

SACRAMENTO CITY PLANNING COMMISSION

Report of City Planning Director -- R. L. Rathfon, 9-26-61

APPLICATION FOR VARIANCE

APPLICANT & OWNER: C. N. Coppin, 1113 Brownwyk Drive, Sacramento

PROPERTY LOCATION: South 53.4' of Lot 1, Block E-0/21st-22nd Streets  
1413 and 1415 - 21st Street.

SIZE: 53.4' x 80'  
ZONING: C-2 Community Commercial Zone  
EXISTING USE: Office Supply Sales & Service (Lampco Electric)  
PROPOSED USE: Office Building

REQUEST: To reduce the required number of parking spaces of 14 to 9 spaces for proposed addition to existing building according to submitted plans.

1. Property (2 lots) now contains 2 buildings with no off-street parking.
2. One building is to be removed. Remaining building to be remodeled and an addition made to second floor to extend over proposed parking area, all to be used as an office building.
3. Total area of remodeled building plus new addition will be 5961 sq. ft. gross floor area. Proposed parking area has 9 spaces. Off-Street parking Ordinance 2115 Fourt Series calls for 1 car space for each 400 sq. ft. gross floor area, which would require 14 spaces -- 5 more than provided.

Alley

