

PLANNING DIRECTOR'S VARIANCE
CITY PLANNING COMMISSION

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

APPLICANT	John C. & Ruth M. Adolphson, 460-35th Street, Sacramento, CA 95816		
OWNER	John C. & Ruth M. Adolphson, 460-35th Street, Sacramento, CA 95816		
PLANS BY	_____		
FILING DATE	6-10-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	004-162-1600

APPLICATION: Request for a Planning Director's Variance (P82-153) to allow a portion of a 500± square foot addition to the rear of an existing single family residence to extend five feet into the required 12½ foot street side yard setback area.

LOCATION: 460-35th Street

PROJECT INFORMATION:

1963 East Sacramento Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family residence

Surrounding Land Use and Zoning:

North: Residential; R-1
South: McKinley Park; R-1
East: Residential; R-1
West: Residential; R-1

STAFF EVALUATION


1. The subject site is developed with a two-story single family residence on a 50' x 140' corner lot. The south wall of the existing structure adjacent to the street side yard is located 7½ feet from the property line. The applicant proposes to construct a two-story addition to the rear of the existing structure consisting of a family room, utility room and shower on the first floor and a bedroom on the second floor. The applicant is requesting a Planning Director's Variance to extend the addition along the same plane as the existing structure which is located 7½ feet from the street side yard property line.

The addition, as proposed, would allow for a better utilization of interior space and result in the preservation of an existing 30'± tall Birch tree and mature Camellia shrubs located directly north of the proposed addition.

2. Since the house is presently sited 7½ feet from the street side yard property line, the proposed addition to the rear will have a negligible impact on traffic visibility at the intersection and will not alter the character of the neighborhood.

STAFF RECOMMENDATION: Staff recommends approval of the variance, based on the Findings of Fact which follow.

(see next page)

APPLC. NO. P82-153  MEETING DATE _____ CPC ITEM NO. _____

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1. The project is not a special privilege extended to one individual property owner in that:

granting a variance of five feet to allow for the two-story addition as proposed would permit the applicant to save a 30± foot Birch tree and mature Camellia shrubs located in the rear yard adjacent to the existing single family residence.
2. The granting of the variance would not be injurious to the public welfare nor to property owners in the vicinity of the applicant in that:
 - a. The existing single family residence is located 7½ feet from the street side yard property line and the proposed addition would not alter the characteristics of the neighborhood;
 - b. The architecture of the proposed addition is compatible and consistent with the design of the existing structure.
3. The proposal is consistent with the 1974 City General Plan which states, "Fully utilize principles of physical design which promote the attractiveness, stability and livability of residential areas throughout the City."

REPORT PREPARED BY:

Gene Masuda

Gene Masuda, Associate
Planner

RECOMMENDATION APPROVED:

Marty Van Duyn

Marty Van Duyn, Planning
Director

MVD:GM:bw

Attachments

C

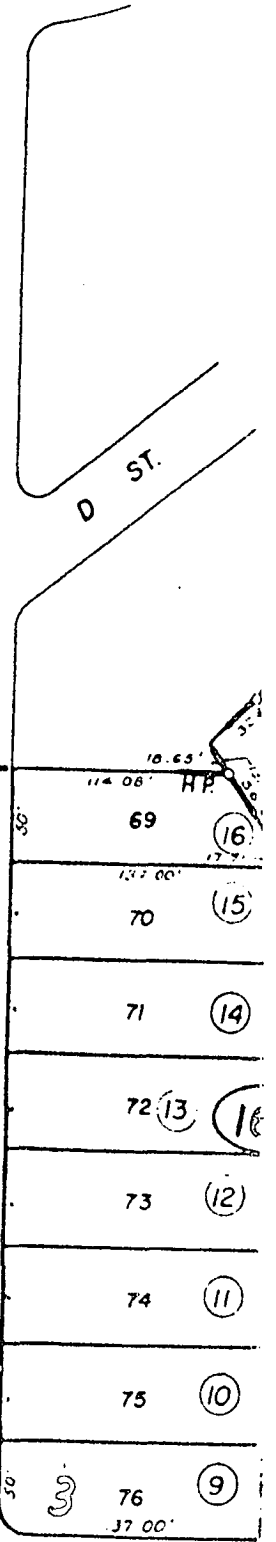
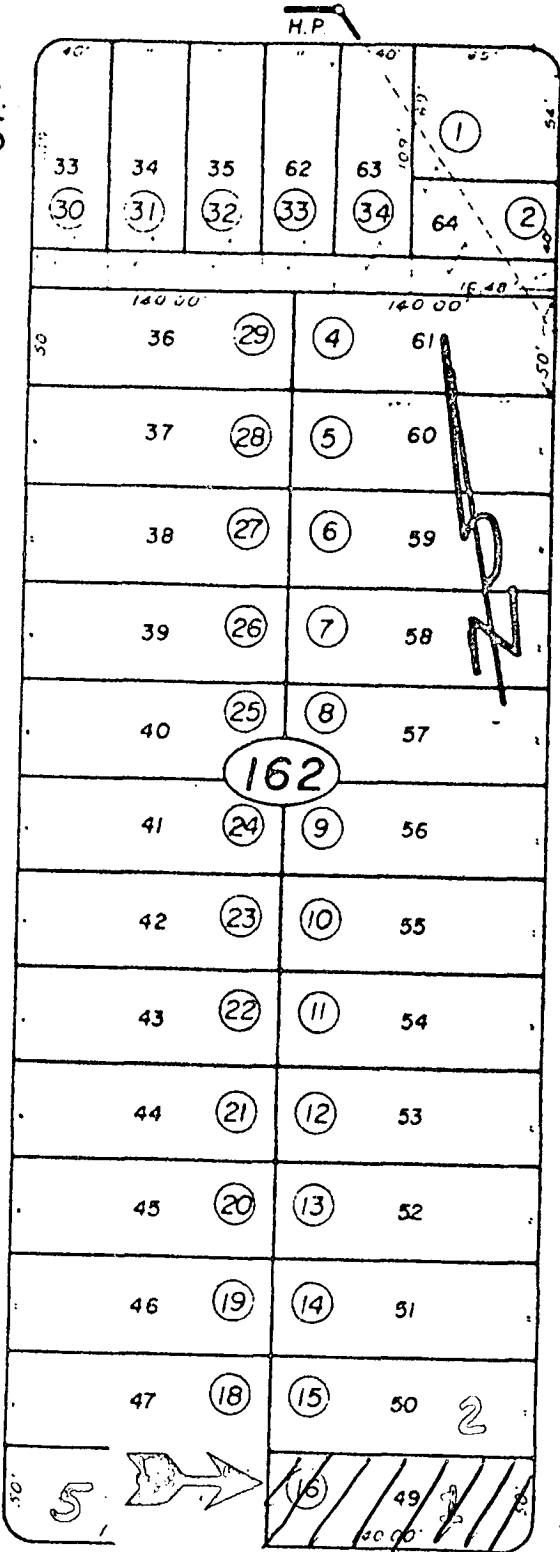
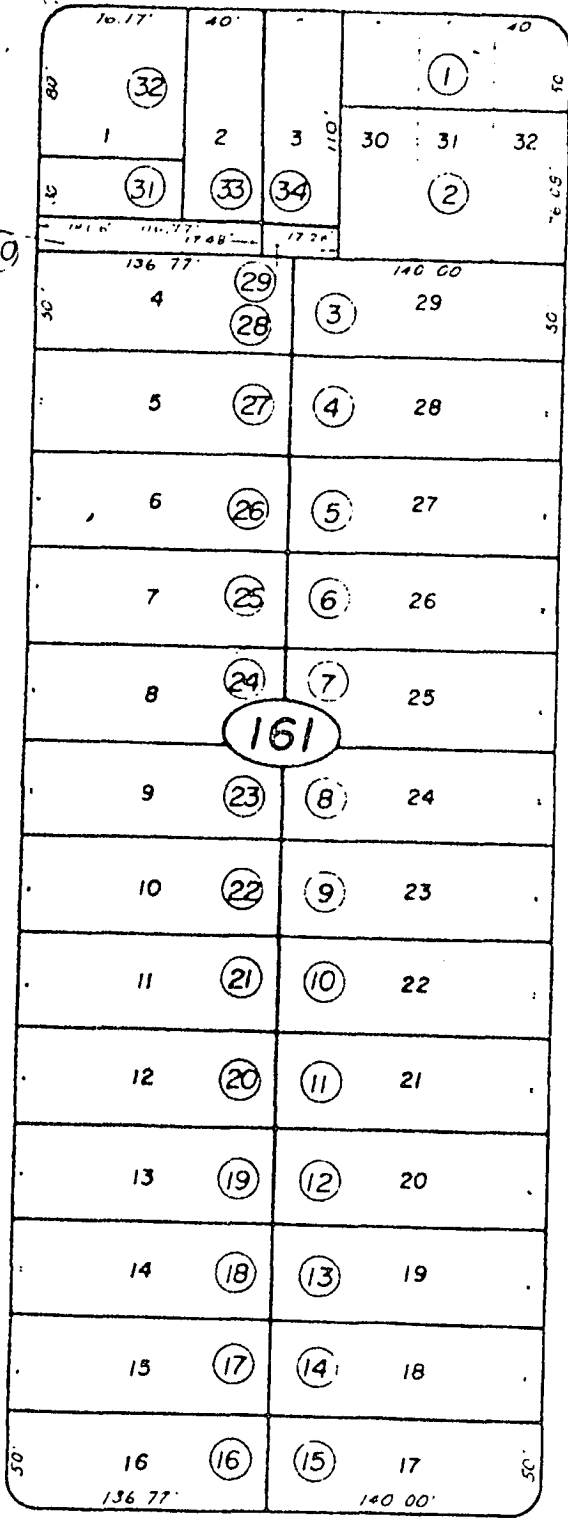
ST.

& AN

H.P.
ST. 2 5'

ST. 2

ST. 2



3.5'
33 rd

34 ft

35 ft

McKINLEY

BLVD.

This map is not a survey of the land, and is furnished for reference only.

CHICAGO TITLE INSURANCE CO.

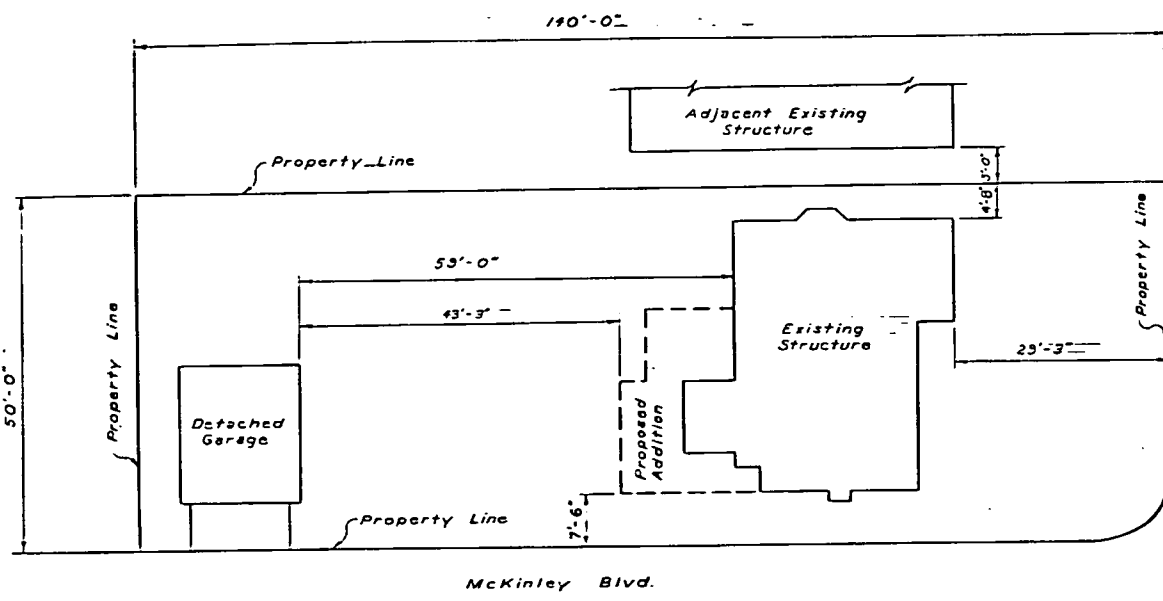
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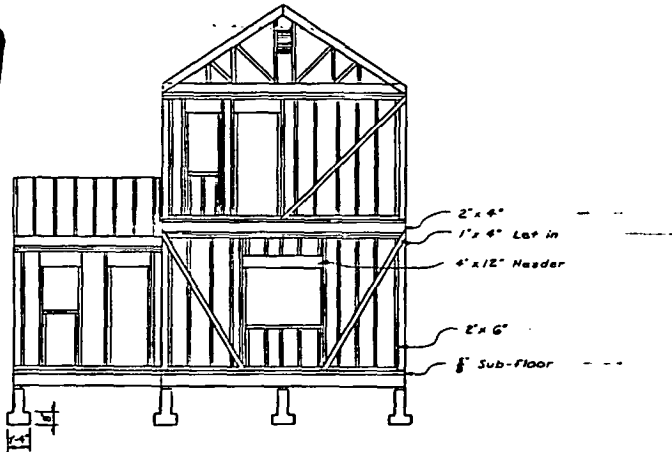
NOTE—Assessor's Block N
Assessor's Parcel

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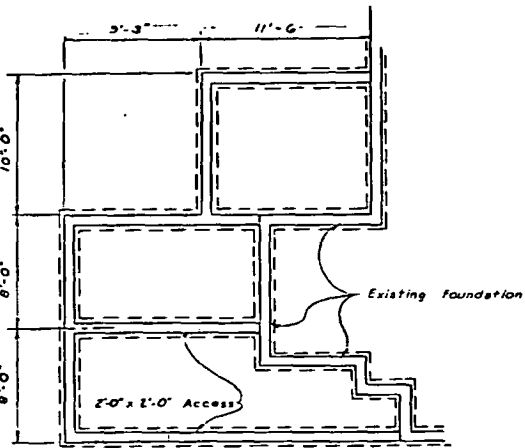


PLOT PLAN
Scale: $\frac{1}{8}'' = 1'-0''$

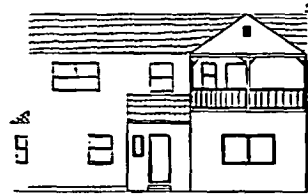
DRAWN BY: J. C. Adelman
Date: 6-6-82



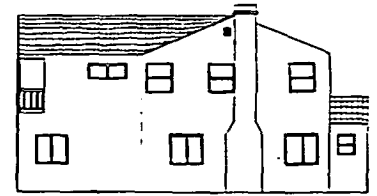
FRAMING DETAIL
Scale: $\frac{1}{4}'' = 1'-0''$



FOUNDATION PLAN
Scale: $\frac{1}{4}'' = 1'-0''$



WEST ELEVATION
Scale: $\frac{1}{4}'' = 1'-0''$



SOUTH ELEVATION
Scale: $\frac{1}{4}'' = 1'-0''$



NORTH ELEVATION
Scale: $\frac{1}{4}'' = 1'-0''$

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