

PLANNING DIRECTOR'S VARIANCE

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Joel Jaspin, 2125 19th Street, Sacramento, CA 95818				
OWNER	Rural California Housing Corporation, 2125 19th St. Sacramento, CA 95818				
PLANS BY	Rural California Housing Corporation, 2125 19th St. Sacramento, CA 95818				
FILING DATE	3-20-90	ENVIR. DET.	Exempt 15305(a)	REPORT BY	CAS:df
ASSESSOR'S-PCL. NO.	014-0231-011				

APPLICATION: Planning Director's Variance to reduce the special court requirement for a side yard from 10 feet to 5 feet for a proposed single family residence on 0.11+ vacant acres in the Standard Single Family (R-1) zone. (P90-149)

LOCATION: 3604 40th Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required courtyard requirement from 10 feet to 5 feet in order to construct a single family residence with the entrance on the interior side.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: Standard Single Family (R-1)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Residential, R-1	Front:	20'	20'
South:	Residential, R-1	Side(Int):	5'	5'
East:	Residential, R-1	Courtyard:	10'	5'
West:	City park, R-1	Rear:	15'	74'

Property Dimensions: 40' x 120'
Property Area: 0.11+ acres
Square Footage of Building: 1,132 square feet
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Horizontal lap siding and T1-11 siding
Roof Material: Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.11+ vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The subject site is within the Oak Park Redevelopment Plan Area. The surrounding land use and zoning for the subject site is residential, zoned R-1 to the north, south, and east and city park, zoned R-1 to the west.

B. Applicant's Proposal

The applicant is proposing to construct a single family residence at the subject site. The residence, as proposed, will have its entrance on the interior side. According to the Zoning Ordinance, whenever a residential building has its main entrance on the interior side, a special courtyard setback of ten feet is required between the side property line and the building in order to provide adequate light and air between this residence and any adjacent residence. The applicant is requesting a variance to reduce this courtyard requirement from ten feet to five feet.

C. Staff Analysis

Staff has no objections to this variance request in that (1) development constraints are created by the narrow forty foot wide lot, (2) a ten foot setback will be provided between the entrance and the side property line in that the entryway is recessed into the house, and (3) the window above the kitchen sink overlooks the front yard which creates activity and overview on the neighborhood.

The subject site is within the boundaries of the Oak Park Redevelopment Area and the project must be reviewed and approved by the Design Review/ Preservation Board prior to obtaining a building permit.

The applicant has notified the adjacent property owners and there were no objections to the variance to reduce the courtyard requirement from 10 feet to 5 feet.

The applicant must obtain a building permit before constructing the single family residence.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends approval of the Planning Director's Variance request subject to the condition and based on the findings of fact which follow:

Condition:

1. The proposed project shall be reviewed and approved by the Design Review/ Preservation Board prior to issuance of a building permit.

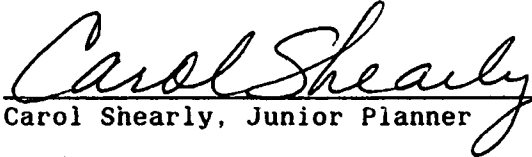
Findings of Fact:

1. The requested variance does not constitute a special privilege in that the lot is narrow and a variance would be granted to any other property owner facing similar circumstances.
2. The granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. the lot is narrow in width,
 - b. a ten foot setback is provided between the front door and the side property line, and

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- c. the kitchen window facing the front yard creates activity and overview on the neighborhood.
3. The requested variance does not constitute a use variance in that a single family dwelling is allowed in the R-1 zone.
4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).

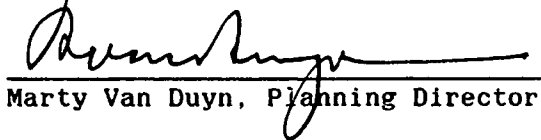
REPORT PREPARED BY:



Carol Shearly, Junior Planner

4-23-90
Date

RECOMMENDATION APPROVED BY:

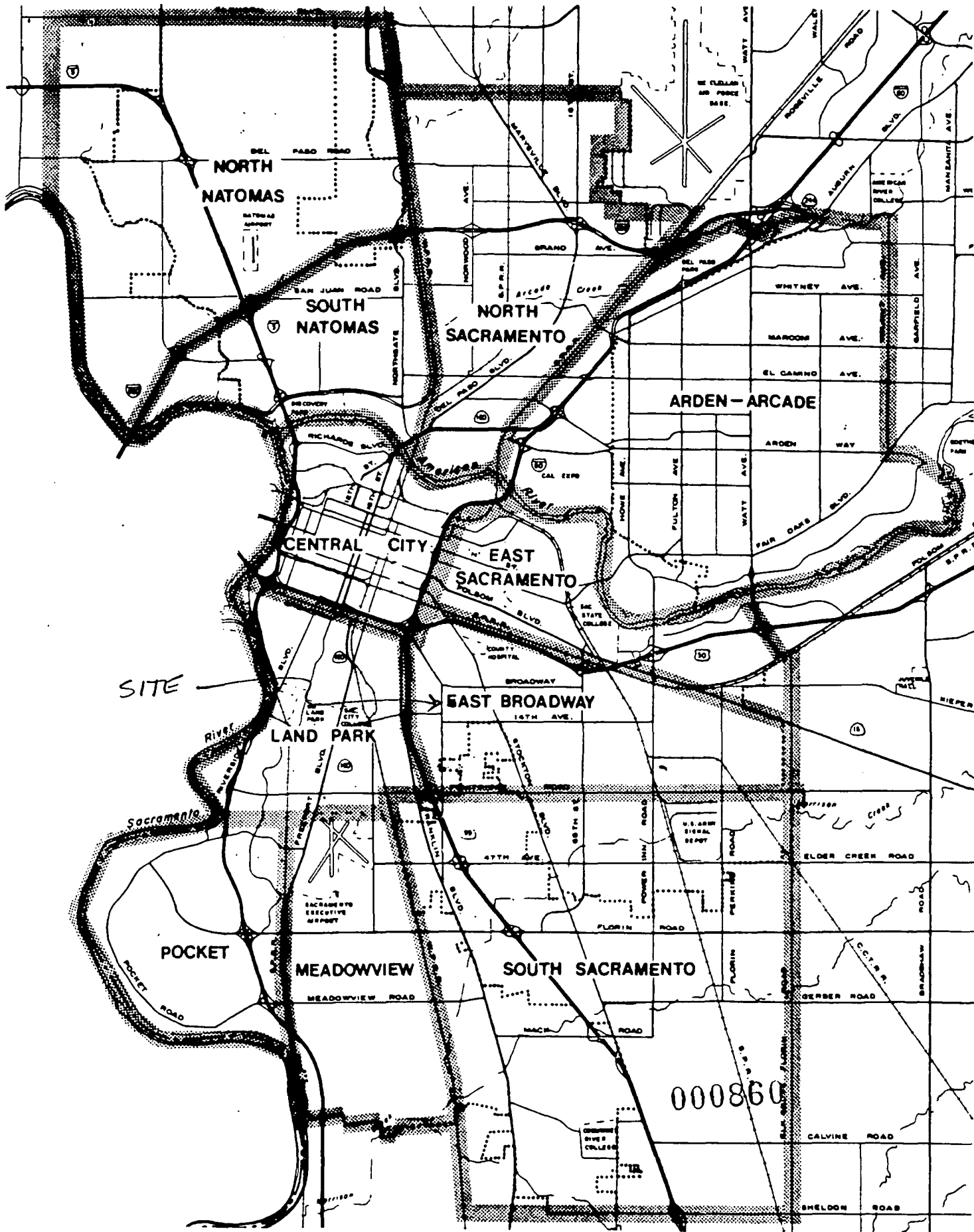


Marty Van Duyn, Planning Director

4-25-90
Date

P90-149

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H. J. GOETHE ADD. Q, POR. OF CITY & POR. OF PARK TERRACE

Tax Area Code

14-23

(20)

SAN CARLOS WAY

BLVD

-STANFORD JR. HIGH SCHOOL-

(1)
100± Ac.

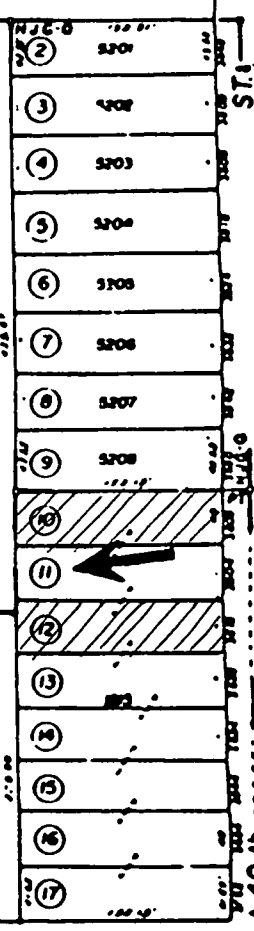
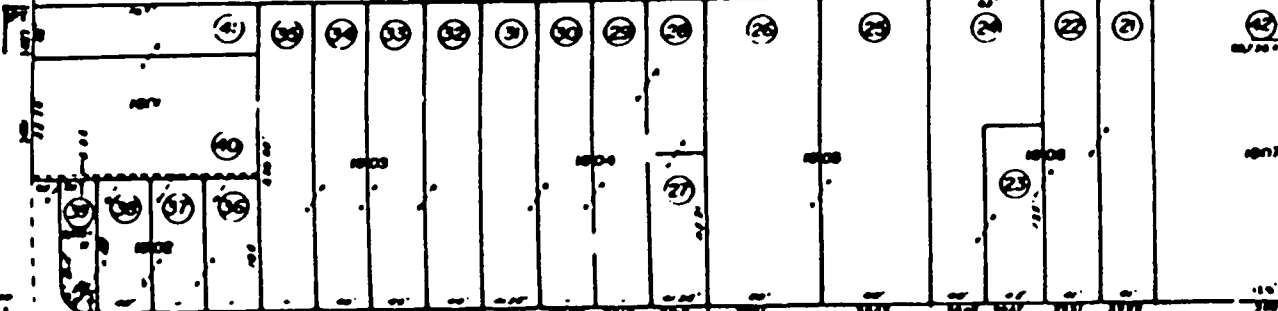
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Bk 13

(231)

(24)

11th AVE



12th

AVE

SACRAMENTO

(26)

2nd ST

LA SOLIDAD WAY

SAN CARLOS WAY

(26)

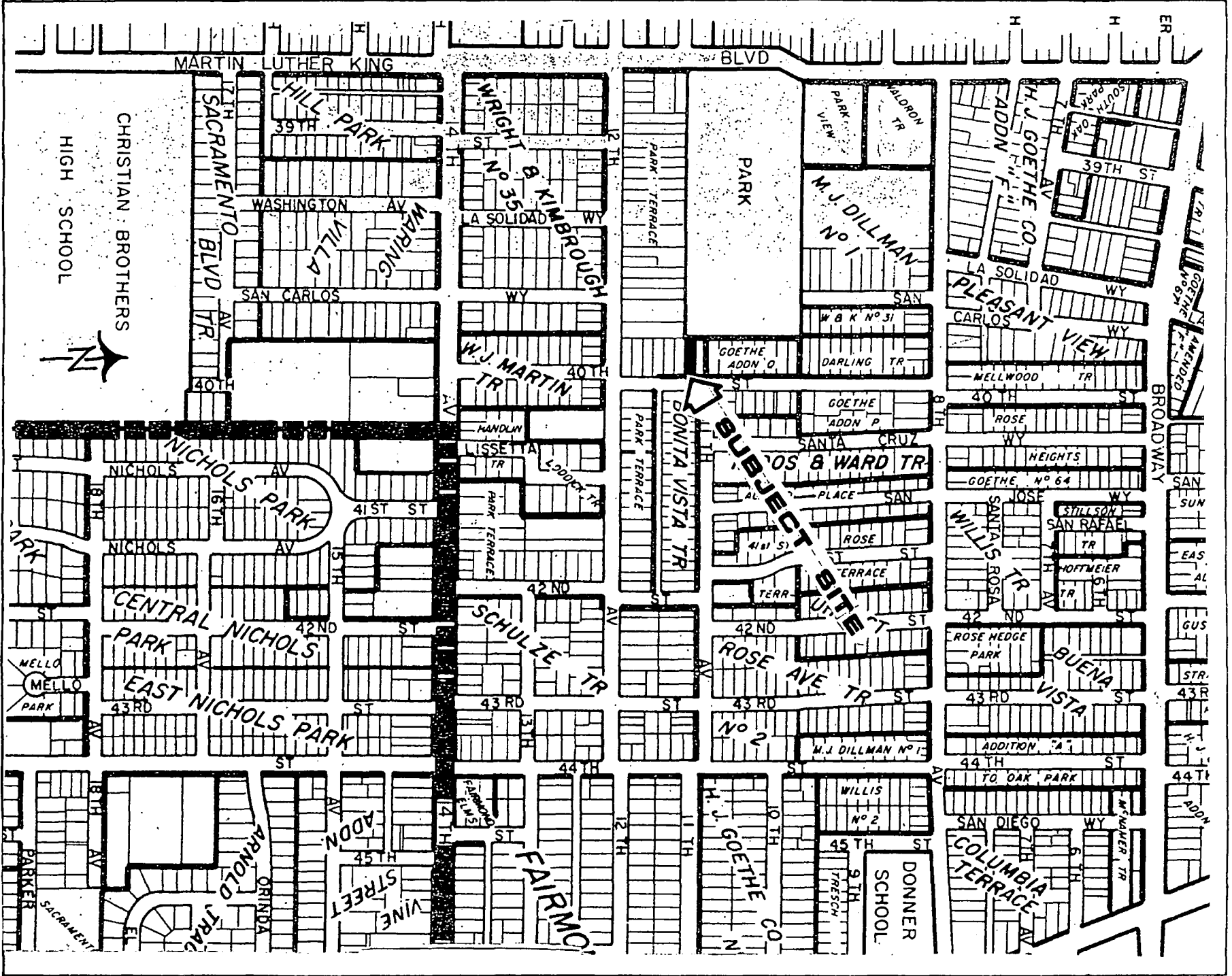
40th ST

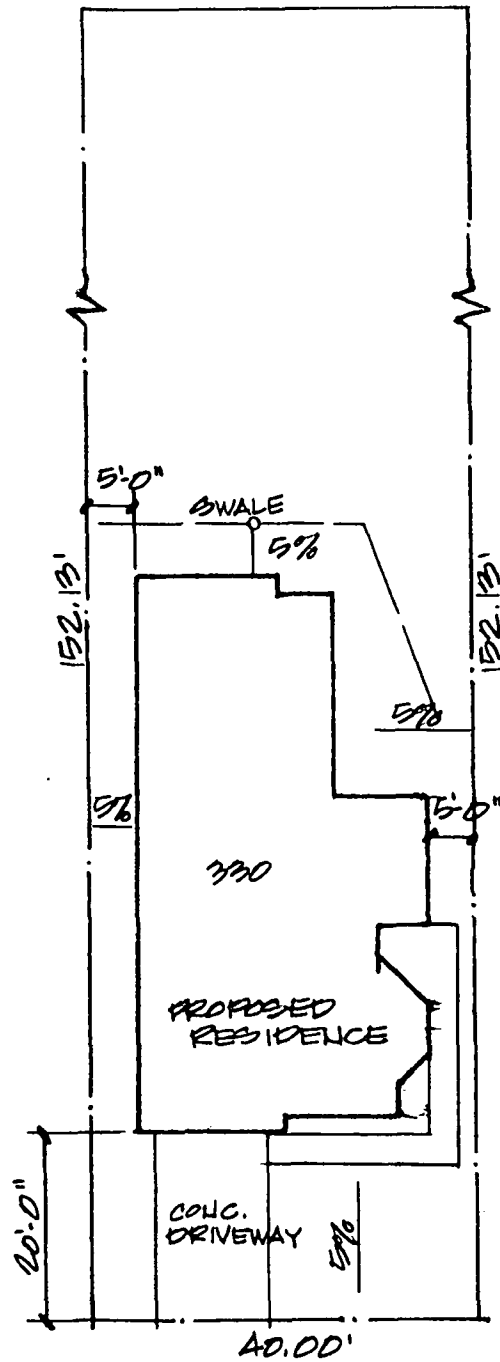
CITY OF SACRAMENTO
Assessor's Map Bk. 14-Pg. 23
County of Sacramento, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

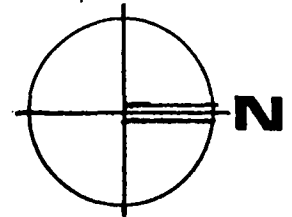
VICINITY MAP

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40TH STREET



000864

NAME: JUAN CHAVANIA

USE: 3 BEDRM 2 BATH

LOT: # 11

HOUSE: 1137.5 S.F.

GARAGE: 335 S.F.

DRAWN: 1" = 20'

OAK PARK

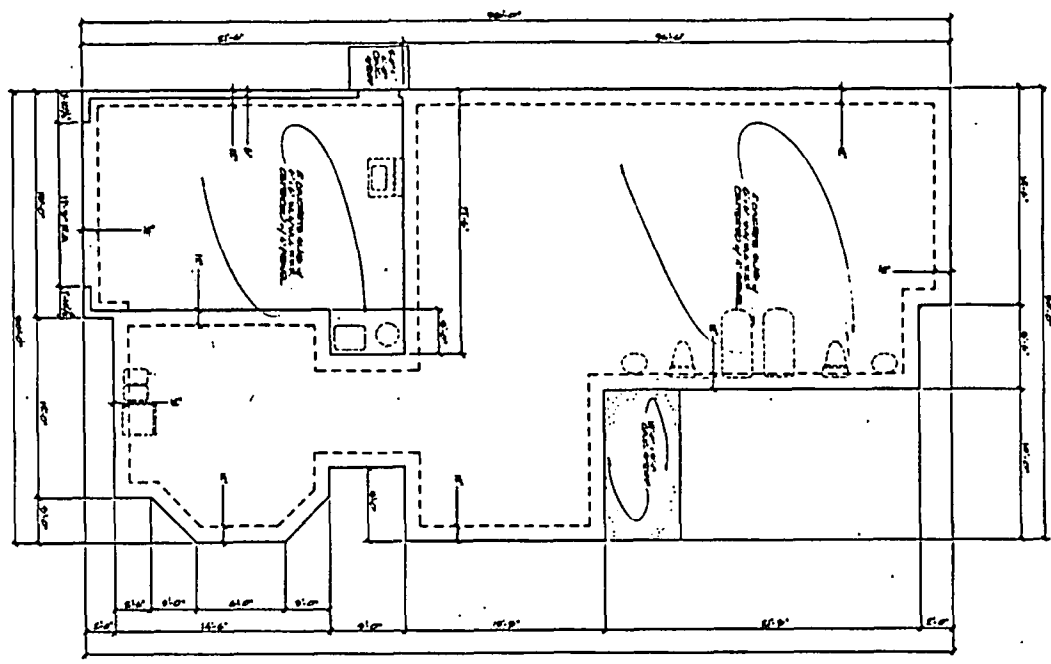
RURAL CALIFORNIA HOUSING CORPORATION



2125 19th ST., STE. 101
SACRAMENTO, CA 95818

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ELEVATION PLAN



FLOOR PLAN

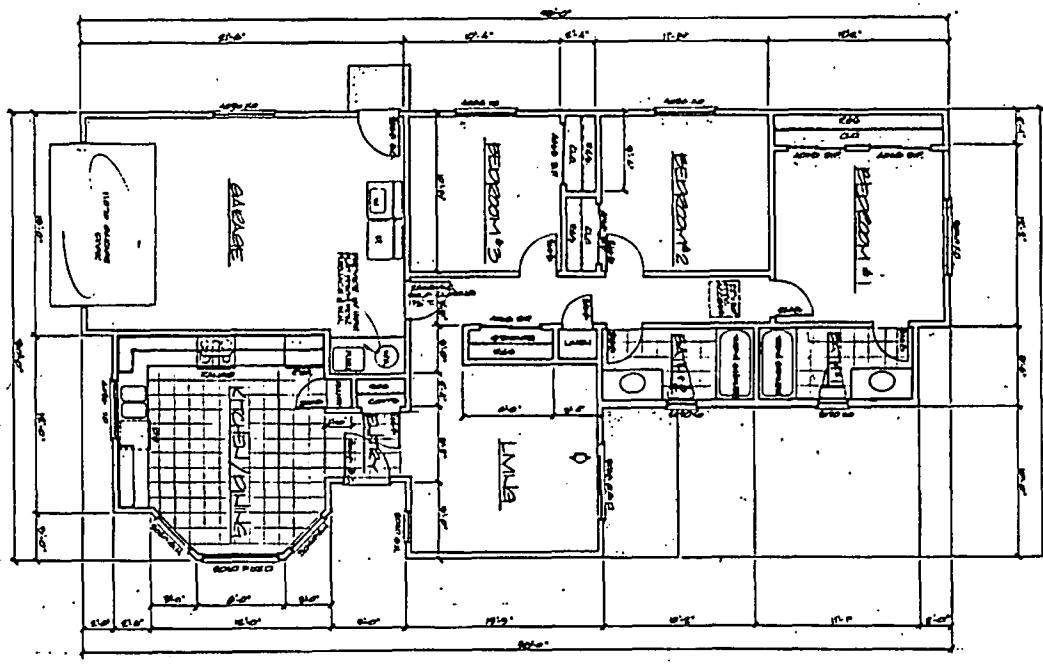


EXHIBIT B

NO.	1
DATE	2
BY	
FOR	
REVISIONS	

Rural California Housing Corporation
 2125 19th Street, Suite 101
 Sacramento, CA 95818

Owner: _____
 Elevation: _____
 Lot: _____ City: _____

