

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	M.D.K. Boghosian, architect, 2306 'J' Street, Sacramento, CA 95816				
OWNER	Kyong Cha McGill, 2428-40th Avenue, Sacramento, CA 95822				
PLANS BY	M.D.K. Boghosian, architect, 2306 'J' Street, Sacramento, CA 95816				
FILING DATE	6-10-83	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	N/A	EIR		ASSESSOR'S PCL. NO.	025-244-08

APPLICATION: Planning Director's Variance to reduce the required rear yard setback from 15 feet to 11 feet in order to expand an existing single family residence (P83-196)

LOCATION: 2428-40th Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Airport Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Residence

Surrounding Land Use and Zoning:

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

Property Dimensions: 89' x 59'  
Property Area: .12± acres  
Square Footage of Building: Approx. 1,500  
Significant Feature of Site: Substandard depth  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: White stucco, gray shingles  
Exterior Building Materials: Stucco, shingle siding, shake roof

STAFF EVALUATION: The subject site is located in an area known as Freeport Acres which was subdivided prior to annexation to the City. Lot dimensions are substandard, and the depth is only 89 feet. The site is developed with an existing three-bedroom, one bath house. The front setback is the same as the other residences on the street frontage. The applicant proposes a 245 square foot room addition to the rear of the house. Due to the substandard depth of the lot, a variance is required to reduce the rear setback from 15 feet to 11 feet.

Staff has no objection to the project since it does not alter the residential character of the neighborhood and all other applicable zoning code requirements are complied with.


Findings of Fact

1. The variance does not constitute a special privilege in that the lot is less than standard depth.
2. The request does not constitute a use variance in that residential uses are allowed in the R-1 zone.

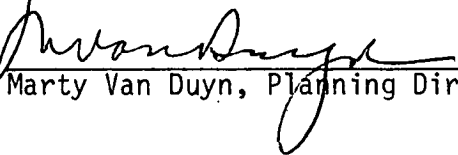
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3. Granting the variance will not be injurious to surrounding property in that zoning code regulations are met, and the project will not alter the character of the neighborhood.
4. The request is in conformance with the 1965 Airport Community Plan and the 1974 General Plan which designate the site for residential uses.

REPORT PREPARED BY:

  
Susan Desmarais, Associate Planner

RECOMMENDATION APPROVED:

  
Marty Van Duyn, Planning Director

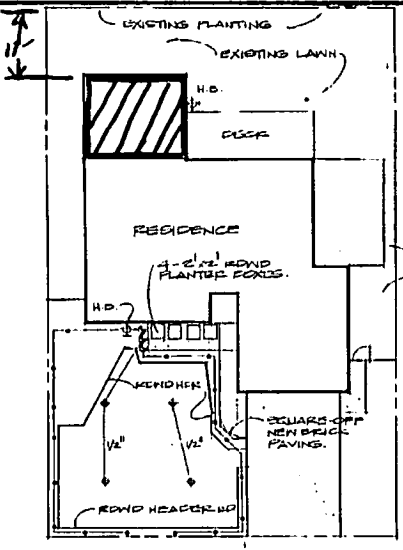
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Attachment

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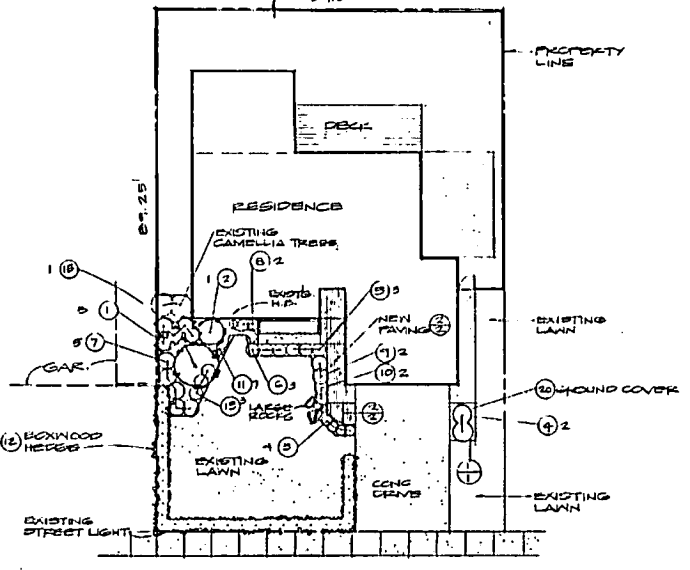
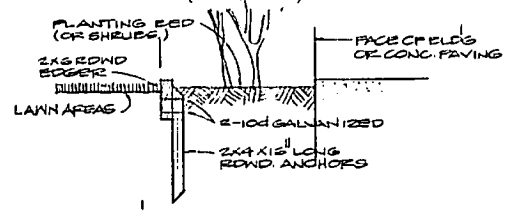
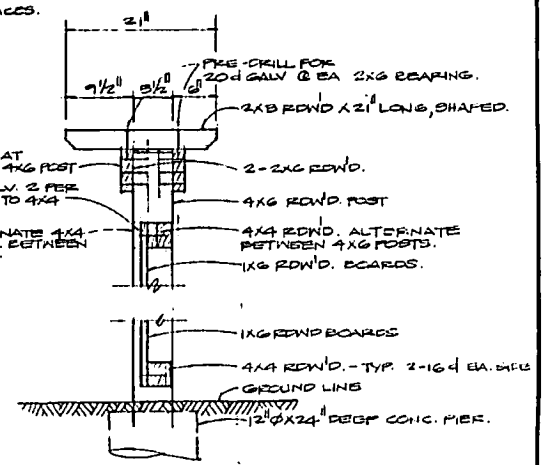
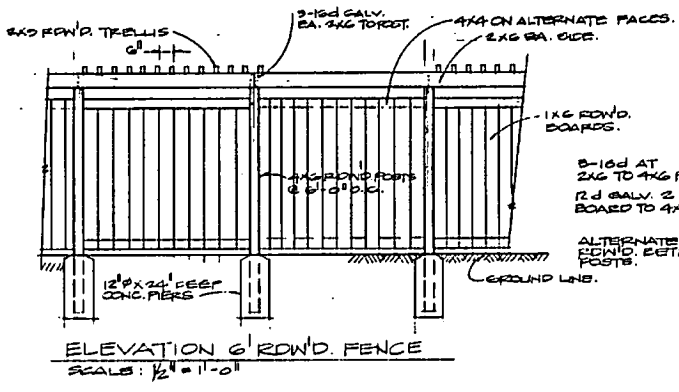
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**LEGEND**  
 + VALVE  
 • SHRUB HEAD  
 • LAWN HEAD  
 --- LINE SIZE

**SITE PLAN**  
 SPRINKLER LAYOUT AND REDWOOD HEADERS  
 SCALE: 1" = 10'



**PLANT LIST**

AMOUNT	SIZE	KEY	BOTANICAL AND COMMON NAME
1 GAL	(1)		NANDINA DOMESTICA - HEAVENLY BAMBOO
1 GAL	(2)		PITIOSPOEUM TOBIIRA - 'VARIEGATA'
1 GAL	(3)		AGAPANTHUS AFRICANUS - BLUE LILY OF THE NILE
1 GAL	(4)		GALLOTEMON CITRINUS - 'BOTTLEBRUSH'
1 GAL	(5)		RHOODENDRON - 'KURUMB' AZALEAS
1 GAL	(6)		RHOODENDRON - 'HINDOGHRI'
1 GAL	(7)		PITIOSPOEUM - 'WHEELER'
1 GAL	(8)		RAPHIOLEPIS INDICA - 'OFFERINGTIME'
1 GAL	(9)		PINUS MUGO MUSHUB - SWAMP MUGO PINE
1 GAL	(10)		RAPHIOLEPIS INDICA - ROSEA
1 GAL	(11)		IMPATIENS
12" O.C.	1 GAL	(12)	MYRSINE AFRICANA - AFRICAN BOXWOOD
1 GAL	(13)		AZALEA SOUTHERN INDICA - FIELDS WHITE
1 GAL	(14)		RED LEAF PLUM
12" O.C.	FLAT	(15)	HEENIARIA ALASKA - GREEN CARPET
12" O.C.	FLAT	(16)	HEPERA HELIX - HANN'S NY.

ALL PLANT BEDS RECEIVE GROUND COVER AROUND SHRUBS. WHERE NOT OTHERWISE INDICATED, INSTALL 'HEPERA HELIX' @ 12" O.C. EACH WAY.

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SITE PLAN

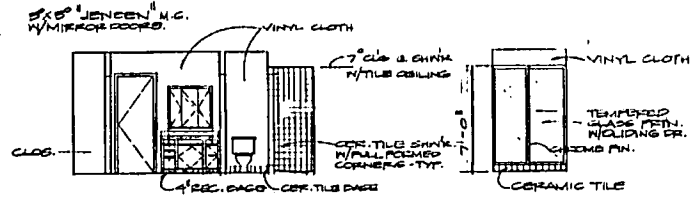
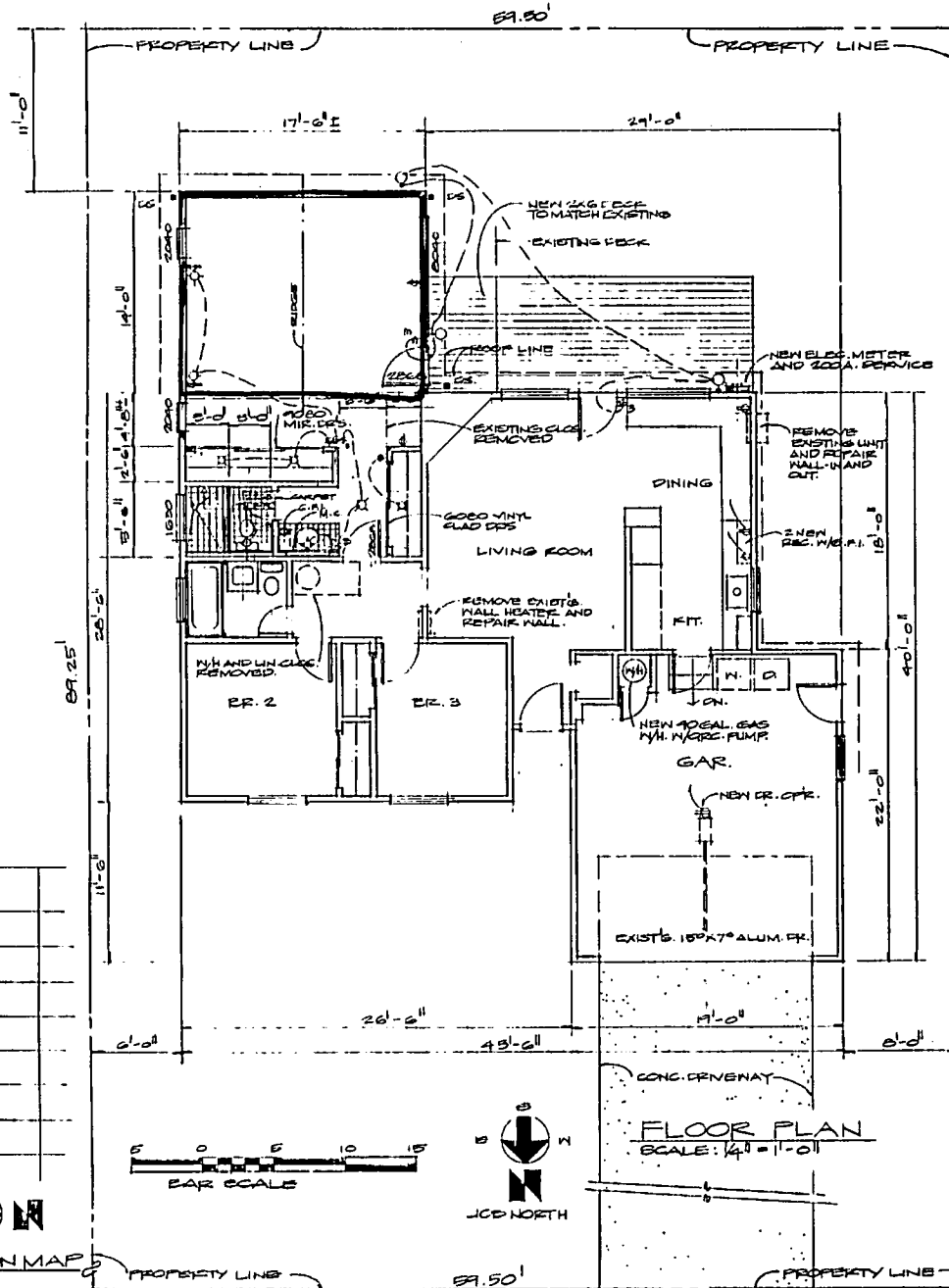
REMODELING FOR:  
 KYONG CHA MCGILL

2428 40TH. AVENUE  
 SACRAMENTO CALIF.

M. D. K. BOGHOSIAN  
 3304 J STREET SACRAMENTO 95818  
 ARCHITECT

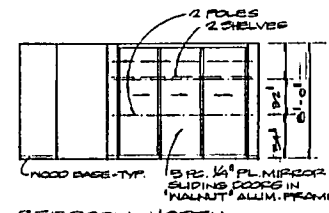
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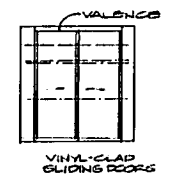


**BEDROOM/BATH-NORTH**  
SCALE: 1/4" = 1'-0"

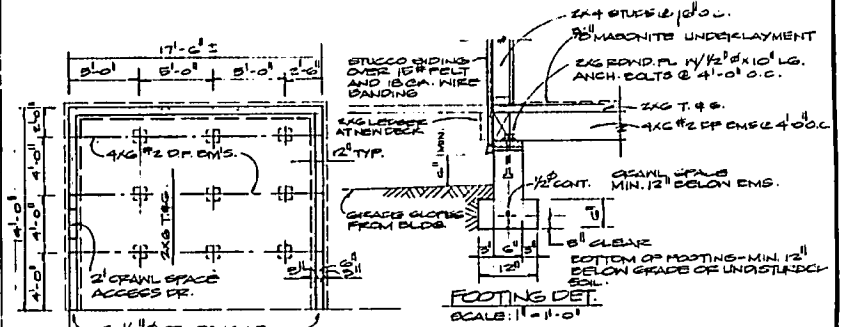
**SHOWER-EAST**  
SCALE: 1/4" = 1'-0"



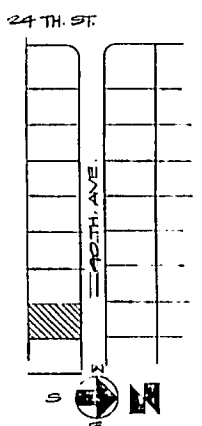
**BEDROOM-NORTH**



**BEDROOM-WEST**



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**SITE LOCATION MAP**  
SCALE: 1" = 100'

- LEGEND**
- NEW 2x4 STUFS @ 16" O.C.
  - EXISTING WALL, REMOVED
  - EXISTING 2x4 STUD WALL
  - DUPLEX RECEPTACLE
  - SWITCH
  - RECEPTACLE W/GROUND FAULT INTERRUPTER
  - DOWN SPOUT
  - CEILING MOUNTED FIXTURE
  - WALL MOUNTED FIXTURE
  - HIGH INTENSITY SODIUM VAPOR (H.I.S.V.)

CONTRACTOR SHALL VERIFY ALL EXISTING CITE CONDITIONS AND CHECK DIMENSIONS BEFORE ANY WORK IS DONE.

ALL WORK SHALL BE DONE IN ACCORD WITH U.C.C., U.P.C., N.E.C. AND LOCAL AND STATE REQUIREMENTS.

REVISED: 4.14.83      4.8.83

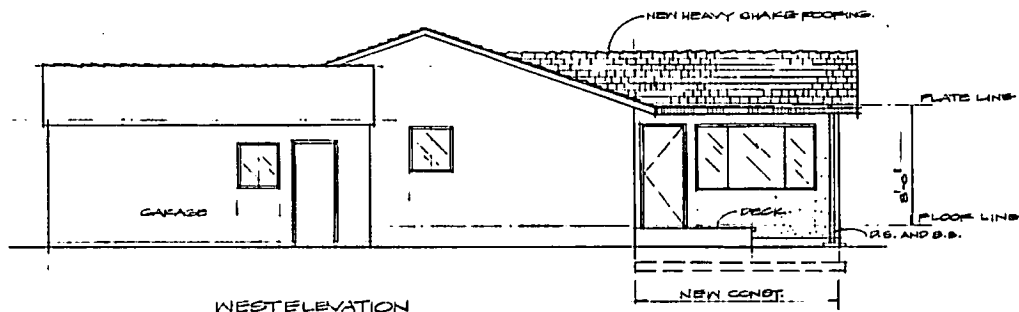
**REMODELING FOR:**  
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 2428 40TH AVENUE  
 SACRAMENTO CALIF.  
 M. D. K. BOGHOSIAN  
 ARCHITECT

SHEET **1**  
OF 2

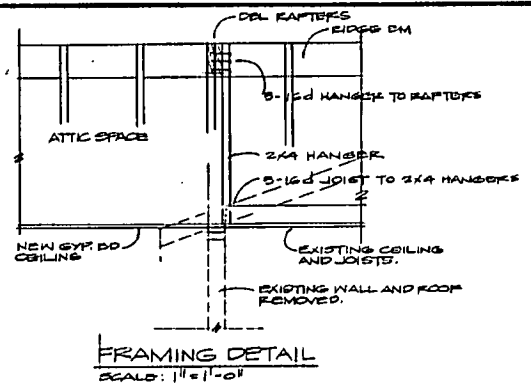
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**FLOOR PLAN**

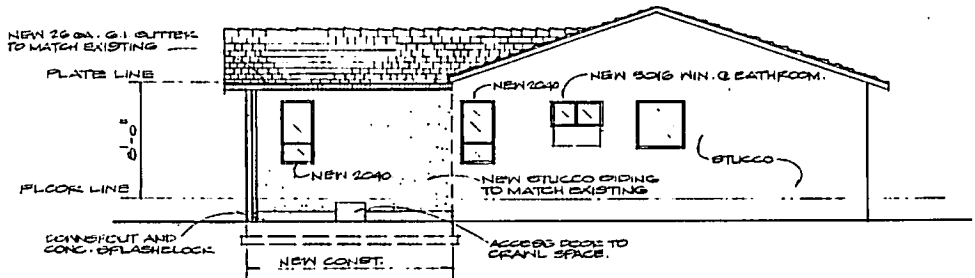
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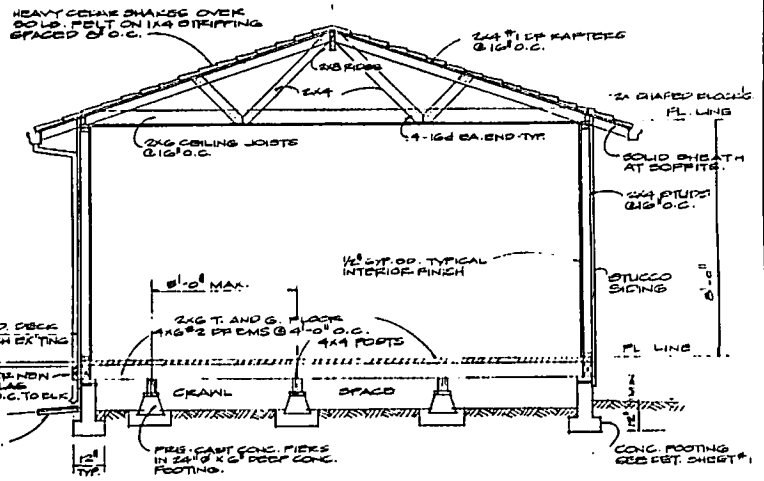
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



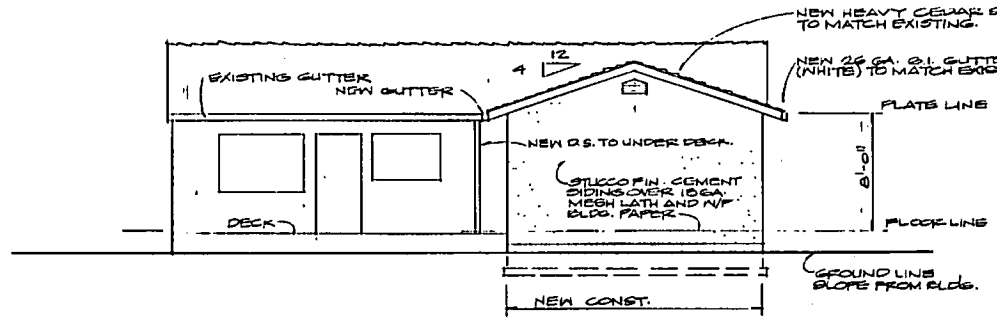
**FRAMING DETAIL**  
SCALE: 1/2" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECTION-TYPICAL**  
SCALE: 1/2" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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4.5.82

REMODELING FOR:  
KYONG CHA MCGILL

2428 40TH AVENUE  
SACRAMENTO CALIF.

M. D. K. BOGHOBIAN  
2304 J STREET SACRAMENTO 95824  
ARCHITECT

SHEET  
92

**ELEVATIONS**