

# CITY PLANNING COMMISSION

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

APPLICANT	Roger Lewis, 1817 Iris Avenue, Sacramento, CA 95815		
OWNER	Roger Lewis, 1817 Iris Avenue, Sacramento, CA 95815		
PLANS BY	Roger Lewis, 1817 Iris Avenue, Sacramento, CA 95815		
FILING DATE	1-4-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	266-203-15

APPLICATION: Variance to reduce required rear yard setback from 15 feet to five feet

LOCATION: 1817 Iris Avenue

PROPOSAL: Applicant is requesting the necessary entitlement to erect a 774 square foot attached carport/shed to an existing single family residence in the 15 foot rear yard setback.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Arden-Arcade Community  
Plan Designation: Multiple Family Residential  
Existing Zoning of Site: R-2A  
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:

North: Single Family; R-2A  
South: Single Family; R-2A  
East: Duplex; R-2A  
West: Single Family; R-2A

Parking Required: 1 space  
Parking Provided: 1 space  
Property Dimensions: 75' x 100'  
Property Area: 7,500 square feet  
Square Footage of Proposed Building: 774  
Utilities: Existing  
Exterior Building Colors: Yellow  
Exterior Building Materials: Wood

BACKGROUND INFORMATION: The applicant proposes to build a 774 square foot attached carport/shed which encroaches 10 feet into the required 15-foot rear yard setback. The applicant states that the addition is needed as the applicant's family has grown and needs the storage space and that their residence is one of only a few dwellings in the area without a garage to protect the family's vehicles and yard equipment.

STAFF EVALUATION: Staff has the following comments:

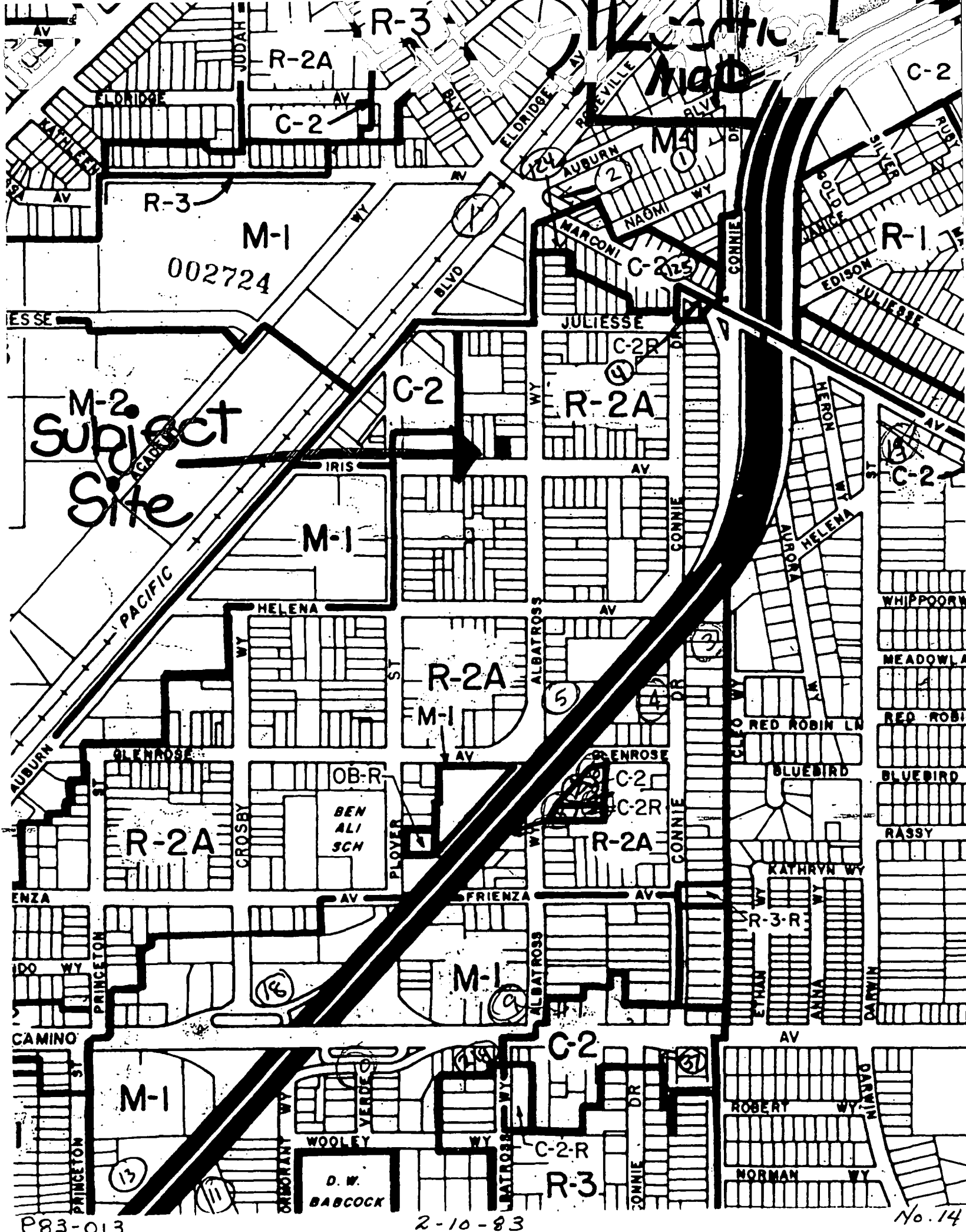
1. Staff's inspection of the site revealed that the applicant has already put up the posts and framing for the attached structure. The rear of the subject parcel abuts a 50' x 150' lot with an existing single family dwelling located at the front of the lot. A three-foot high picket fence separates the two properties.

002720

2. A 12-foot wide driveway on the west side of the existing residential structure leads to the proposed carport/shed. An automobile would have to make a 90 degree turn from this driveway to enter the carport. Staff feels that there is inadequate maneuvering space for a vehicle to enter the carport and that the maneuvering space would need to be increased to 26 feet if the proposed structure is going to be used as a carport (see Exhibit A).
3. Staff feels that there is adequate space on the eastern side of the existing single family residence for the applicant to build either a detached or attached structure with approximately the same dimensions and still conform to setback requirements. Staff therefore cannot justify the requested variance.

STAFF RECOMMENDATION: Staff recommends:

1. Denial of the variance to reduce the required rear yard setback from 15 feet to five feet based upon the following findings of fact:
  - a. Staff cannot find nor has the applicant presented any unusual circumstances to warrant justification for approval of the variance;
  - b. The proposed variance constitutes a special privilege extended to one individual property owner in that there is adequate space on the east side of the parcel to develop a similar attached or detached structure which would conform to setback requirements.



M-2  
Subject  
Site

M-1  
002724

R-2A

R-2A

R-2A

M-1

BEN  
ALI  
SCH

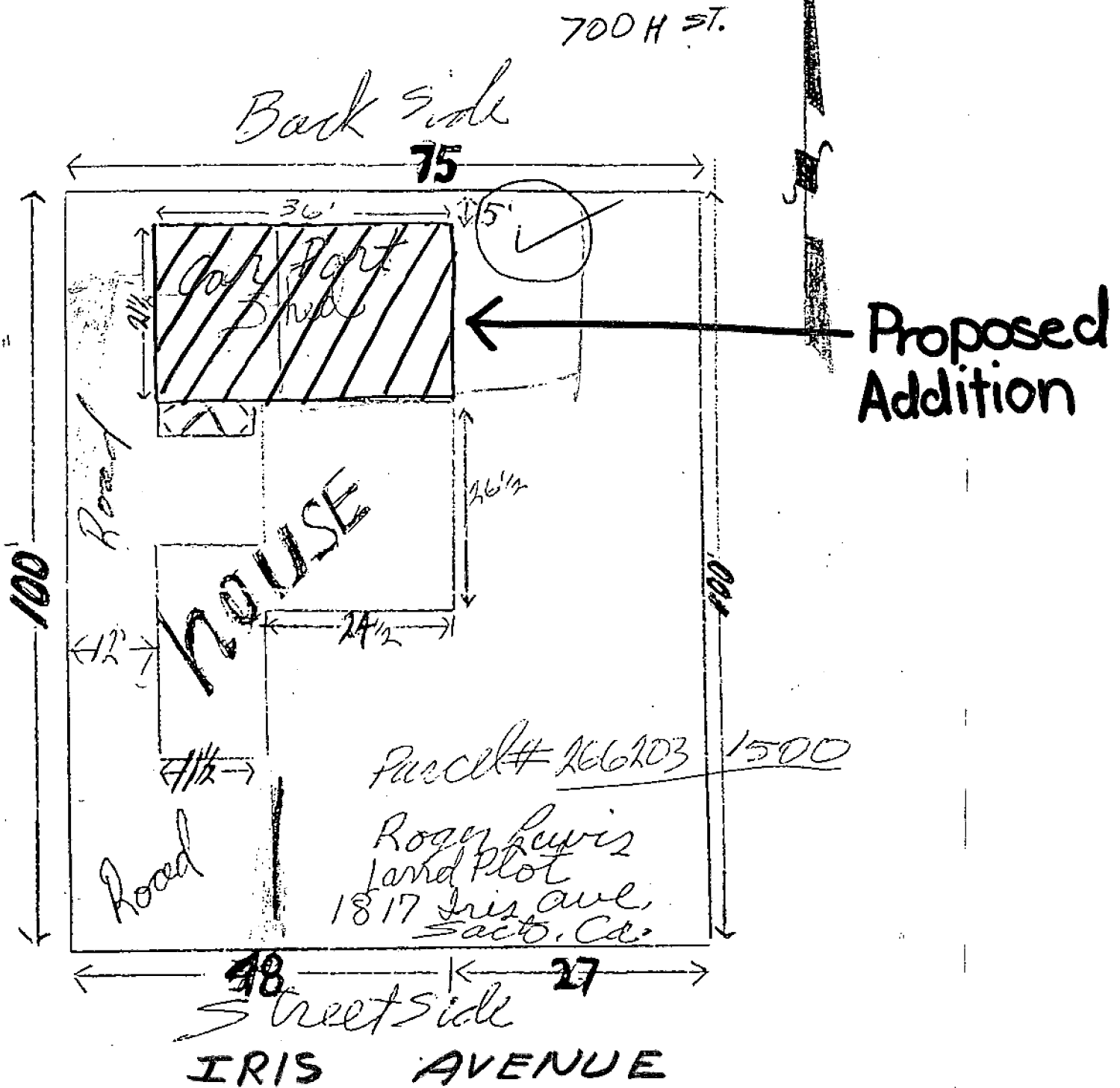
M-1

C-2

C-2R

R-3

# Exhibit A



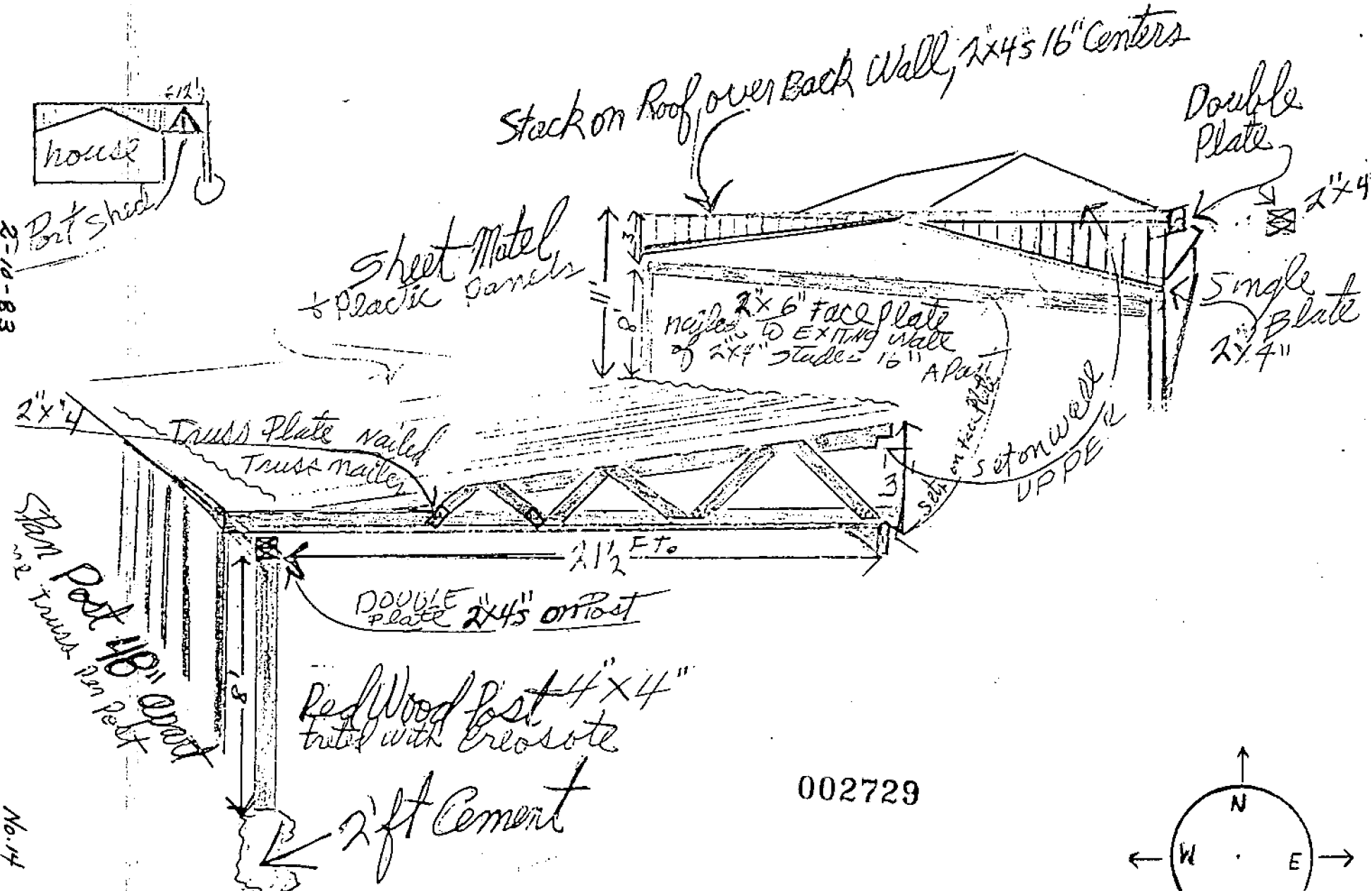
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P 83-013

Legal Description  
Roger Lewis Lot Parcel #266-203-1500

westernly 75 ft. of the easterly 150 ft.  
of the southernly 100 ft. of lot #4  
North. Sacto. sub-division # 4

Book #266 B.R. #203 Lot#15



2-10-83

Span Post 4x6 on post  
Truss on post

No. 14

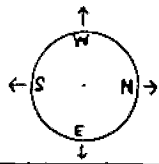
Exhibit B

P 83-013

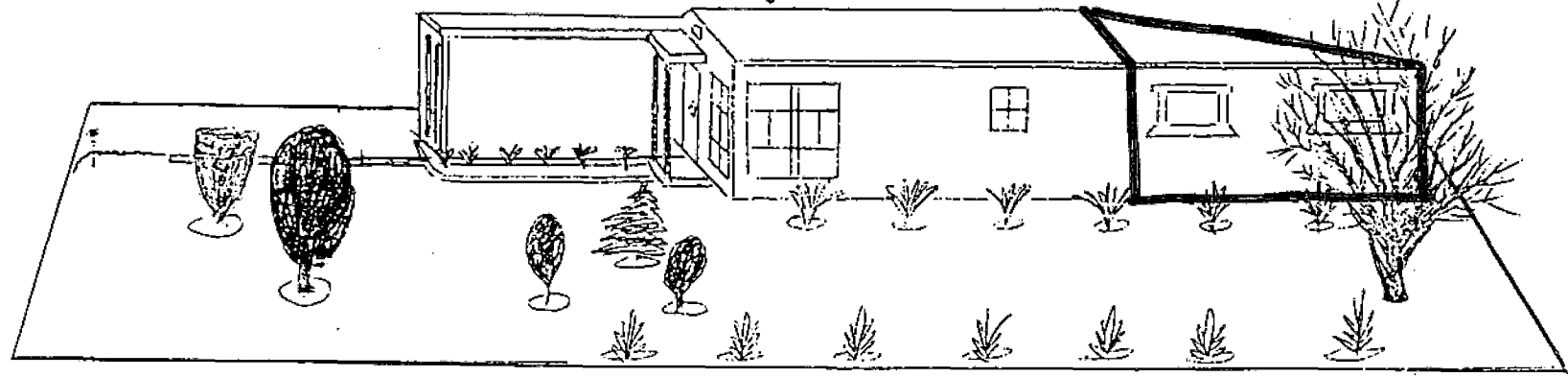
2-10-83

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Legal Description  
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 westernly 75 ft. of the easterly 150 ft.  
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 North. Sacto. sub-division # 4  
 Book #266 B.R. #203 Lot#15



Proposed  
 Addition →



002726

Exhibit C

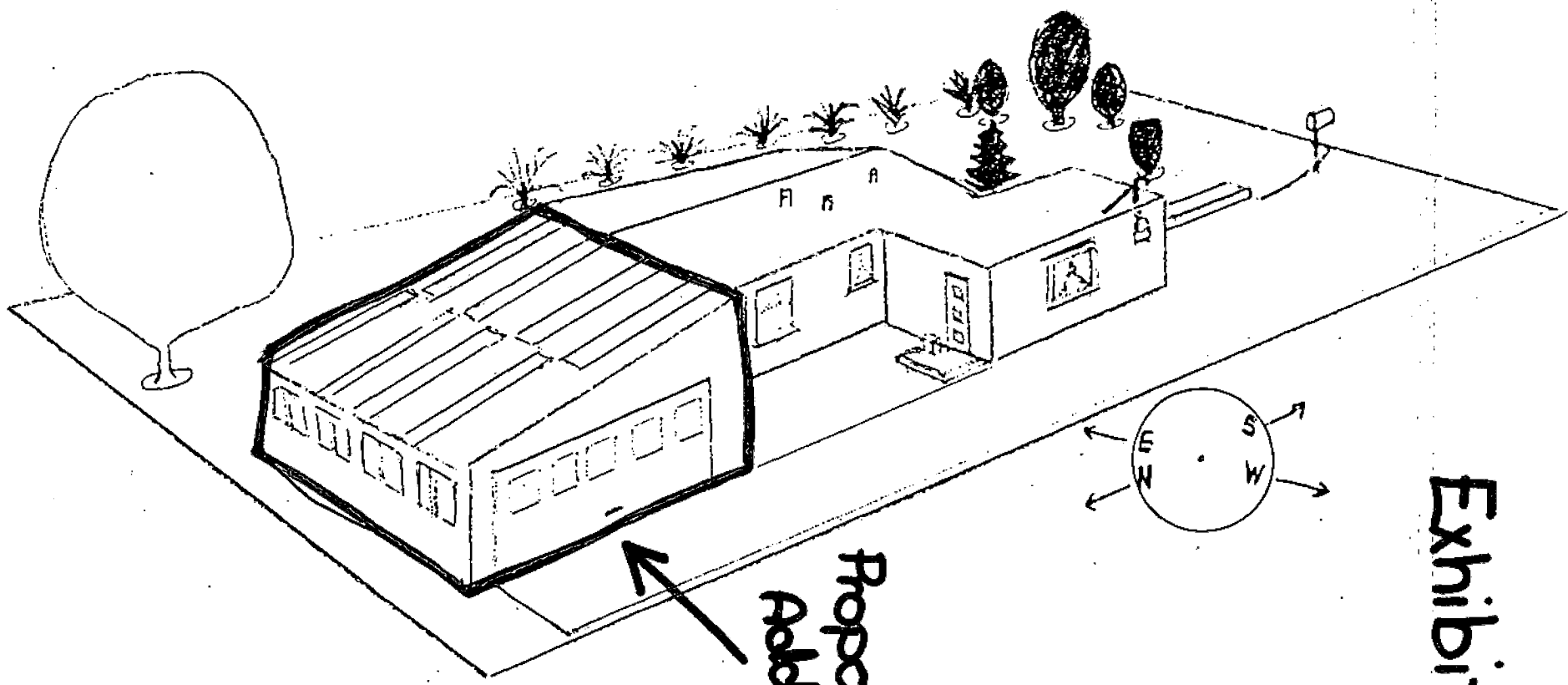
P83-013

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Book #266 B.R. #203 Lot#15

2-10-83



Proposed  
Addition

002727

Exhibit D

No. 14

P 83-013

2-10-83

No. 14

Legal Description  
Roger Lewis Lot Parcel #266-203-1500

westernly 75 ft. of the easterly 150 ft.  
of the southernly 100 ft. of lot #4  
North. Sacto. sub-division # 4

Book #266 B.R. #203 Lot#15

Proposed  
Addition →

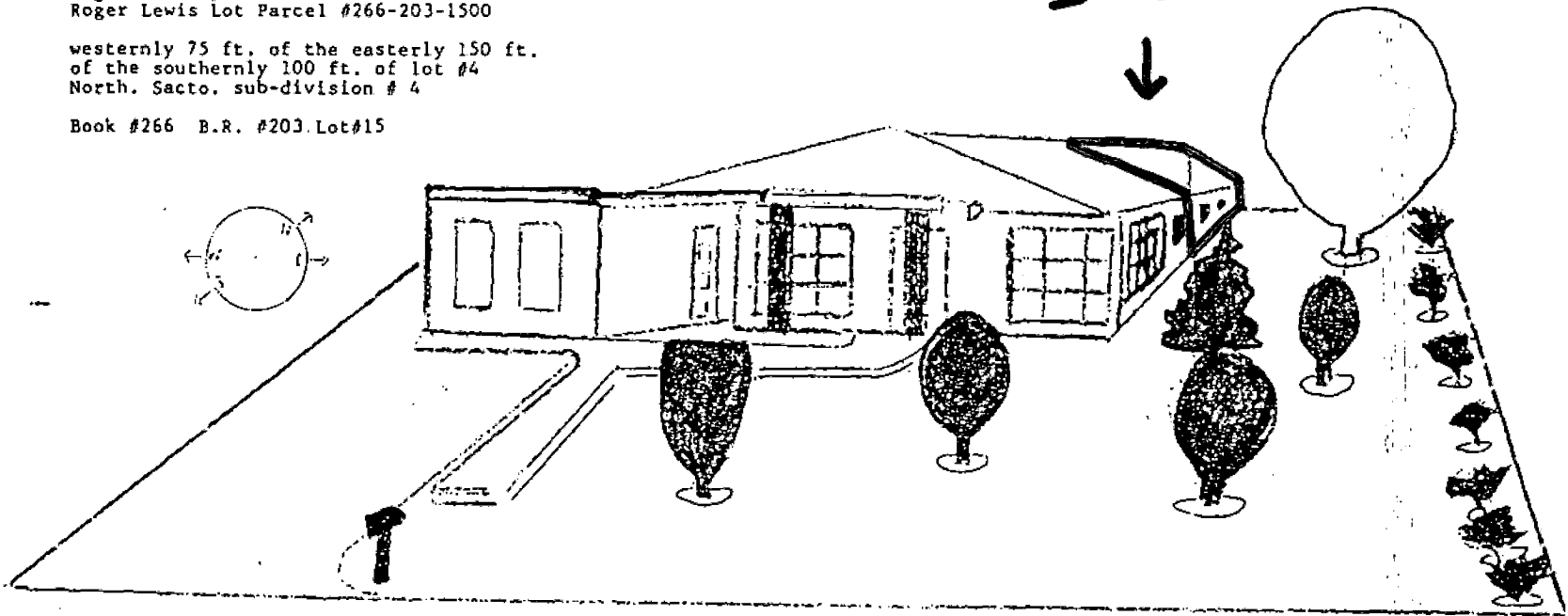


Exhibit E

002728