

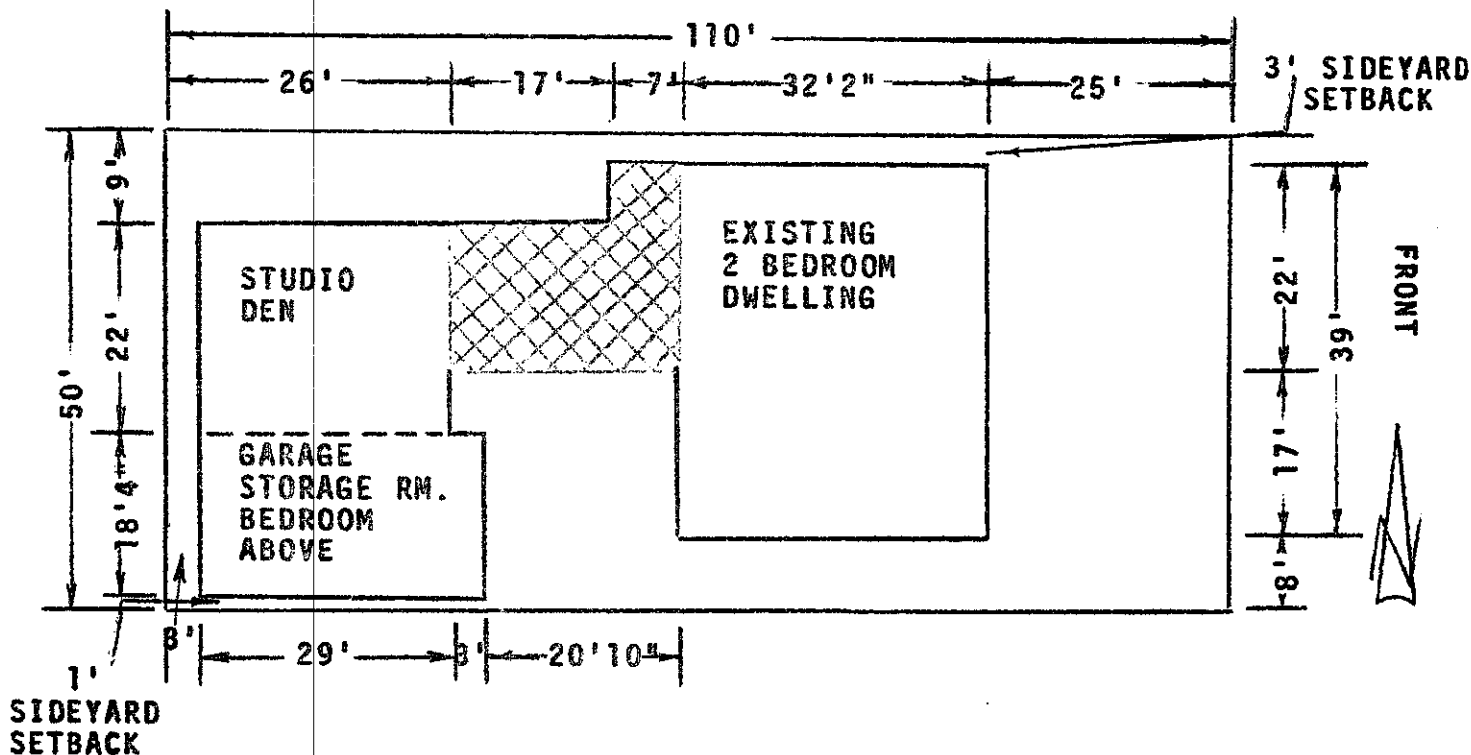
SACRAMENTO CITY PLANNING COMMISSION 4-25-67

REQUEST FOR VARIANCE to modify Sections 3-B-1 of Zoning Ordinance 2550-4th Series to permit a proposed addition to the rear of an existing dwelling, attaching same to an existing accessory building which is located to the rear of the lot within 3' of rear property line, and 1' from side property line. Existing buildings and proposed addition exceed the 40% coverage allowed in the R-1 zone.

APPLICANT: Attorney Richard F. Barbeau, 620 Forum Bldg., Sacramento
 OWNER: Harold Smith

PROPERTY: 592 Santa Ynez Way. Lot 14, East Terrace Subdivision
 ZONING: R-1 Single family residential.

STATEMENT: In 1931, City Building Department issued a building permit for a garage-studio building on the rear of this lot. The present owner proposes to make an addition of a large dining area to the rear of existing dwelling connecting it to the detached accessory building at the rear of the lot. Existing buildings on the lot already exceed the 40% lot coverage by approximately 340 square feet. The proposed addition will cover an additional 300 square feet. The total resulting lot coverage will be approximately 52%.



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