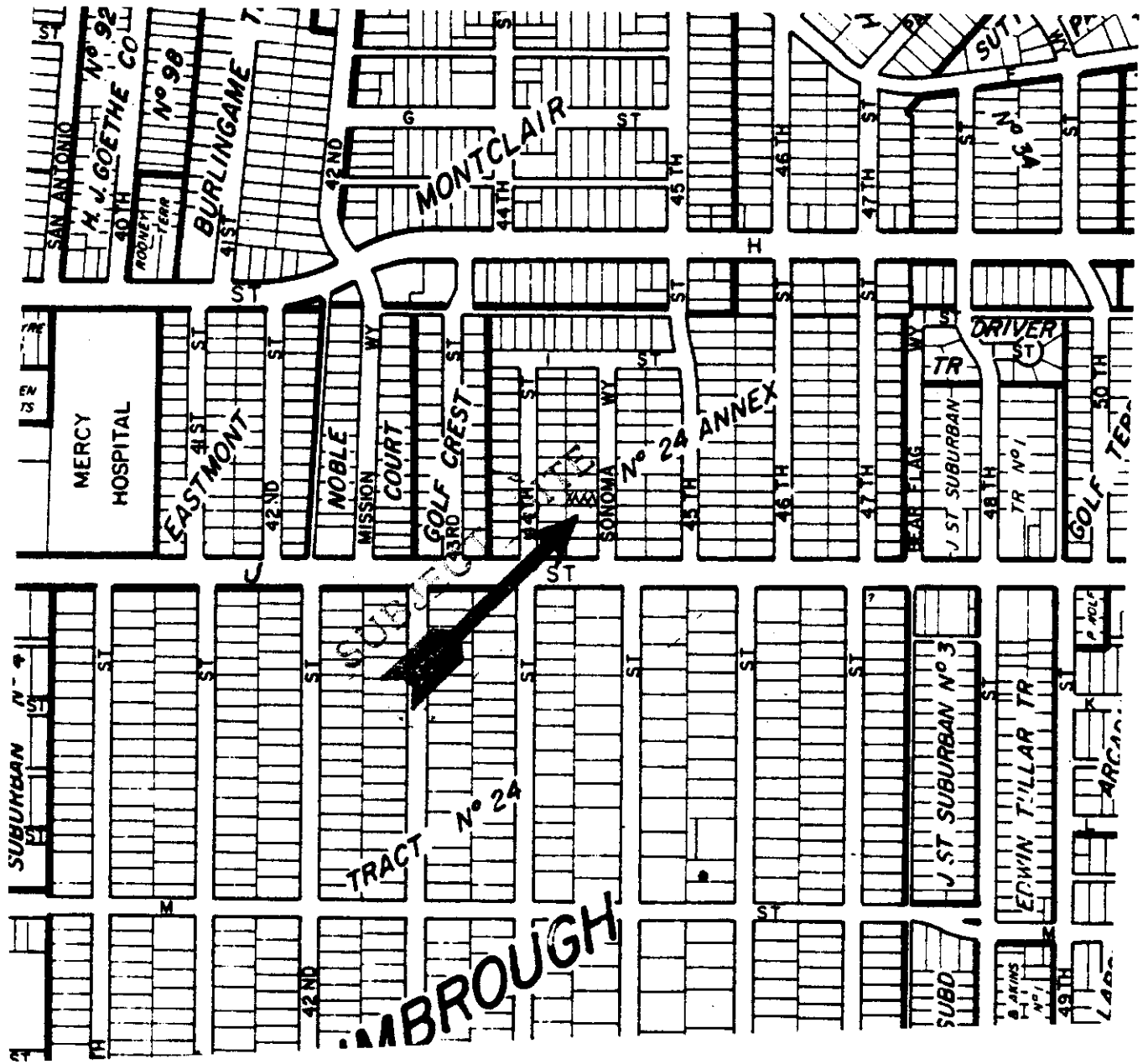
RECOMMENDATION: Staff recommends approval of the variance, subject to a condition and based upon findings of fact which follow:

Condition

The fireplace chimney shall be constructed as per Exhibit A.

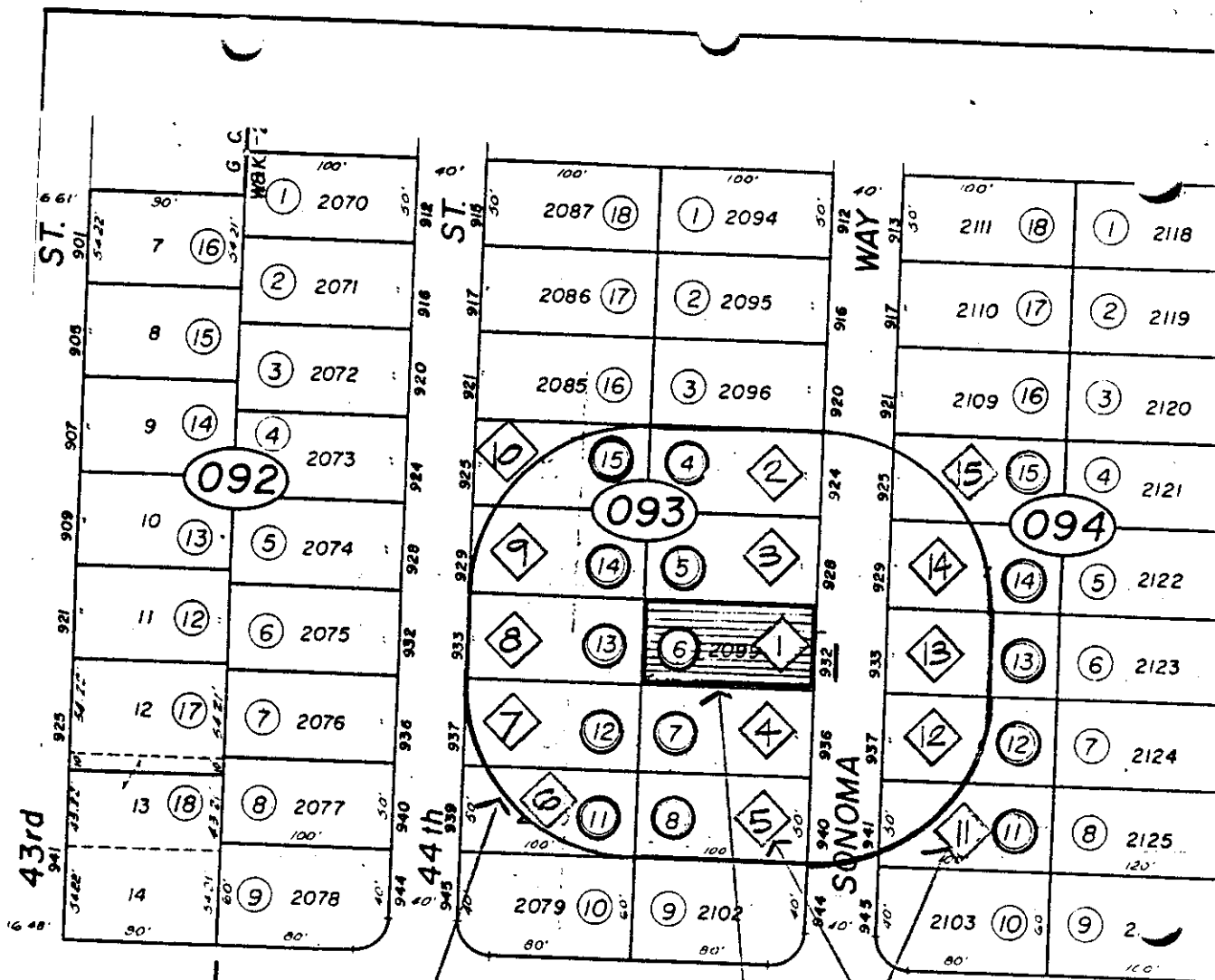
Findings of Fact:

1. Granting the variance would not constitute a special privilege extended to one individual property owner, in that:
 - a. surrounding single family dwellings are located three feet from the side yard property line and have chimney's located to within one foot of the property line;
 - b. a driveway is located immediately north of the chimney so that adequate space exists between the two dwellings.
2. The variance will not be injurious to the general public and surrounding properties, in that the adjacent property owner does not object to the variance and adequate space will be provided for air, light and maintenance.
3. The variance is not a use variance, in that single family dwellings are allowed in the R-1 zone and fireplace chimneys are customary accessory structures.
4. The variance is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential in the 1974 General Plan, and the proposed use conforms with the plan designation.



N
↑
Scale: 1" = 500'

VICINITY MAP



G.C. W.B.K.-24
"J" Street

100' RADIUS AREA

INDICATES KEY
- SUBJECT SITE

Zoning: R-1 Entire Page
Land Use: Single Family Residential

LAND USE & ZONING MAP

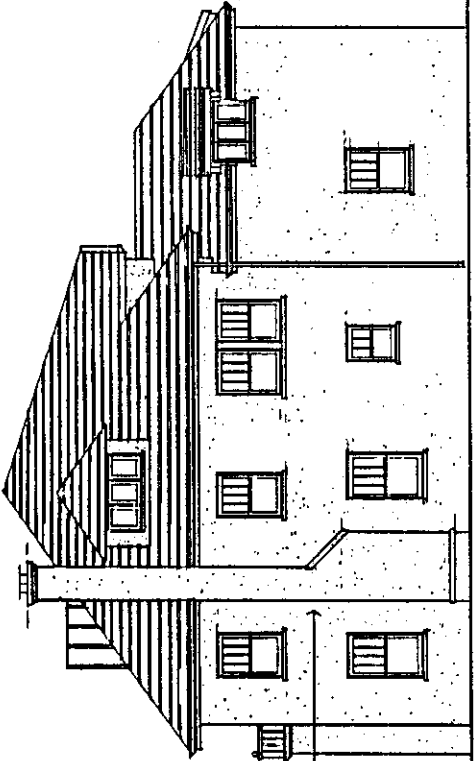
P-86-199

June 26, 1986

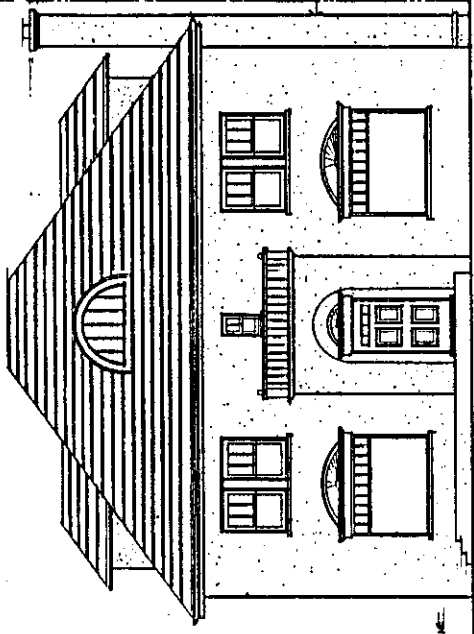
iter

MAY 21 1986

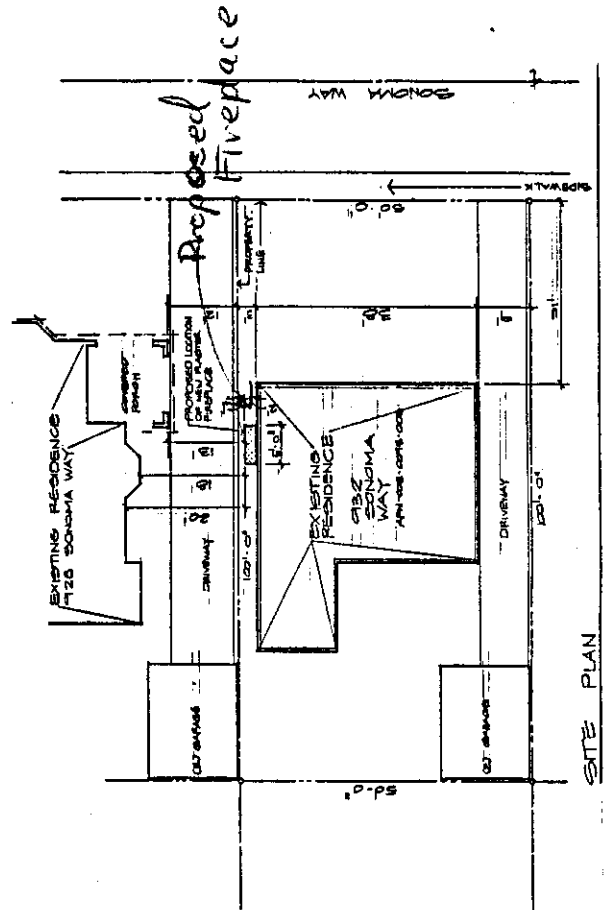
RECEIVED



NORTH SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



SITE PLAN
1" = 10'

AREA MAP
1" = 100'

AREA MAP
1" = 100'

BRUCE A. MONIGHAN
AIA
ARCHITECT
1801 Capitol Avenue - Sacramento, CA 95811

EXHIBIT A

A Remodel of the
Residence at 932 Sonoma Way
for Kathy Barnett & Brent Jones
Sacramento, California
Date: 5-15-86

May 6, 1986

To Sacramento City Planning Department
Re Variance for 932 Sonoma Way
for fireplace in sideyard setback.

I have no problem with the variance that is being requested. My property is adjacent and would be most effected in the neighborhood. The fireplace design is planned to blend in with the design of the home so the looks on the 2 feet extension for the fireplace will in no way affect my home.

Therefore, I support the granting of the requested variance.

Sincerely,

Cynthia H. Carson
928 Sonoma Way
Sacramento, CA 95819

CITY PLANNING DEPARTMENT

MAY 21 1986

RECEIVED