

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Liph S. Dusenbury, P.O. Box 38632, Sacramento, CA 95838		
OWNER	Liph S. Dusenbury, P.O. Box 38632, Sacramento, CA 95838		
PLANS BY	Kelli Peterson, 1780 Edgemont Way, Roseville, CA 95661		
FILING DATE	6/9/89	ENVIR. DET.	Exempt 15305c
ASSESSOR'S-PCL. NO.	251-0061-004		REPORT BY CL:kjr

APPLICATION: Planning Director's Variance to reduce the required front yard setback from 25 feet to 16 feet to allow an existing single family dwelling on 0.14+ acres in the Standard Single Family (R-1) zone.

LOCATION: 3837 May Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the front yard setback to 16+ feet in order to allow an existing single family dwelling.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1984 North Sacramento Community
Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	16'
South: Single Family Residential; R-1	Side(North):	5'	11'
East: Single Family Residential; R-1	Side(South):	5'	7'
West: Single Family Residential; R-1	Rear:	15'	38'

Parking Required: 1 space
Parking Provided: 1 car garage
Property Dimensions: 50' x 120'
Property Area: 0.14+ acres
Density of Development: 7 d.u. per acre
Square Footage of Building: 1,324 sq. ft.
Height of Building: 13 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: 5/8" T1-11 Plywood
Roof Material: Composition

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.14+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding land use is Single Family Residential, and the surrounding zoning is R-1.

B. Applicant's Proposal

The applicant is requesting a variance to reduce the required 25 foot front yard setback to 16 feet to allow an existing single family residence. The City Building Inspector failed to notice this encroachment into the front yard setback.

C. Staff Analysis

Staff has no objection to this Variance request. May Street has not been developed to its full 60 foot right-of-way. Until this time, a 25 foot setback exists along May Street. Only the garage is projecting the 9 feet into the setback, the remainder of the residence exceeds the 25 foot setback. Therefore, adequate front yard area is provided.

D. Neighbor Comments

The adjacent property owners have been notified of the variance request. No opposition was received.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305c).

RECOMMENDATION: Staff recommends the Planning Director approve the variance request based upon findings of fact which follow:

Findings of Fact

1. The project does not constitute a special privilege extended to one property owner in that the variance would be granted to other property owners facing similar circumstances.
2. The requested variance does not constitute a use variance in that single family residences are allowed in the R-1 zone.

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- 3. The project will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that adequate parking and landscaping is provided on site.
- 4. The proposed project is consistent with the General Plan and 1984 North Sacramento Community Plan which designate the site Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.

Report Prepared By:

Cindy Lauchland
Cindy Lauchland, Junior Planner

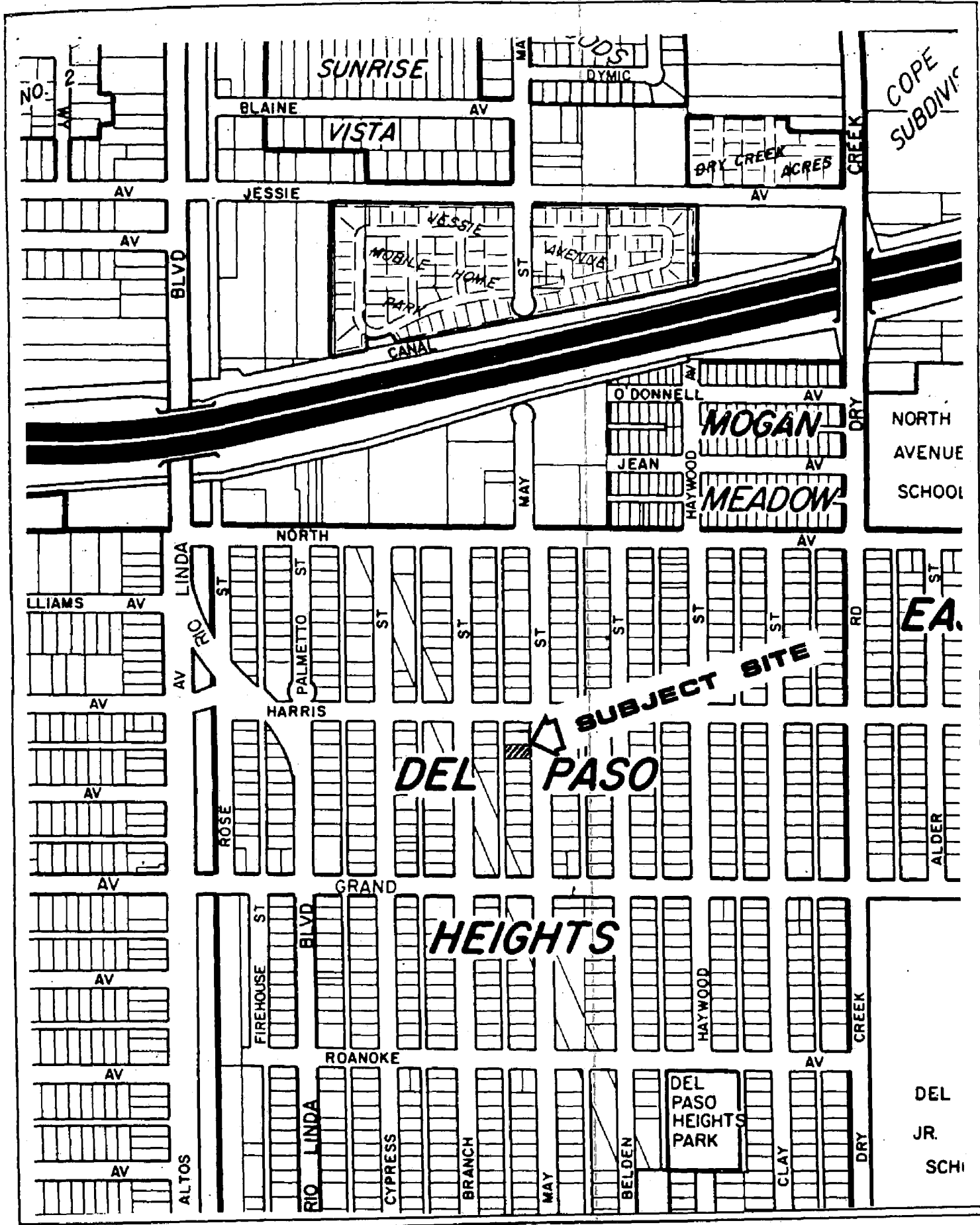
July 20, 1989
Date

Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

7-20-89
Date

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VICINITY MAP 02318

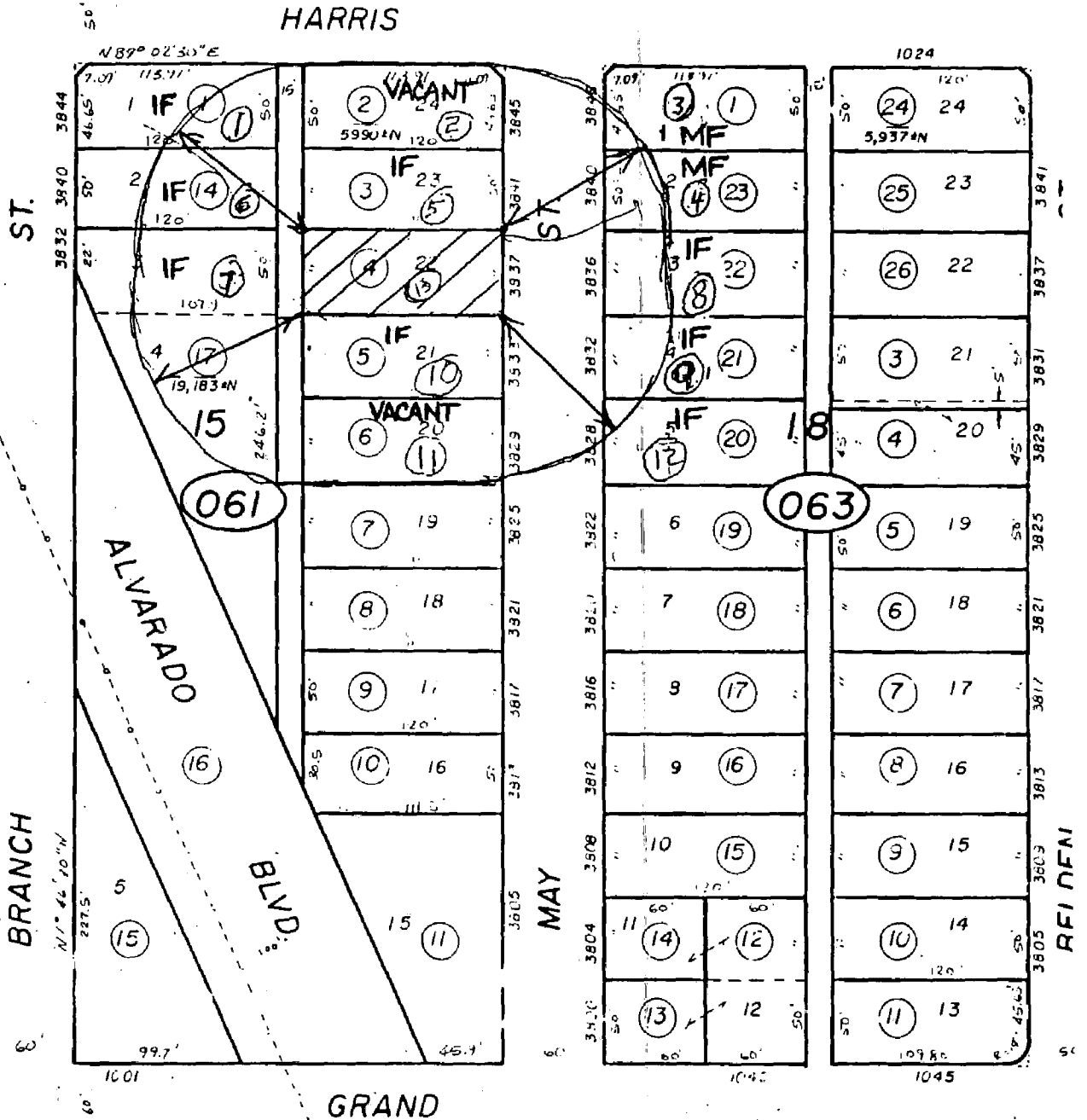
020 227

POR. SEC. 12, RANCHO DEL PASO

100' radius

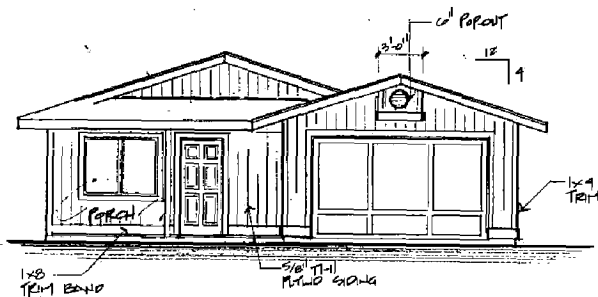
ALL ZONED R-1

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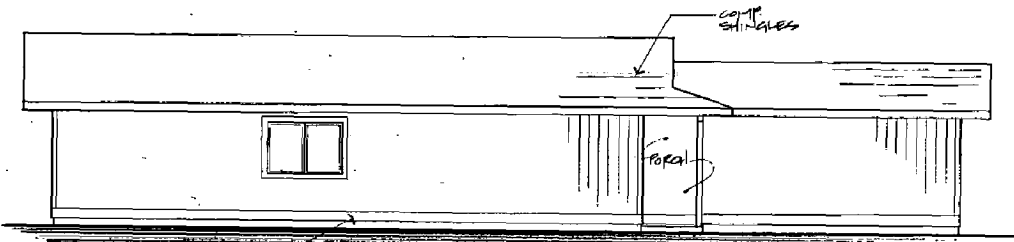


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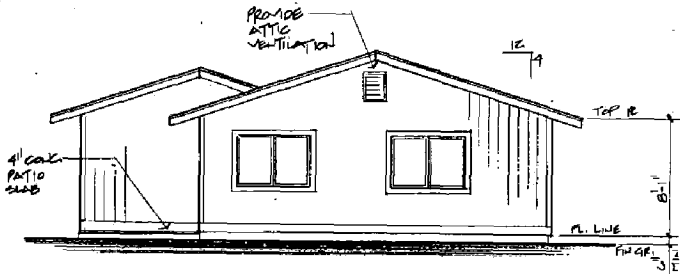
LAND USE & ZONING MAP



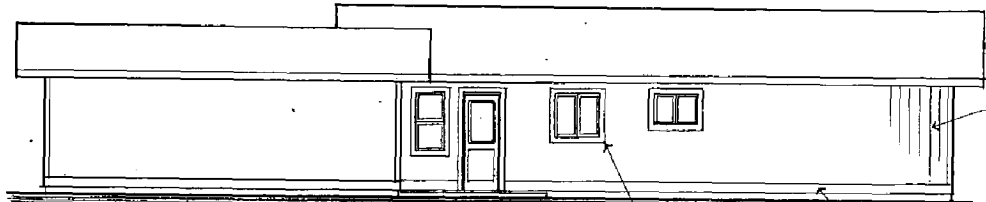
EAST ELEVATION



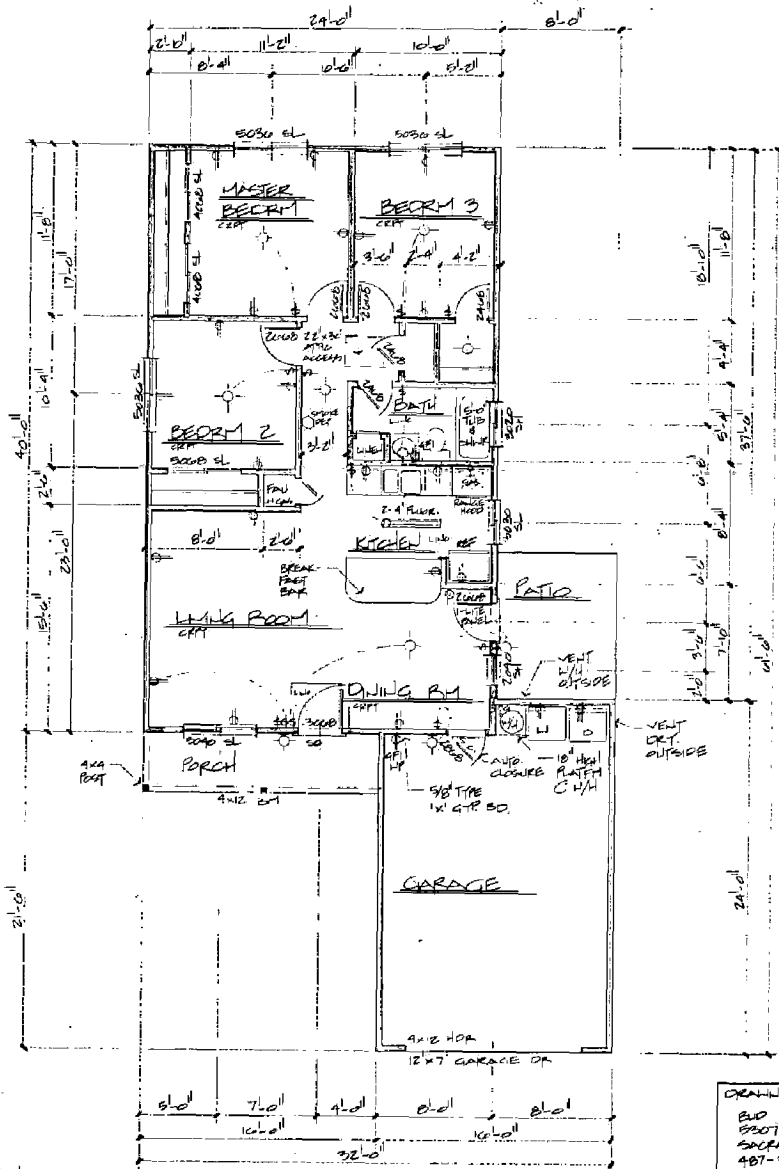
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



FLOOR PLAN

960 SQ. FT.



DRAWN FOR:
 BUD CURESBURY
 8307 MARCOVA AVE
 SACRAMENTO, CA
 95820

DRAWN BY:
 KELLY PETERSON
 1700 ECKENHART HWY
 RPT., CA 95601
 708-6851

JOB # 2888
 DATE: 6-20-88
 SH# 2 OF 3

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