

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Donald & Jeanette Ryan, 3198 Land Park Drive, Sacramento, CA 95818		
OWNER	Donald & Jeanette Ryan, 3198 Land Park Drive, Sacramento, CA 95818		
PLANS BY	Ron Cecchettini, 1151 Glen Allen Court, Carmichael		
FILING DATE	10/5/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Ex. 15301(e)	EIR	ASSESSOR'S PCL NO. 012-291-16

APPLICATION: Variance to reduce rear yard setback to two feet, eight inches (Sec. 3-B-1)

LOCATION: 3198 Land Park Drive

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 400± square foot addition to an existing residence.

PROJECT INFORMATION

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

Surrounding Land Use and Zoning:

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

Parking Required: 1 space
Parking Provided: 2 spaces
Parking Ratio: 1 space/unit
Property Dimensions: 130' x 70'
Property Area: 0.2± acres
Square Footage of Building: 2,100±
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Color: Brick
Exterior Building Material: Brick
Height of Structure: One story; 15 feet

PROJECT EVALUATION:

- A. The subject site is designated for residential uses and light density residential uses in the General Plan and the 1963 Riverside/Land Park Community Plan respectively. The site is surrounded by standard single family residences and corner lot duplexes. The site and surrounding area are zoned Single Family (R-1). The request is compatible with applicable plans, surrounding land uses and current zoning.
- B. The subject site is developed with a 1,600± square foot house and a detached garage. The applicant proposes to enclose the area between the house and garage with a 400± square foot addition consisting of a family room, closet and bath area. The nature of the garage is altered from a detached to an attached accessory structure.

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APPLC. NO. P84-371

MEETING DATE November 8, 1984

CPC ITEM NO. 22

An attached accessory structure must maintain standard structural setbacks, which, in this case, would be a 15-foot rear yard setback. Since the existing garage is two feet, eight inches from the property line, a variance has been requested.

- C. The Subdivision Deed Restrictions mandate a front setback of 30 feet (7th Ave.); other setbacks are standard. In staff's opinion, sufficient room remains along the street side of the subject site to place additional living space. Convenient placement of the addition between existing structures does not constitute a hardship on which to approve the request. In addition, approval of the request will reduce the light and air on the subject site. The Zoning Ordinance also requires a six-foot distance between the main structure and the detached accessory structure.
- D. Plans for the project were routed to Fire Prevention and Building Inspections; Fire Prevention had no objections. Building Inspections notes a one-hour fire wall will be required between the garage and north property line, and between the garage and proposed addition.

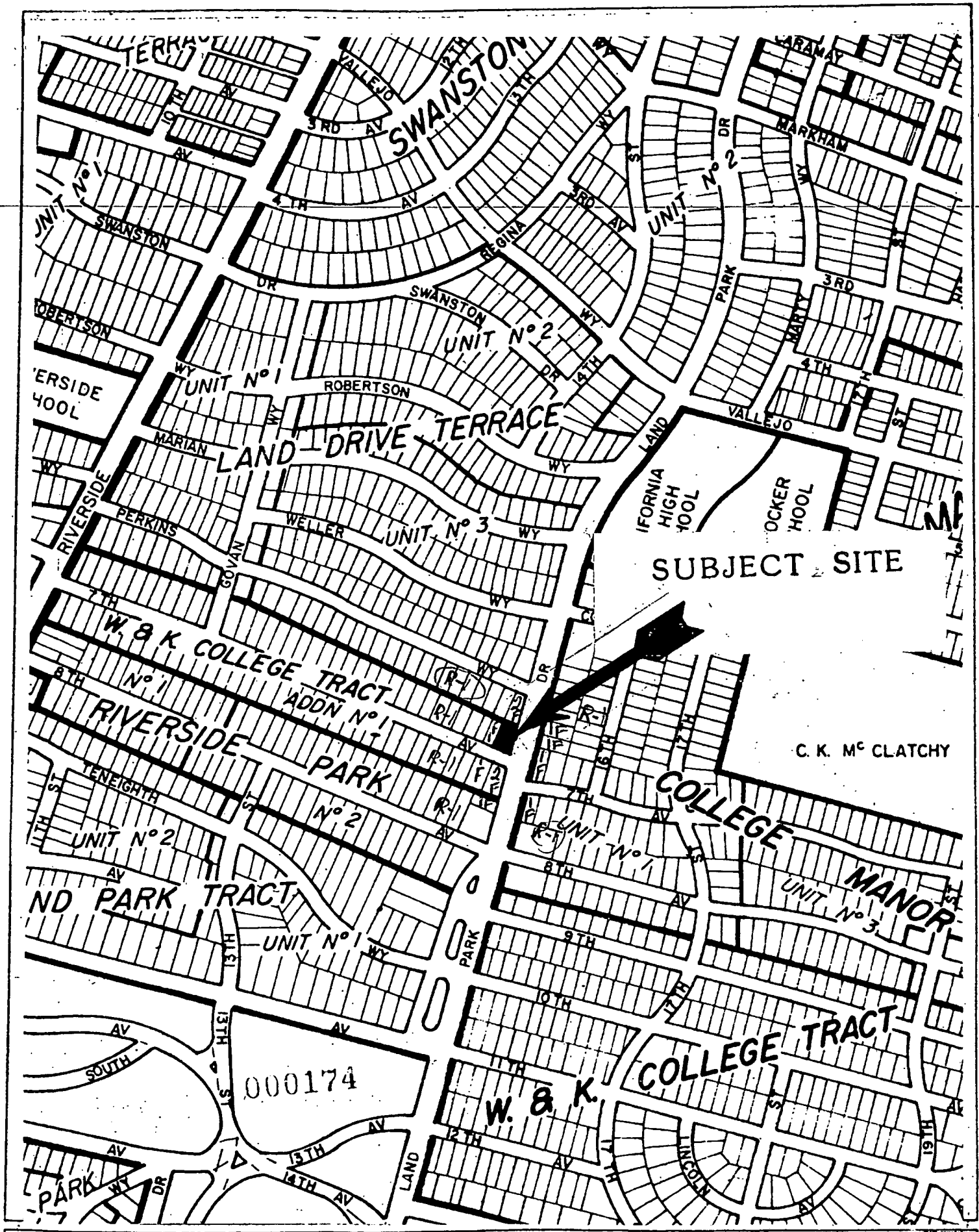
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e)).

RECOMMENDATION: Staff recommends denial of the project, based upon the following Findings of Fact:

Findings of Fact

- 1. Granting the variance would constitute a special privilege extended an individual property owner, in that:
 - a. the site is of sufficient area to be able to maintain standard setbacks;
 - b. there is sufficient buildable area elsewhere on the site to accommodate the addition;
 - c. light and air for the subject site will be reduced.

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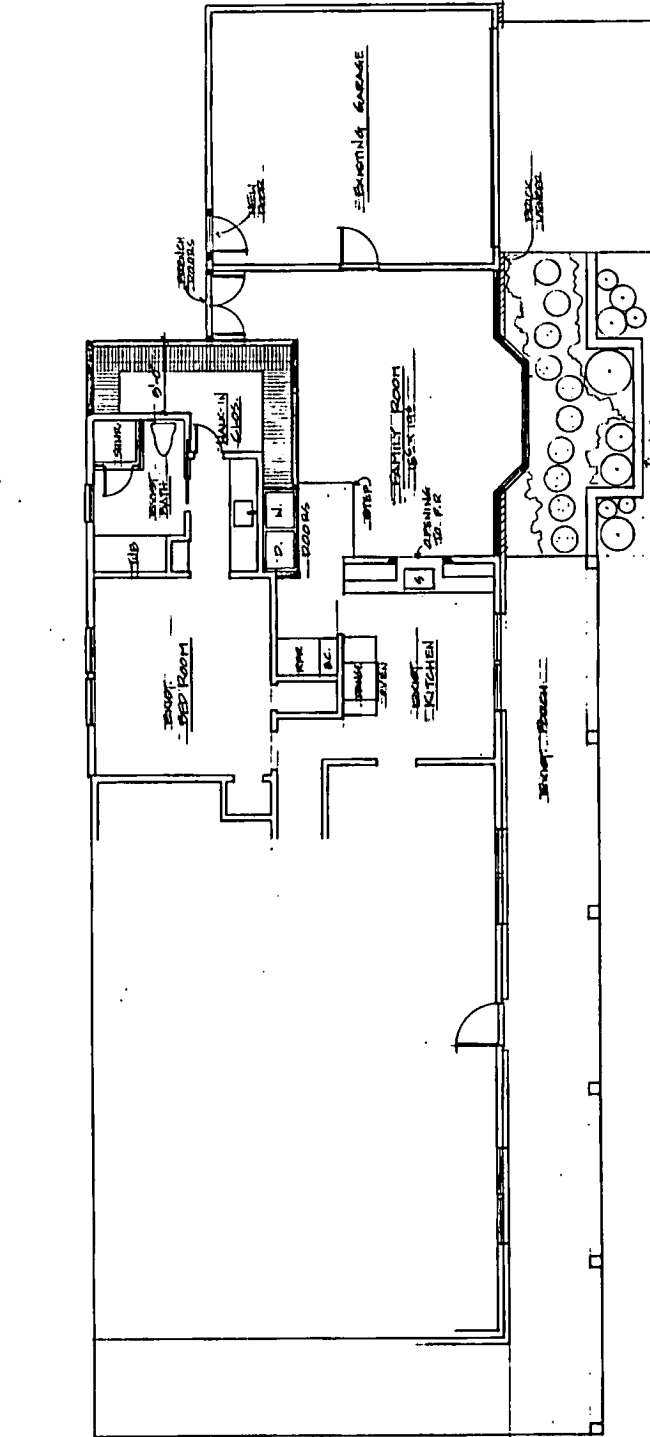
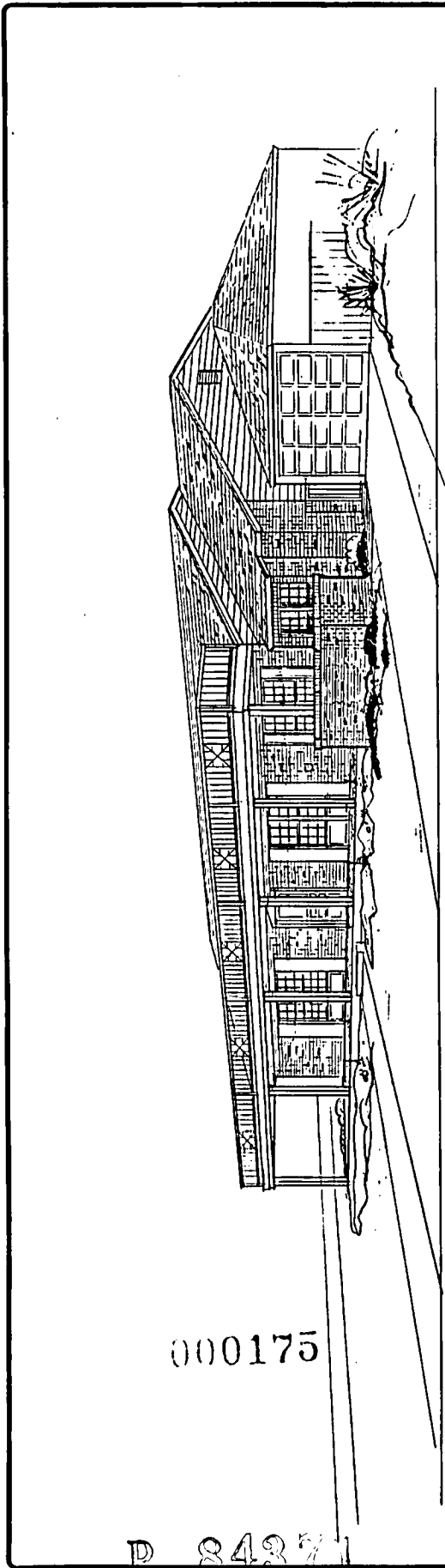
VICINITY - LAND USE - ZONING

NO.	17
DATE	10/18/84
BY	ROD
CHECKED BY	ROD
DATE CHECKED	11/8/84
BY	
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REMODELING FOR:
MR. & MRS. DON RYAN
818 LAND PARK DRIVE
SACRAMENTO, CA

ROD CECCHETTINI
ARCHITECT (616)402-5504
151 GLEN AVENUE
LAKEMICHIGAN, CA

DATE	11/8/84
BY	ROD
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FLOOR PLAN - SCALE 1/8" = 1'-0"

EXISTING WALL
NEW WALL

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