

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Charles Deschwanden, 621-28th Street, Sacramento, CA 95814		
OWNER	David Delacruz, 621-28th Street, Sacramento, CA 95814		
PLANS BY	Charles Deschwanden, 621-28th Street, Sacramento, CA 95814		
FILING DATE	4-23-85	50 DAY CPC ACTION DATE	REPORT BY: DH:bw
NEGATIVE DEC.	Ex. 15303(e)	EIR	ASSESSOR'S PCL NO. 002-173-008

APPLICATION: Planning Director's Variance to permit a redwood patio deck elevated 6+ feet above ground to extend five feet into the required 15 foot rear yard setback.

LOCATION: 1626 'F' Street

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Single Family Dwelling

Surrounding Land Use and Zoning:

North:	Park; R-3A
South:	Garage for Single Family Residence; R-3A
East:	Single Family Dwelling; R-3A
West:	Apartments and Parking Lot; R-3A

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	40' x 80'
Property Area:	3,200 sq. ft.
Density of Development:	13.6 du/ac.
Height of Building:	Two-story
Significant Feature of Site:	Existing Victorian dwelling recently moved onto the site
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Beige, white and brown trim
Exterior Building Materials:	Shiplap siding

BACKGROUND INFORMATION: The project proponent relocated the present structure from across the street recently. The applicant constructed a patio into the required rear yard setback without knowledge of the violation until the City Building Inspector observed this patio during final inspection of the house. The deck is approximately six feet above the ground and extends to within five feet of the rear property line. Refer to Exhibits A to D for illustration of the patio as it exists and is proposed to be adjusted.

PROJECT EVALUATION: Staff has the following comments:

000716

- A. The subject site is a 3,200 square foot lot with a recently relocated two-story, single family house. The site is designated for residential use on the General Plan and Multi-Family on the 1980 Central City Community Plan. The site is zoned Light Density Multiple Family (R-3A) zone.

P-85-177

- B. The applicant constructed a patio redwood deck off the rear of the house to within five feet of the rear property line. In securing building permits for structural modifications and inspections for the house, the applicant was informed the patio intruded into the 15-foot rear yard setback area. The subject request is to reduce the deck area by cutting five feet off the existing deck nearest the rear property line which will increase the setback to 10 feet.
- C. A garage is located south of the deck across the rear yard property line. A two-story apartment building is located west of the patio and a single family dwelling is located due east of the patio area. The side yard setbacks of five feet are met by the patio. The area under the patio deck is used for storage of materials and fire wood.
- D. Staff field inspected the site and supports the proposed reduction of the deck area and setback to 10 feet. The applicant has several trees and shrubs which would fill the area in and thereby provide a screen from the neighboring properties.
- E. The applicant has notified the surrounding property owners of his intent. The property owner located to the east originally protested the deck since it overlooks his swimming pool. Sufficient foliage has been planted between the pool and deck to screen the view. Adjacent property owners do not object since a portion of the deck is being removed and adequate screening is provided by shrubs and trees.

STAFF RECOMMENDATION: Staff recommends approval of the variance, subject to conditions and based upon the Findings of Fact which follow.

Condition

Prior to final inspection approval by the City Building Inspector, the deck shall be reduced in area as shown on Exhibit C.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the redesigned patio deck will not intrude significantly into the adjacent residential uses;
 - b. the patio deck will not significantly alter the character of the neighborhood.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will it result in the creation of a nuisance, in that:
 - a. foliage planted along property lines will screen the visual impact of the elevated patio deck;
 - b. the patio deck is designed of redwood and is compatible with the dwelling and surrounding structures.

000717

3. The variance request is not a special privilege extended to one individual property owner, in that the redesigned deck will not alter the characteristics of the surrounding area.
4. The project is in conformance with the 1974 General Plan and the 1980 Central City Community Plan which designate the site for residential uses. Patio decks are allowed in residential areas.

REPORT PREPARED BY:

Dan Hendrycks
Dan Hendrycks, Associate Planner

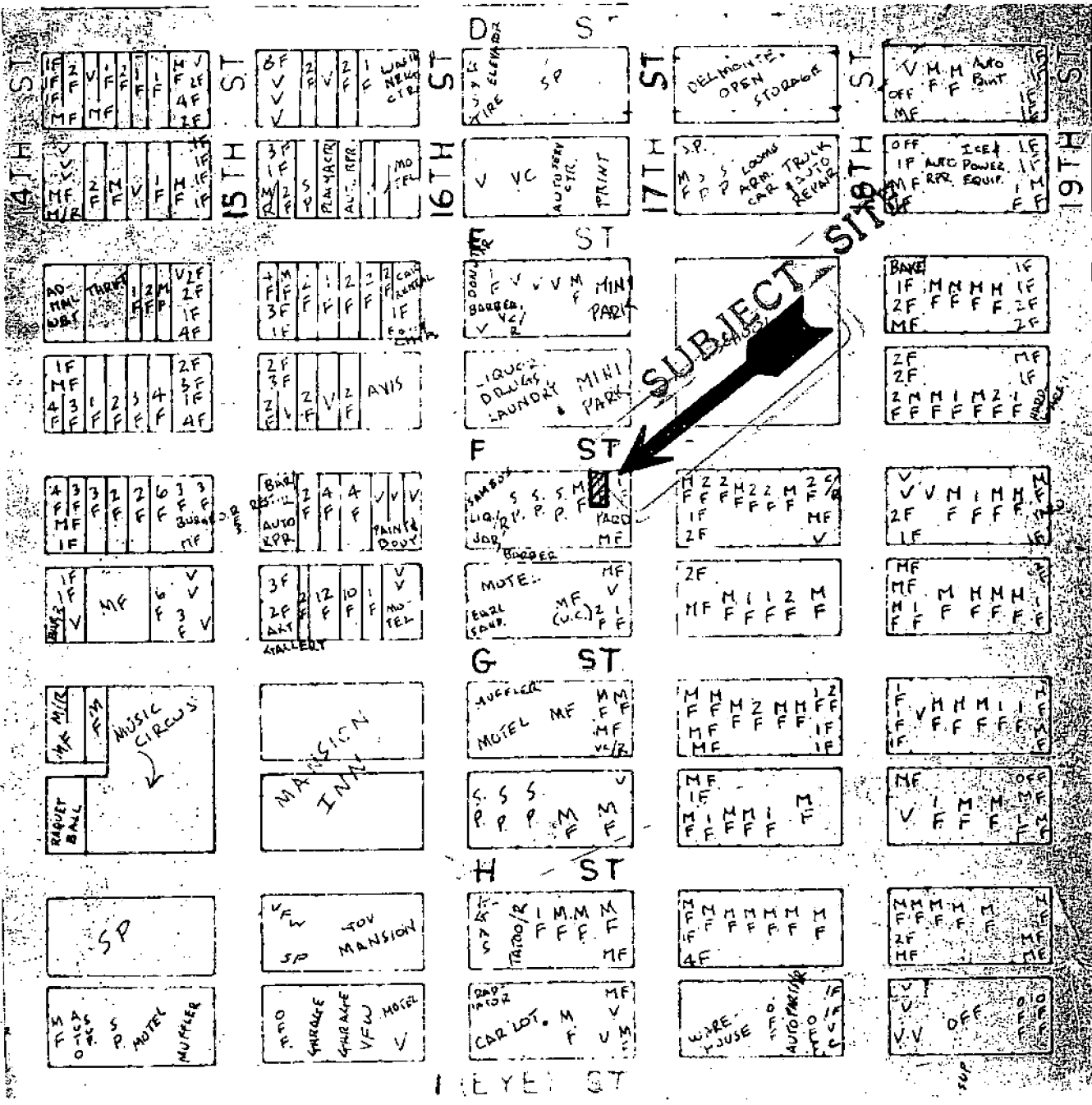
RECOMMENDATION APPROVED:

Marty Van Duyn
Marty Van Duyn, Planning Director

5/31/85
Date

P85-177

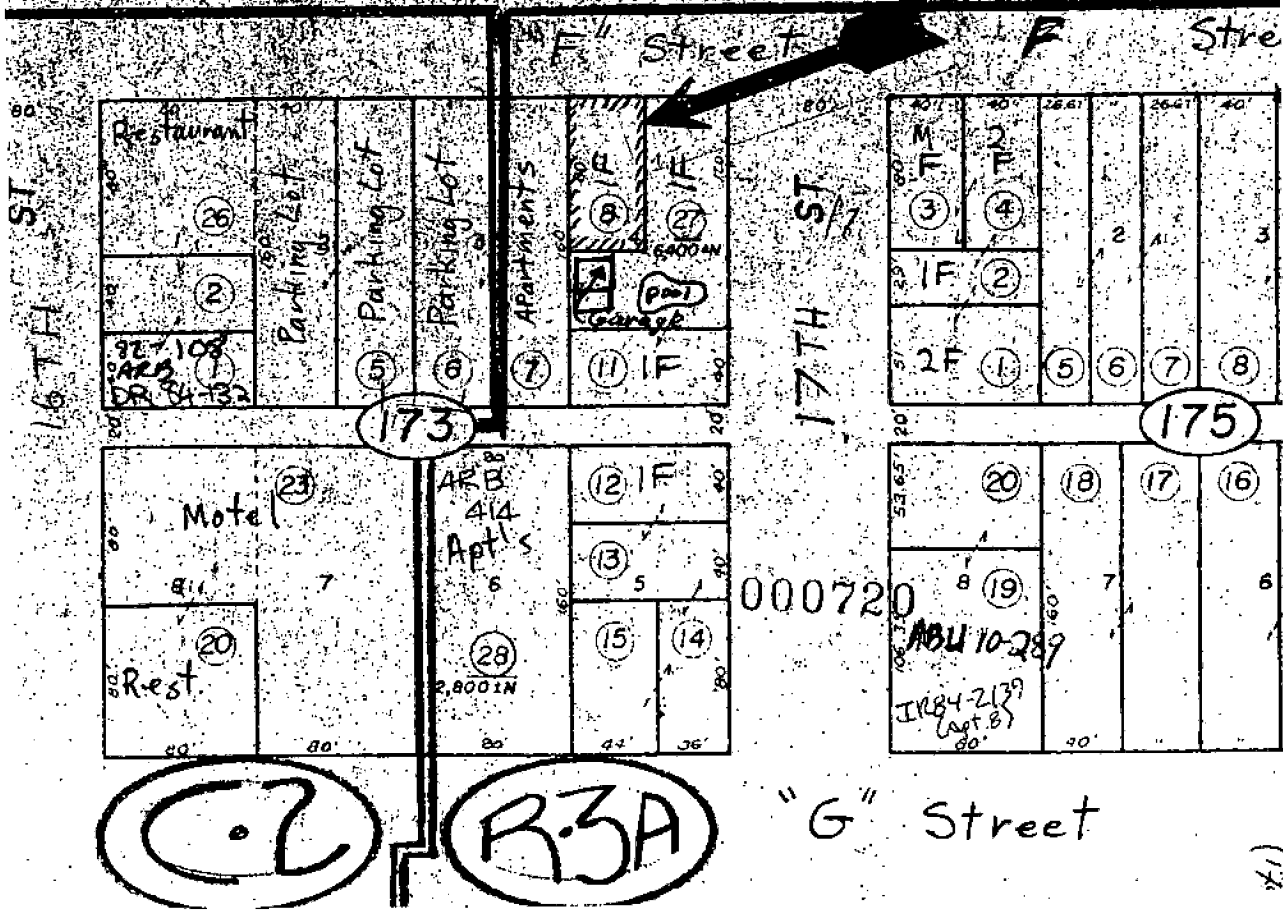
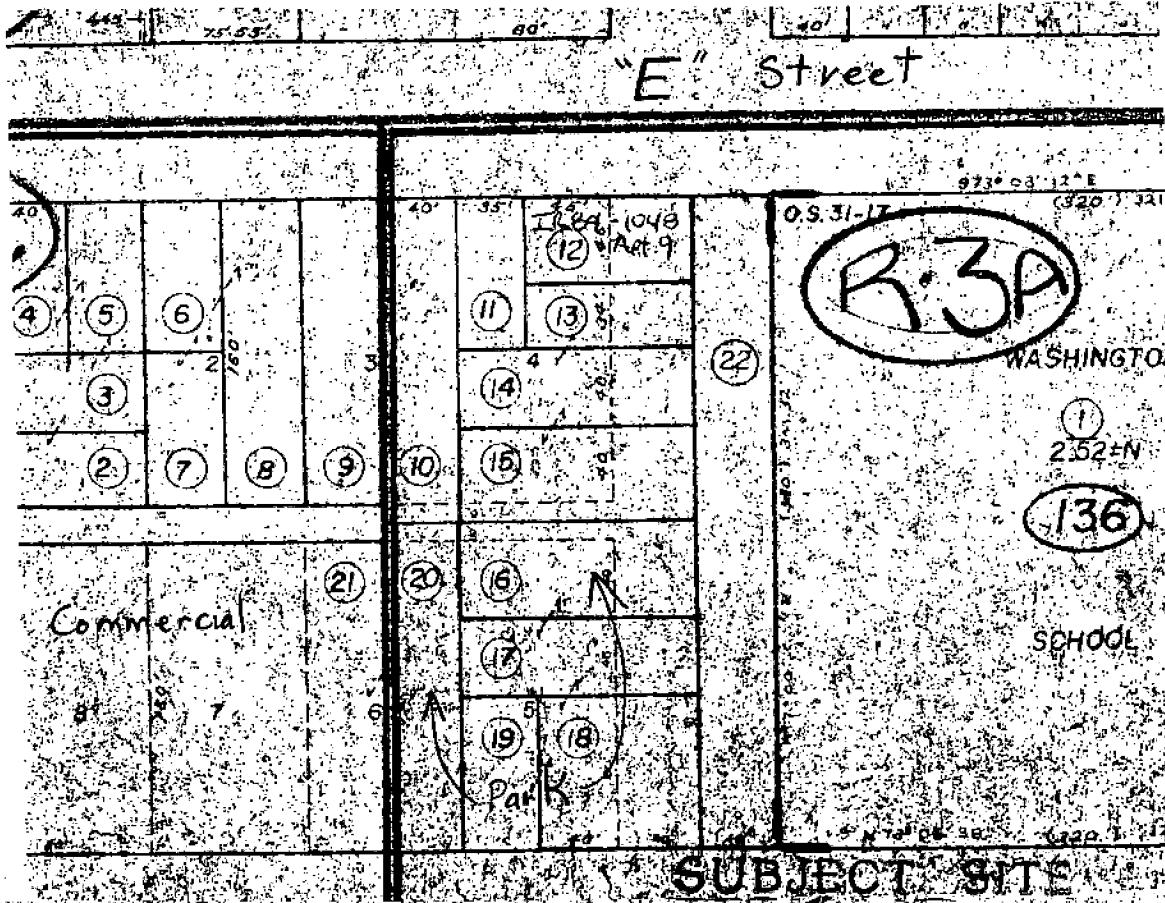
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000719

Scale 1" = 500'

VICINITY MAP

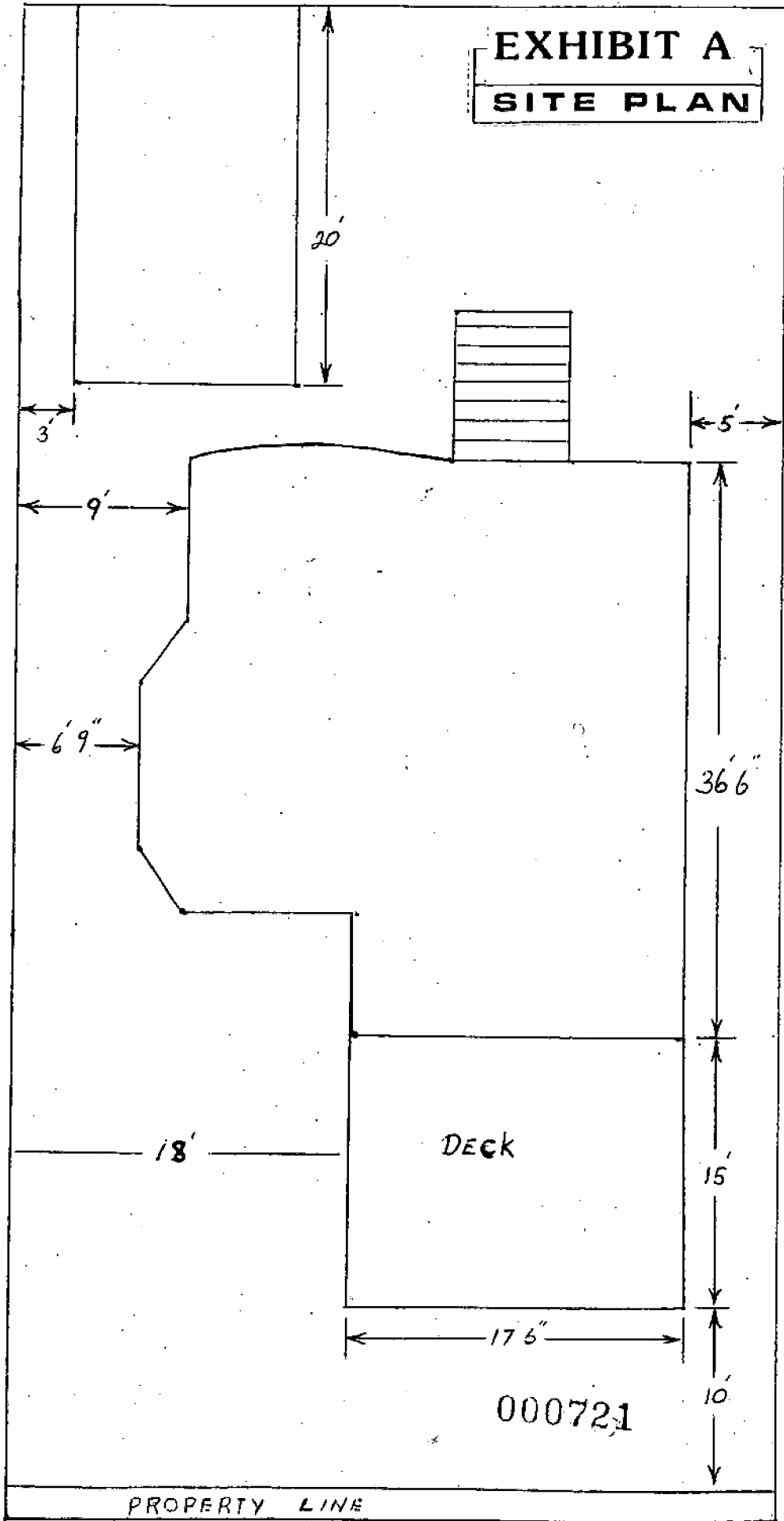


LAND USE & ZONING MAP

Scale 1"=100'

"F" Street

EXHIBIT A
SITE PLAN

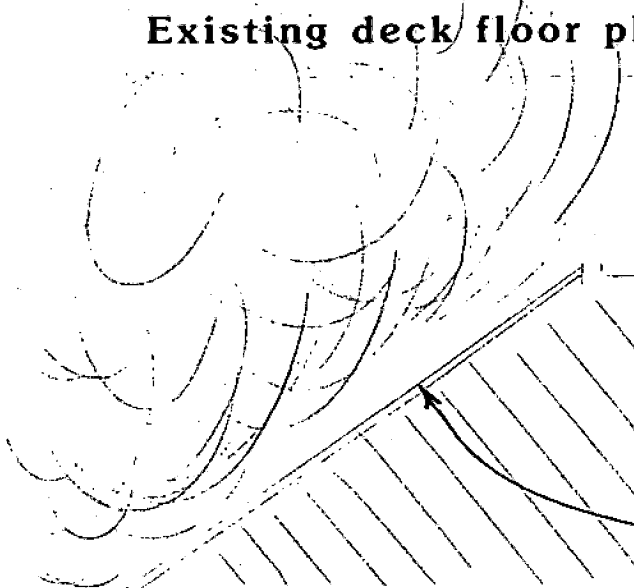
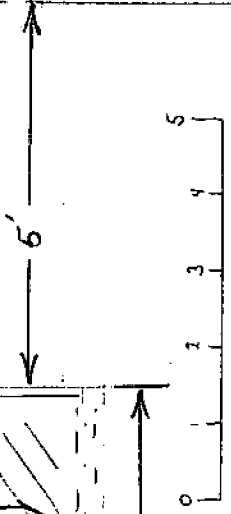


P 85177

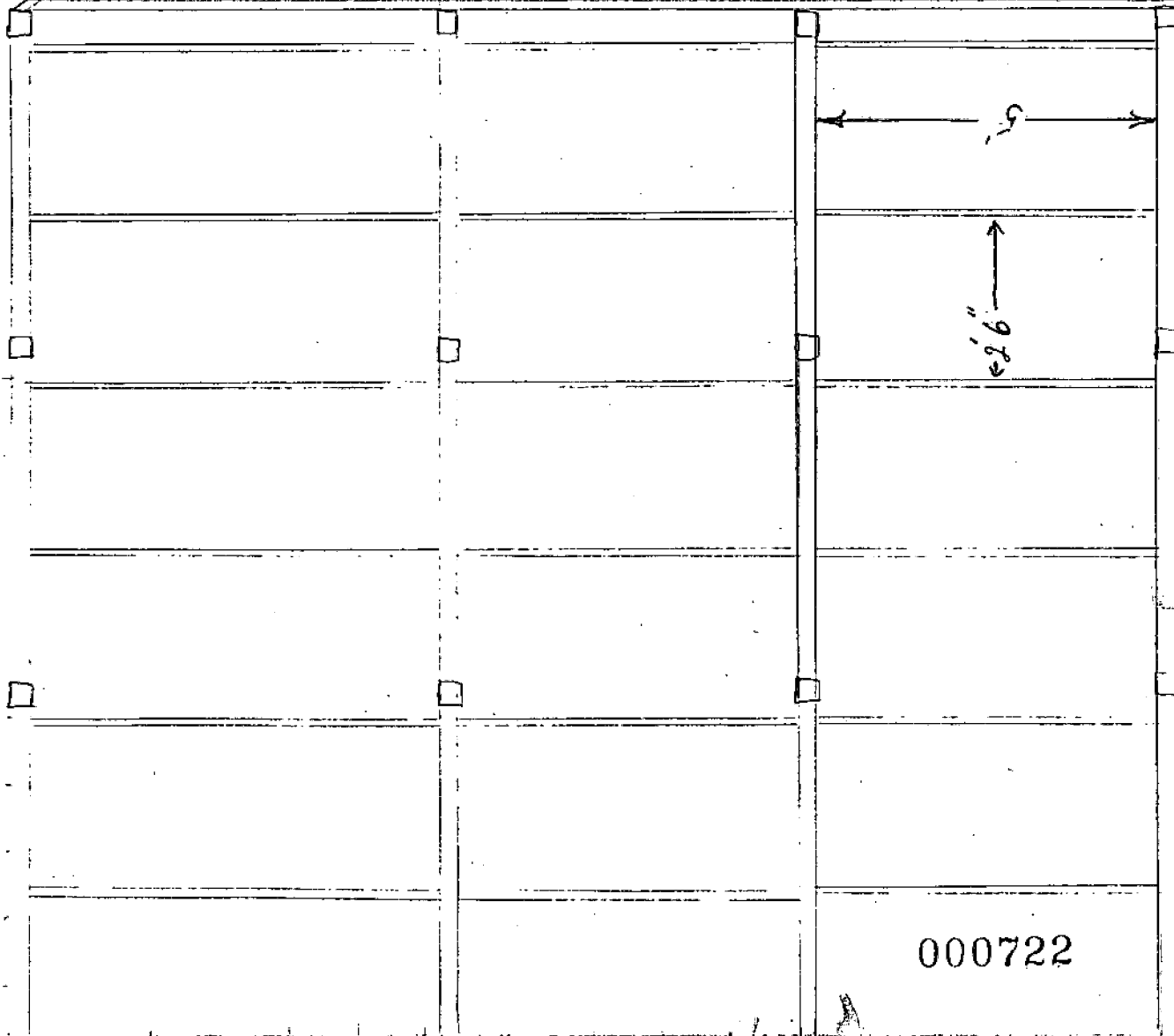
EXHIBIT B

Existing deck floor plan

P 85177



PLANNED CUT OFF
FOR VARIANCE



5'

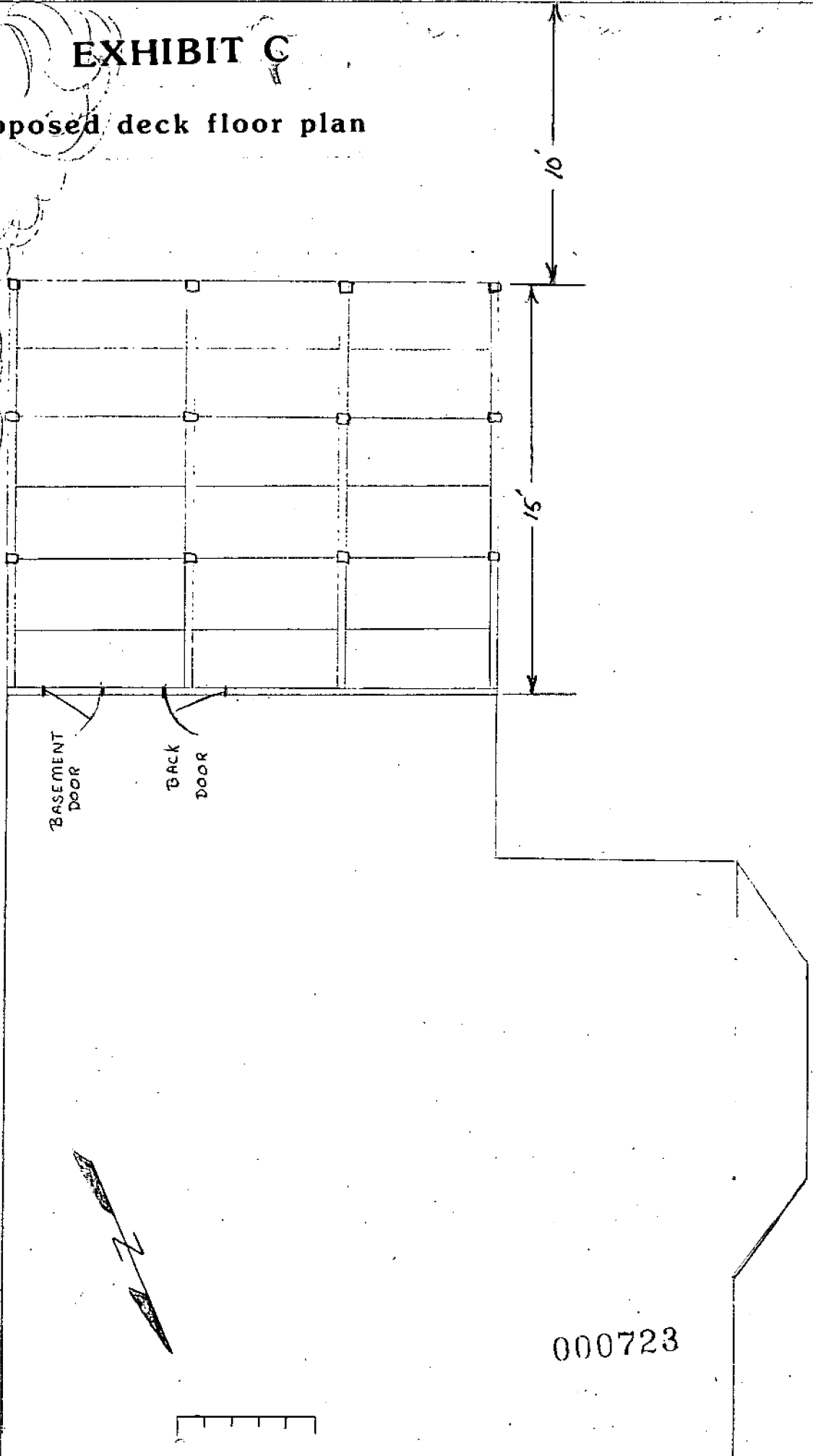
5'

4x6

000722

EXHIBIT C

Proposed deck floor plan



P 85177

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P:85177

EXHIBIT D

Deck profile from western property line

