

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Jerry Perich Inc., 2160 Royale Road, Suite 28, Sacramento, CA 95815				
OWNER	Mark Tannenbaum, 2840 Marty Way, Sacramento, CA 95818				
PLANS BY	Robert Perich, 2160 Royale Road, Suite 28, Sacramento, CA 95815				
FILING DATE	4/25/89	ENVIR. DET.	Exempt 15305a	REPORT BY	DTH:kjr
ASSESSOR'S-PCL. NO.	012-0123-006-0000				

APPLICATION: A. Planning Director's Variance to reduce the required 5 foot side yard setback to 4 feet, 6 inches

LOCATION: 2840 Marty Way

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required 5 foot side yard setback to 4 feet, 6 inches in order to construct a bathroom to the rear of the existing single family residence.

PROJECT INFORMATION:

General Plan Designation: Residential
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; R-1	Front:	25'	25'
South: Single Family; R-1	S.Side(Int):	5'	4'6"
East: Single Family; R-1	N. Side	5'	8'
West: Single Family; R-1	Rear:	15'	20'±

Parking Required: 1 space
Parking Provided: 2 spaces
Property Dimensions: 45.67'± x 110'±
Property Area: .12± acres
Square Footage of Addition: 88± sq. ft.
Height of Building: 1 story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Wood shake

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a 0.12± acre lot on which a single family dwelling is located. The lot is zoned single family (R-1) and is designated for residential uses by the General Plan. Surrounding uses are exclusively single family.
- B. The applicant is proposing to construct an 8' by 11'10" addition to the rear of the existing house. The addition will add a bathroom to the master bedroom. The proposed addition will follow the existing line of the house which currently ranges from 6'6" to 5' along the south side of the existing house. In order to maintain

the existing line of the house, it is necessary for the applicant to obtain a variance to allow a reduced setback on the south side of the proposed addition which will range from 5' to 4'6".

C. Staff has no objections to the applicant's proposal. The proposed addition will not encroach into the required rear yard, and the lot coverage will not exceed the allowed 40 percent. All adjacent property owners have been notified of the applicant's request and no objections have been received.

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

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

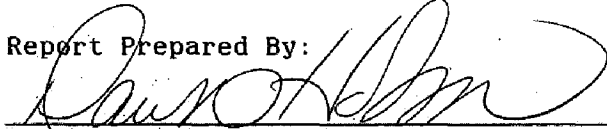
Conditions:

1. The location and size of the addition shall conform to the plans submitted;
2. Exterior materials shall match the existing house; and
3. There shall be no windows along the south side of the proposed addition.

Findings of Fact:

1. The project, as conditioned, does not constitute a special privilege in that a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be detrimental to the public welfare nor to properties in the vicinity in that the proposed addition will not significantly alter the characteristics of the single family residential area.
3. The project, as conditioned, does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
4. The proposed project is consistent with the General Plan which designates the site for low density residential (4-15 du/na).

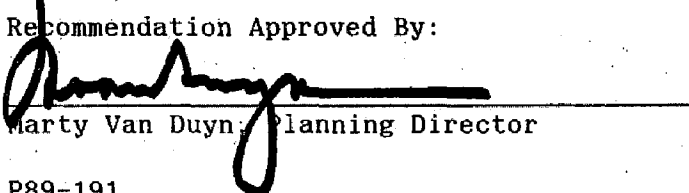
Report Prepared By:


Dawn T. Holm, Planning Technician II

7-3-89

Date

Recommendation Approved By:


Marty Van Duyn, Planning Director

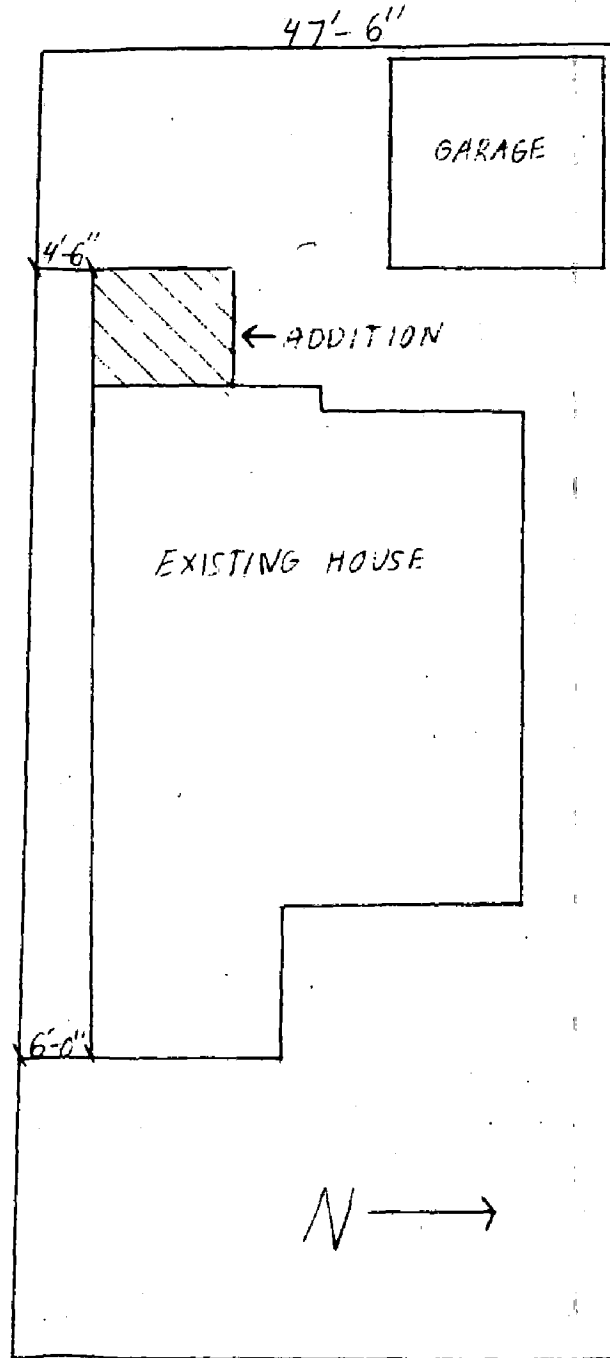
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Date

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SITE PLAN



LOT 648 SWANSTON UNIT #2

2840 MARTY WAY

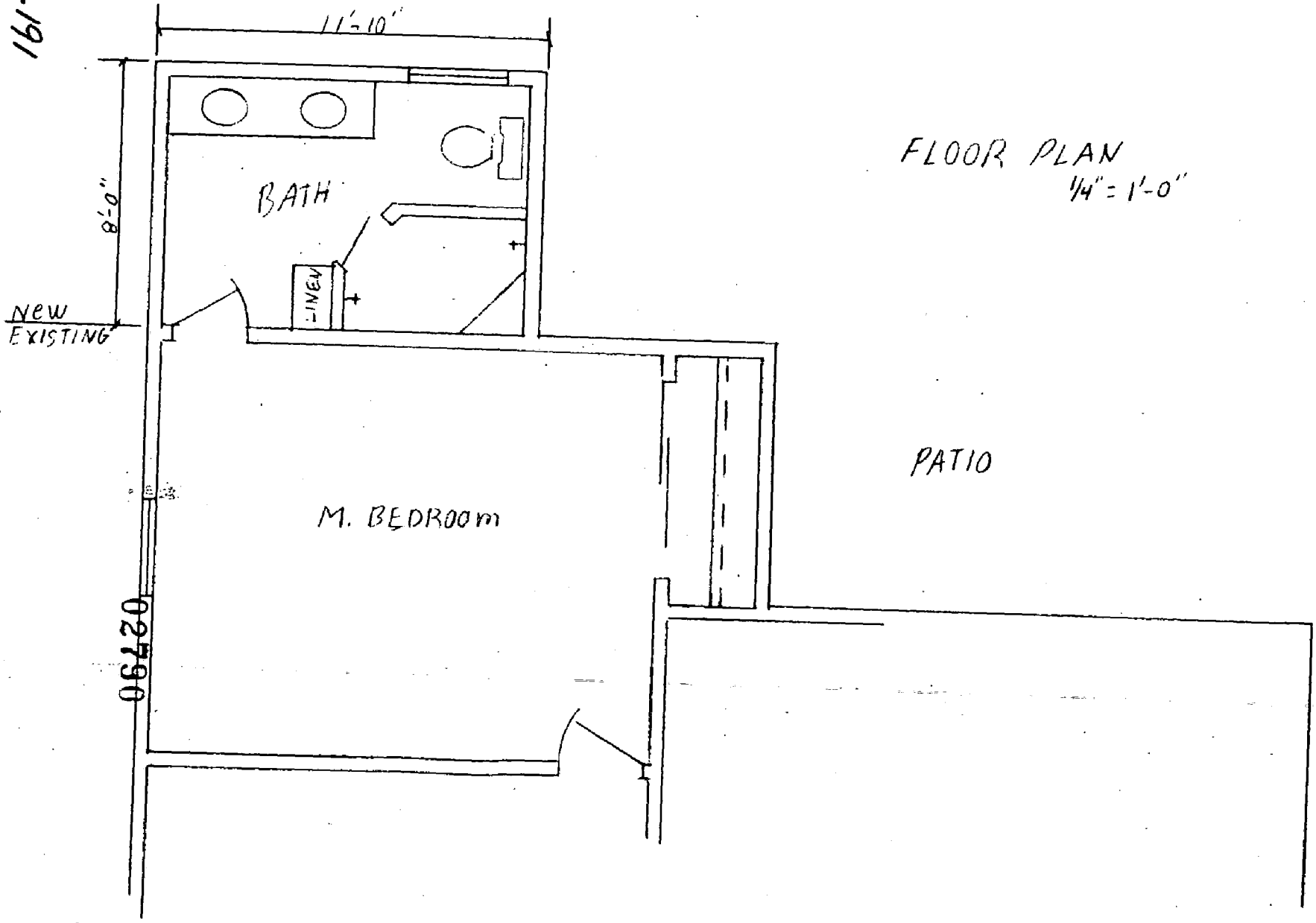
$\frac{1}{16}'' = 1'-0''$

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PLOT PLAN

161-688



FLOOR PLAN
1/4" = 1'-0"

PATIO

M. BEDROOM

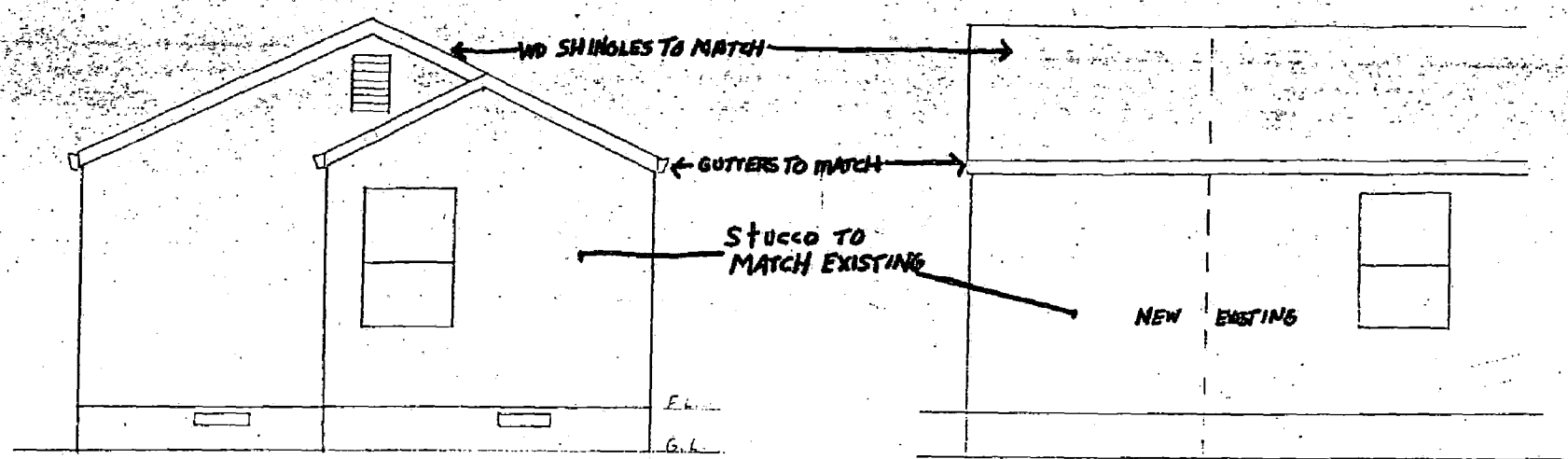
BATH

NEW
EXISTING

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FLOOR PLANS

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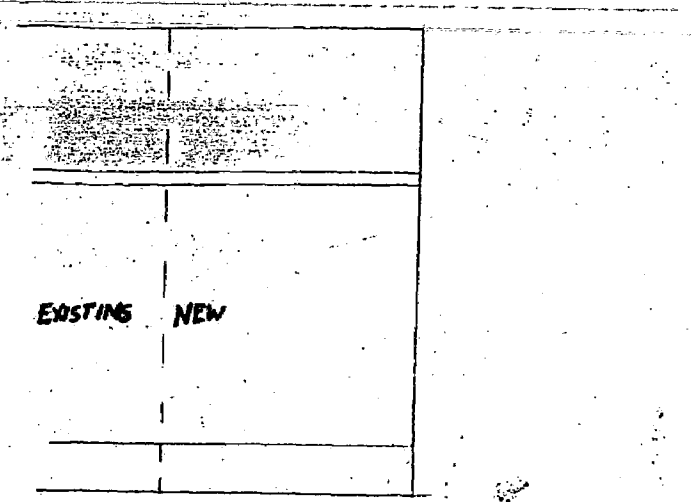


WEST

SOUTH

ELEVATIONS
1/4" = 1'-0"

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NORTH

ELEVATIONS