

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon

March 9, 1965

APPLICATION FOR VARIANCE

OWNER OF RECORD: Howard W. Jespersen, 851 Robertson Way.

FUTURE OWNER & APPLICANT: Same.

LEGAL DESCRIPTION OF PROPERTY: Lot 22, Curtis & Bowley Addition.

LOCATION: 3332 X Street

SIZE: 40'x150'.

NO LOTS: 1

USE: Existing - 2-Family Duplex

Proposed: Additional 2 units

ZONING: Existing - R-4

PROPOSED: Same

REQUEST: To waive the 5' side yard requirement in R4 Zone in order to extend existing garage building and proposed two 2-unit apartment building above to the Westerly property line as per submitted plot plan.

NO APTS: 4

PARKING REQUIRED 3

PARKING PROPOSED 3

NO APTS. PERMITTED BY ZONE: 8

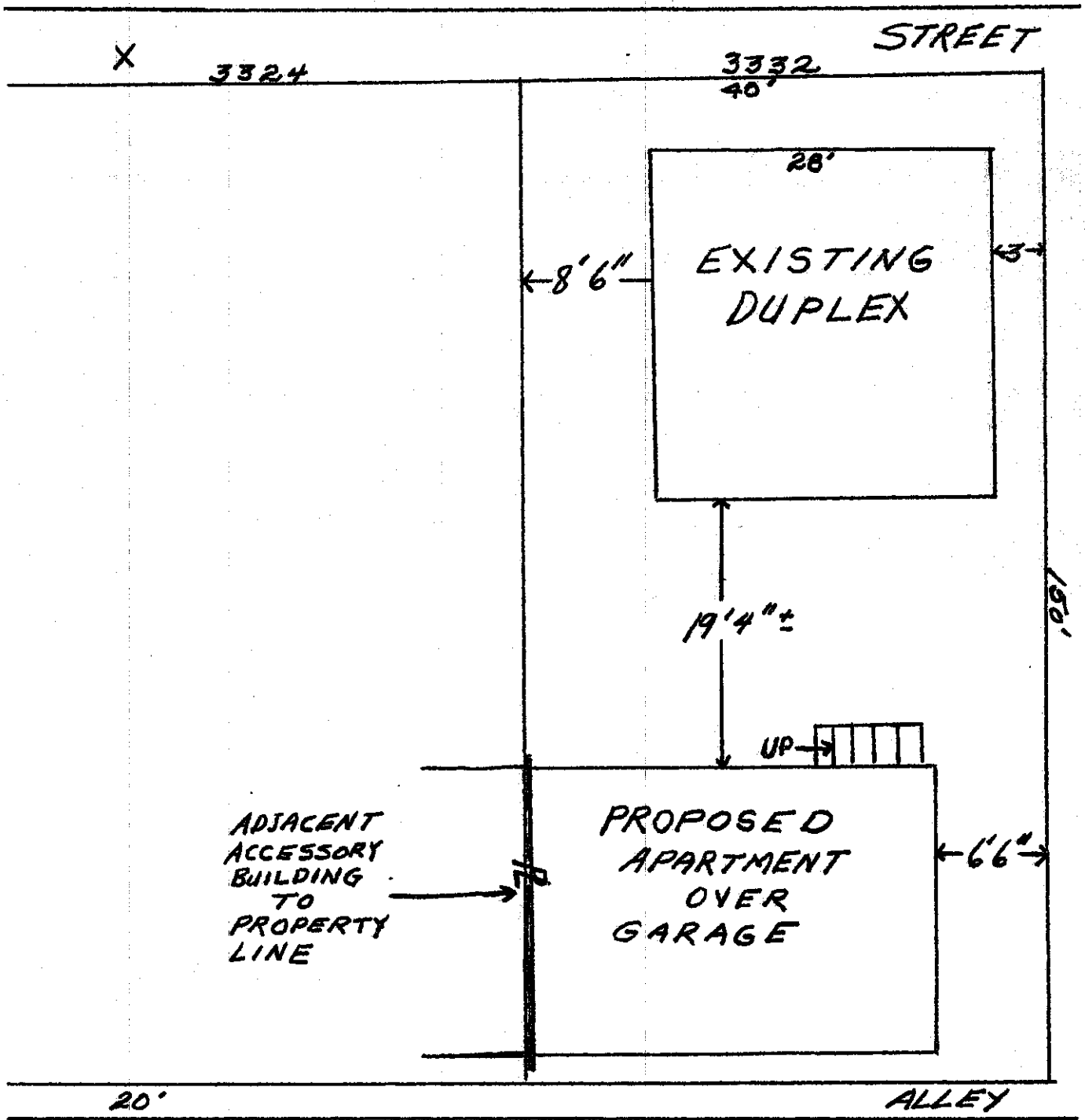
No. Proposed 4

STATEMENT: Proposed addition to existing 2-car garage located on the rear alley side of Lot to extend to Westerly property line and first floor will contain a 3-car garage and one apartment on ground floor, with another apartment on Second floor. Existing duplex on front of lot has a 8½ ft Court yard instead of the 10' Court required by Sec 4-B-1 Ord. 2550.

Existing accessory building on the adjoining property (westerly) extends to easterly property line.

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SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR - R. L. RATHFON, March 9, 1965

TYPE OF MAP: City Tentative

SUBDIVISION NAME: South Land Park Hills Unit No. 60 Et Seq.

LOCATION: Pocket Road & Sacramento Drainage Canal

SUBDIVIDER: Tony Dutra

APPLICANT: Robert U. Grant, Civil Engineering Co., Inc.

NO. LOTS: 218 RESIDENTIAL 218 R-1 OTHER 0

Recommend approval of map with changes as indicated thereon.

It is further recommended that approval of this report be made subject to those provisions of the Streets and Highways Code of the State of California and all other applicable provisions of State Law pertaining to or having bearing on the subdivision of private lands within adopted State Freeway routes.

THE SUBDIVIDER IS ADVISED THAT PRIOR TO PROCEEDING TO FINAL MAP STAGE, HE IS HEREBY REFERRED TO THE REAL ESTATE OFFICE AND STREET ASSESSMENT DIVISION OF THE CITY ENGINEER'S OFFICE FOR INFORMATION RELATIVE TO THE METHOD TO BE USED FOR FINANCING OF PUBLIC IMPROVEMENTS IN SAID TRACT.

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