

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Steven R. & Marie T. Moss, 1020 Opal Lane, Sacramento CA 95815		
OWNER	MOSS		
PLANS BY	MOSS		
FILING DATE	9-13-83	50 DAY CPC ACTION DATE	REPORT BY: SD:CP
NEGATIVE DEC	N/A	EIR	ASSESSOR'S PCL. NO. 265-021-29

APPLICATION: Planning Director's variance to reduce the required sideyard setback from 5 feet to 3 feet in order to renovate and expand an existing residence (P83-209)

LOCATION: 1020 Opal Lane

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Haaginwood Community Plan Designation:	Lt. Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant residence

Surrounding Land Use and Zoning:

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

Property Dimensions: 42 x 70	Property Area: .07+ ac.
Significant Features of Site:	Substandard area
Topography:	Flat
Exterior Building Colors:	Brown
Exterior Building Materials:	Resawn wood

STAFF EVALUATION: The subject site is 42 x 70', 2,940 sq. ft. in size which is substandard in area. It is currently developed with a 400 sq. ft. single family residence which the applicant proposes to expand and renovate. The existing structure is located 3 feet from the eastern property line.

There are 2 large healthy-looking trees on the site. One is located approximately 28 feet from the property line. The applicant intends to save the trees. These preclude expansion further to the front of the site. In addition, encroachment into the 25 foot front setback would likely be necessary if further expansion to the front were proposed. Staff has no objection to the request in that the existing dwelling has a 3-foot sideyard setback. The addition is a continuance of the existing easterly elevation.

Fire Prevention has reviewed the proposed project. They have no objection to the request.

ENVIRONMENTAL DETERMINATION: The project is exempt from Environmental Review pursuant to State EIR Guidelines (CEAQ, Section 15105(a)).

P-83-309


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STAFF RECOMMENDATION: Staff recommends that the variance to reduce the sideyard setback to 3 feet be approved based upon the following findings of fact:

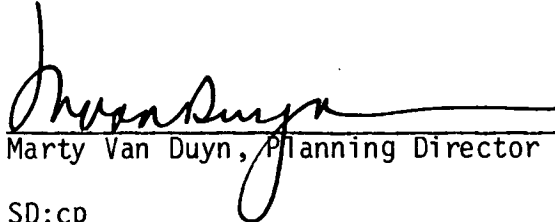
Findings of Fact

1. The requested variance does not constitute a special privilege extended an individual property owner in that:
 - a. the subject site is substantially substandard in area;
 - b. under similar circumstances the variance would be granted any property owner.
2. Granting of the variance will not be detrimental to surrounding property in that it will not significantly alter the residential character of the neighborhood.
3. The variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
4. The proposed project is consistent with the 1966 Hagginwood Community Plan and the 1974 General Plan which designate the site for residential purposes.

REPORT PREPARED BY:


Susan Desmarais, Associate Planner

RECOMMENDATION APPROVED:

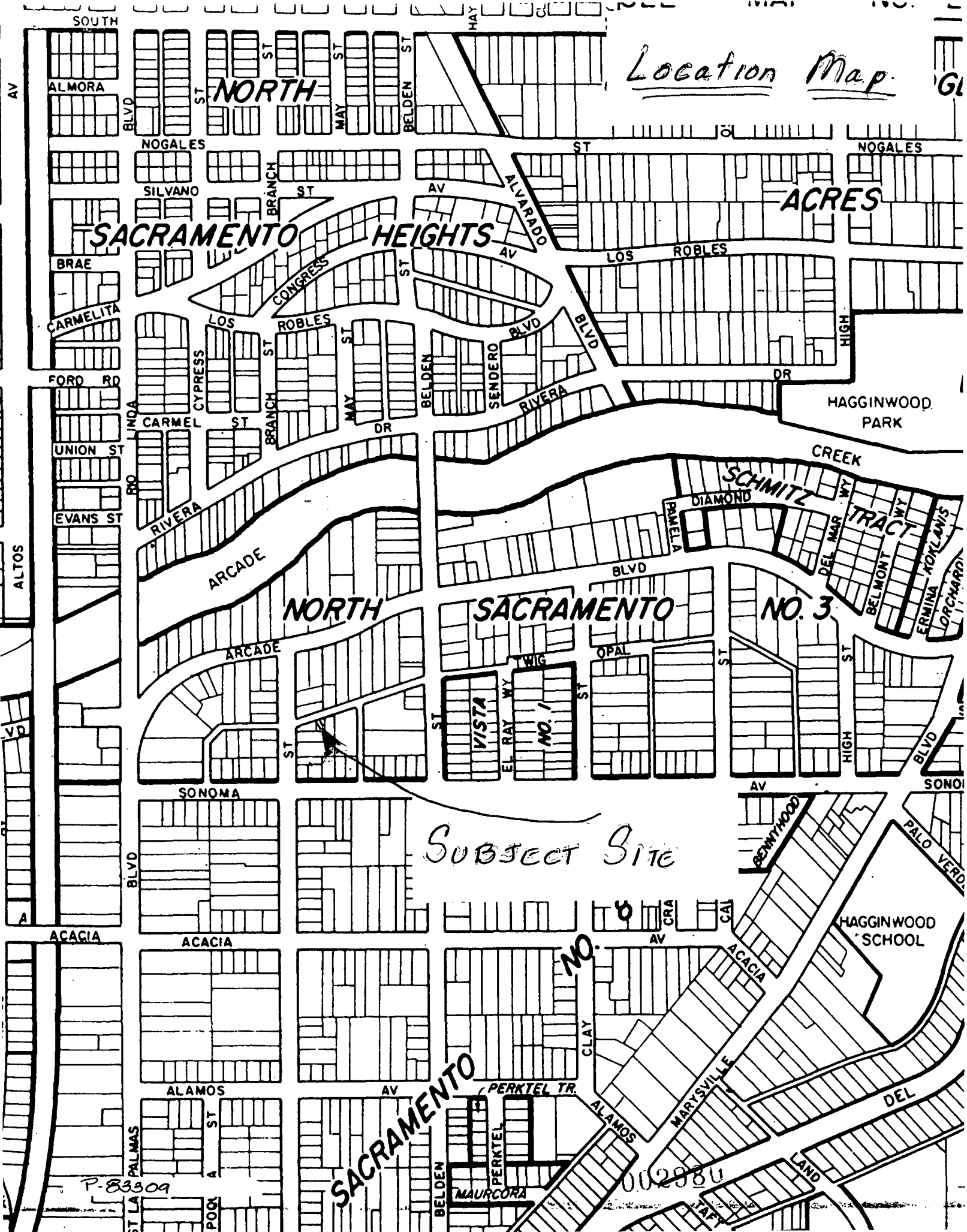

Marty Van Duyn, Planning Director

SD:cp

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Location Map



SUBJECT SITE

SACRAMENTO

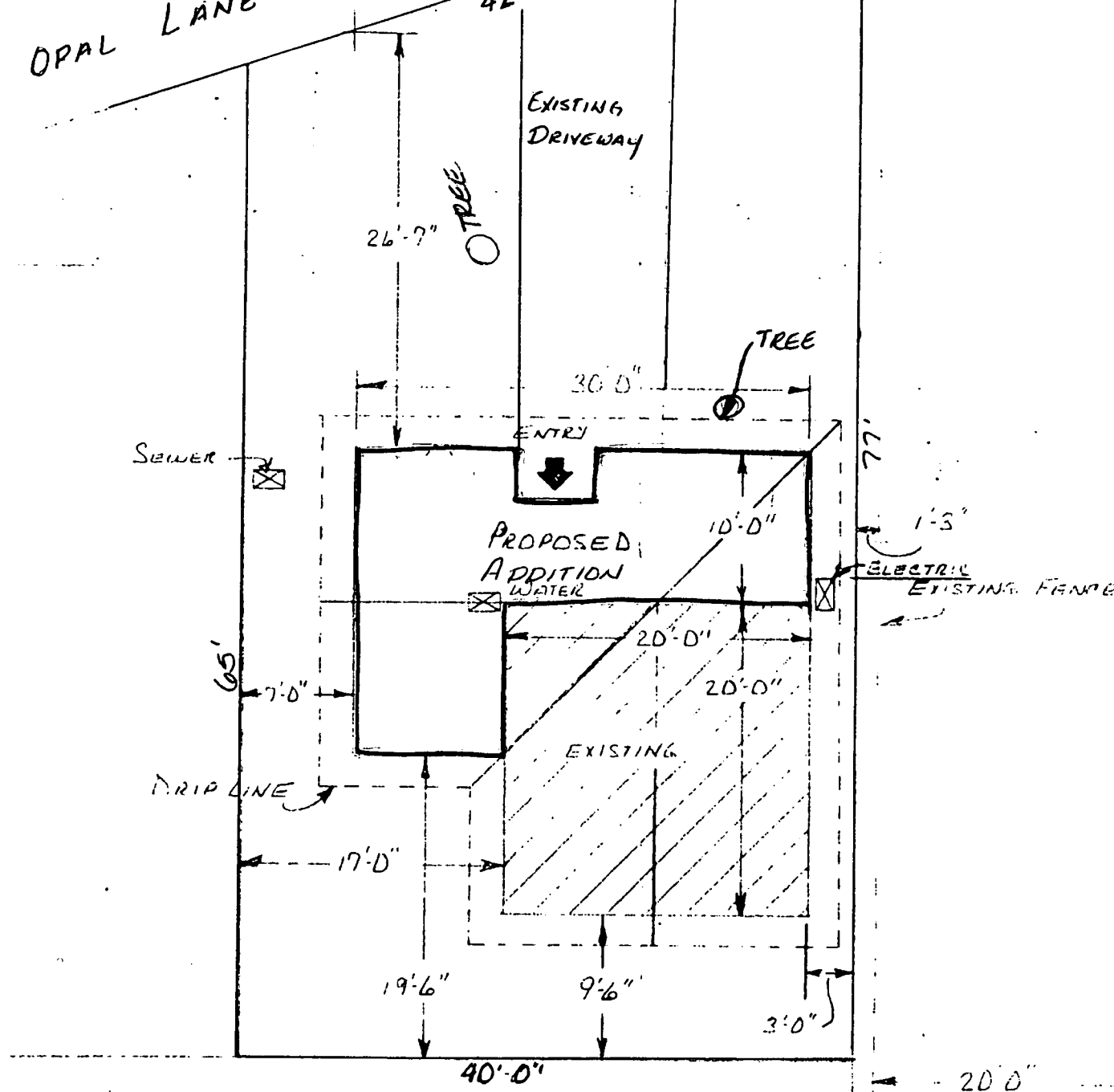
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OPAL LANE

N 72° 11' E
42'-0"

SITE Plan

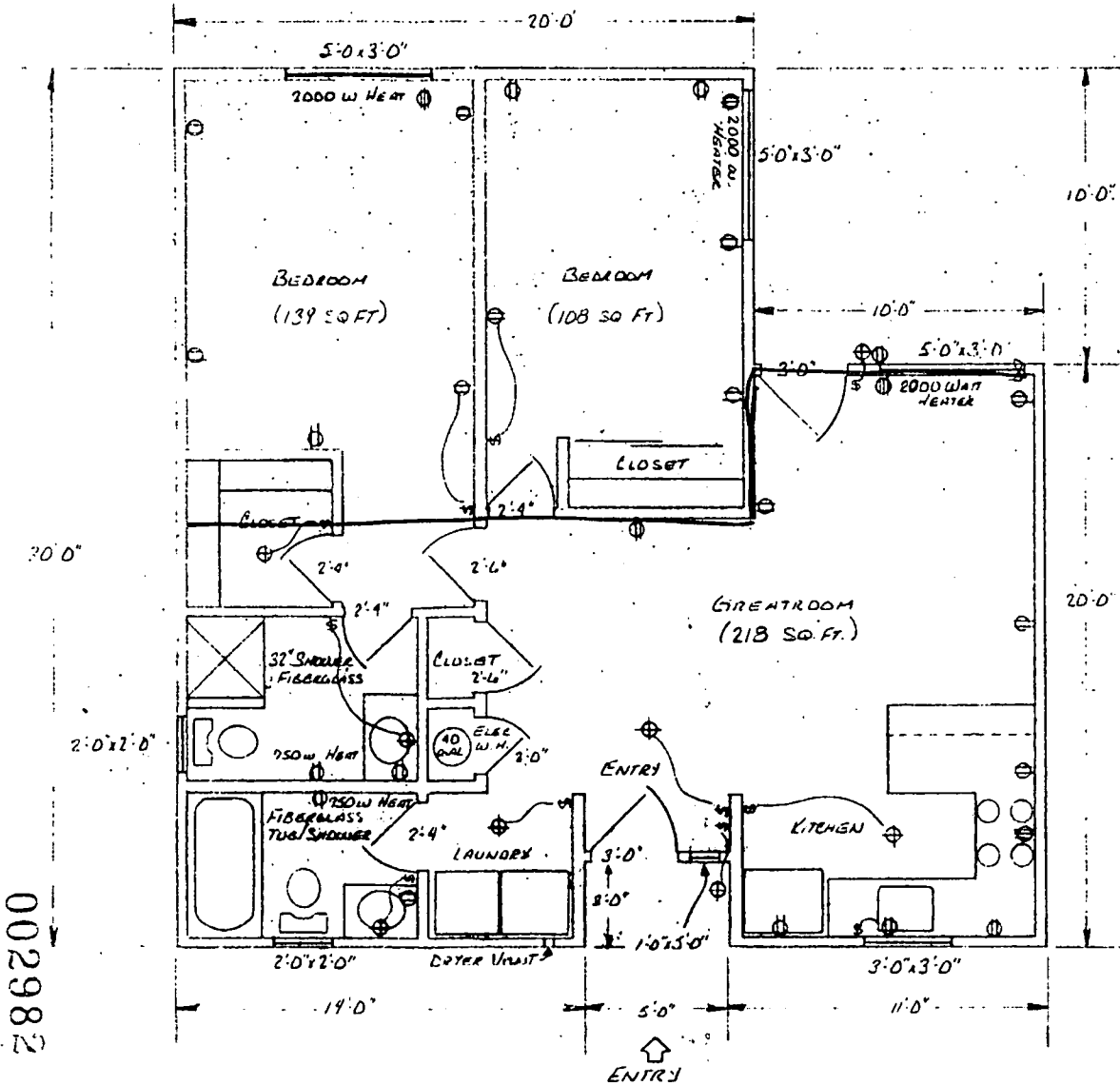


SITE PLAN APPROVED
 CITY PLANNING COMMISSION DIRECTOR
 DATE: 9/30/83 BY: J. Desmerai
 P-83209 for PLANNING

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20'0"

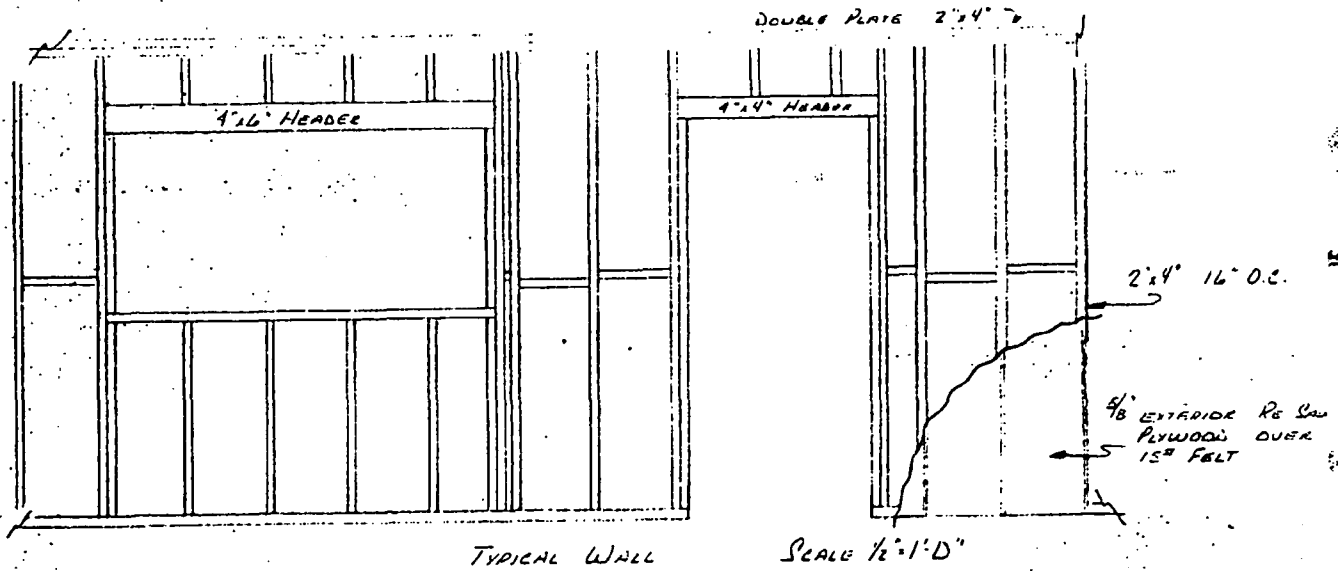
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FLOOR PLAN
1070 OPAL LANE SACRAMENTO, CA
OWNER: TALMAN MOSS
NOTES:
1. SHOWER DOOR - SWITCH DOOR GLASS
2. BATHROOM AND OUTDOOR OUTLETS ON G.F.I.
3. 100 AMP ELECTRICAL SERVICE
4. R-11 WALL INSULATION
5. R-30 CEILING INSULATION
6. SLAB FOUNDATION
7. LUMBER: HEM-FIR #2 OR BETTER
SCALE: 1/4" = 1'-0"

Floor Plan

TYPICAL OUTSIDE ELEVATION



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