

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT Donald Tarnasky 1830 F Street #1, Sacramento, CA 95814
OWNER Jim Ferry 972 41st. Street, Sacramento, CA 95819
PLANS BY Donald Tarnasky 1839 F Street #1, Sacramento, CA 95814
FILING DATE 11-3-89 **ENVIR. DET.** 15305a **REPORT BY** PW:df
ASSESSOR'S-PCL. NO. 008-0041-016

APPLICATION: Planning Directors Variances for the following:

- A. Variance to reduce the required driveway depth from 20' to 16'.
- B. Variance to exceed the 25% rear yard coverage by 2%.

LOCATION: 972 41st Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two-car garage.

PROJECT INFORMATION:

General Plan Designation: Low density residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family home

Surrounding Land Use and Zoning:

North: Residential;R-1
South: Residential,medical office;R-1
East: Residential,medical office;R-1
West: Hospital;H

Parking Required: 1
Parking Provided: 2
Property Dimensions: 50' x 100'
Property Area: 0.11+ acres
Square Footage of Building: new garage :378
Height of Building: 14 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: tile

PROJECT ELVALUATION: Staff has the following comments:

- A. The subject site is a 50' x 100' corner lot in the Standard Single Family (R-1) zone. A two-story, 1,986 square foot single family residence is located on the site. The home has an existing single-car garage. Surrounding land use includes Single Family residences to the north and south zoned R-1, a

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medical office building zoned R-1 to the east, and Mercy Hospital adjacent to the site on the west.

- B. The applicant is proposing to demolish the existing single-car garage and construct a new two-car garage in its place. The new garage will be 21' x 18' and located at the rear of site along the back property line. The existing garage currently is on the property line which abuts Mercy Hospital. The new garage will allow for a 16 foot driveway off of J Street and will encroach into the required rear yard setback area 2%. The Zoning Ordinance requires a 20 foot driveway and allows a maximum 25% rear yard coverage. The proposal requires two variances from the Zoning Ordinance. Under Section 2-26-J and 14-B-1 of the Zoning Ordinance, the Planning Director has the authority to issue variances for the proposed project.
- C. Staff has no objections to this request. The existing one-car garage currently has only a 10 foot driveway off of J Street. Although the new proposal is also non-conforming, the 16 foot driveway greatly improves the current situation and given the existing conditions of the site the new garage is warranted. This area of J Street is severely impacted by the adjacent Mercy Hospital in terms of parking. The additional space for the two-car garage potentially frees up another on street parking space. The 2% encroachment into the allowed 25% rear yard coverage should not pose a problem. The site has an existing patio that allows for adequate outdoor space for the residents.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301a).

RECOMMENDATION: Staff recommends approval of the variance requests, subject to the following condition and based upon findings of fact which follow.

Conditions


The applicant shall adhere to the attached submitted plans.

Findings of Fact

1. The requested variances do not constitute a special privilege in that the existing conditions of the site, specifically the location of the existing house and driveway leave few alternatives to the garage proposal.
2. The granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. it will allow for a 16 foot driveway rather than the existing 10 feet, and
 - b. it will allow for another off-street parking space in an area currently impacted by parking demands.

3. The requested variance does not constitute a use variance in that a single family residence is allowed in the R-1 zone.
4. The proposed project is consistent with the City General Plan in that the plan designates the site for residential use.

Report Prepared by:

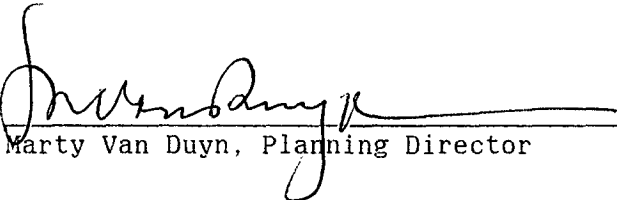


Price Walker, Associate Planner

12/11/89

Date

Recommendation Approved by:

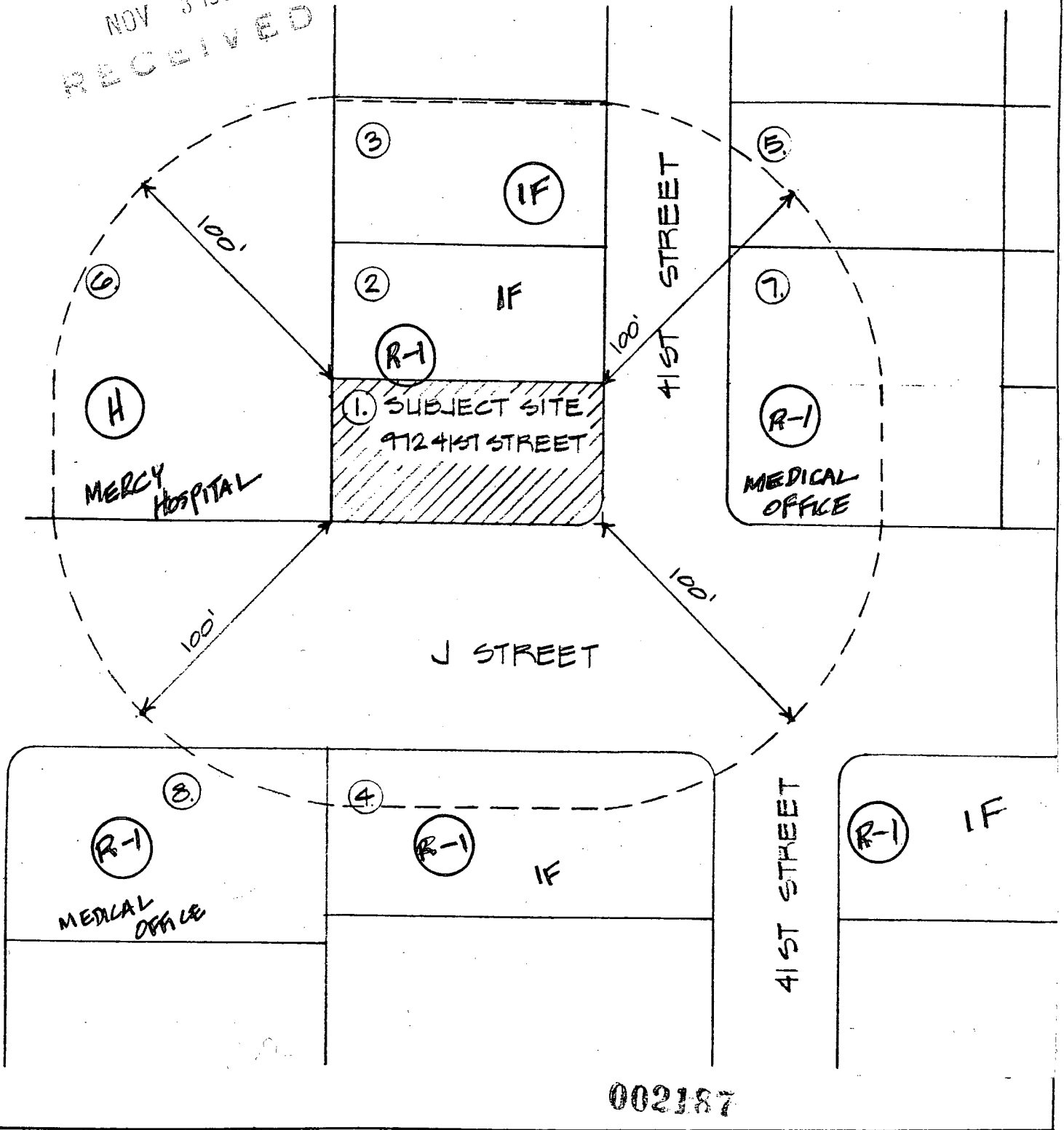


Marty Van Duyn, Planning Director

12/11/89

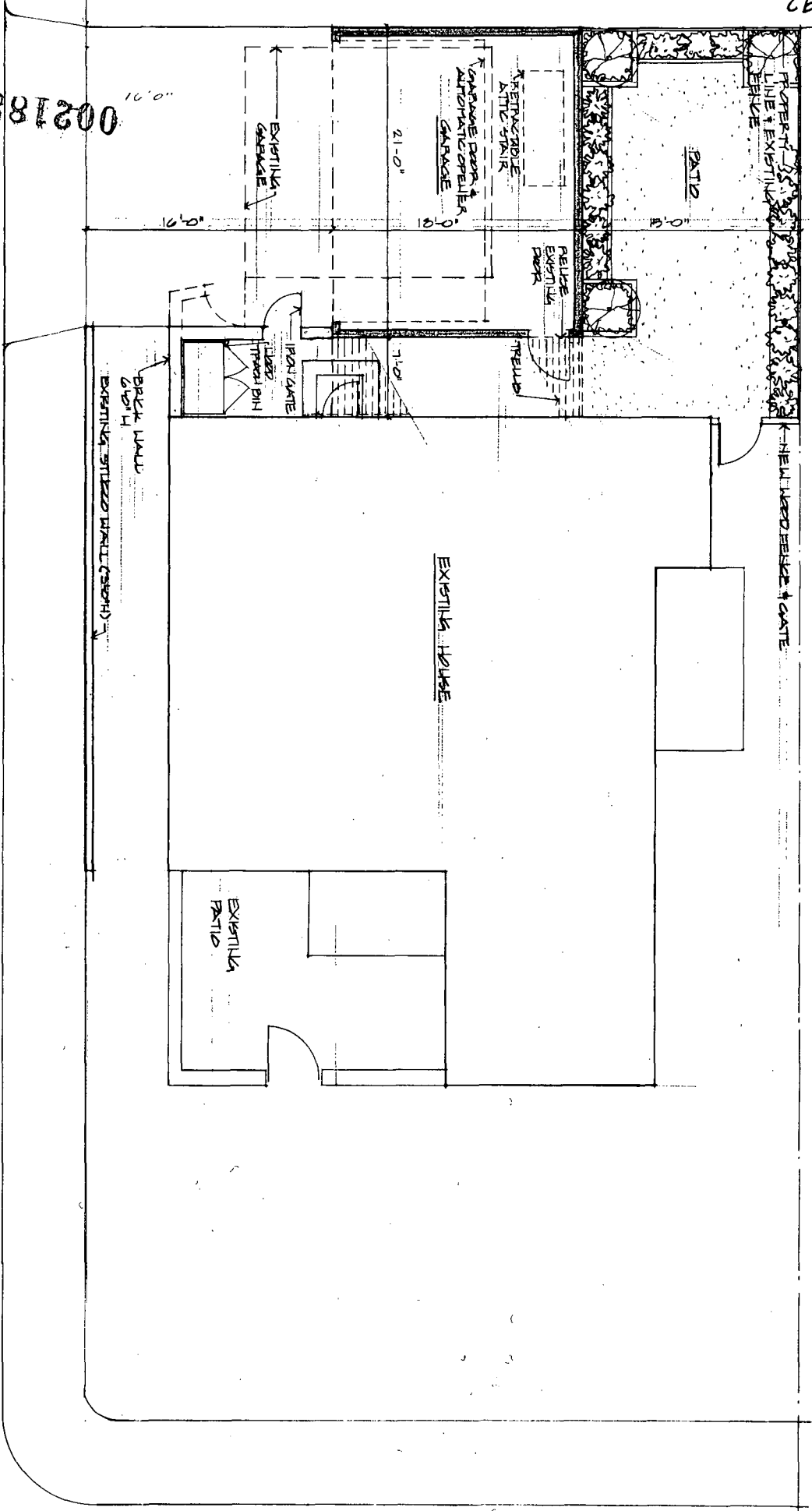
Date

CITY PLANNING DEPARTMENT
NOV 3 1989
RECEIVED



VICINITY - LAND USE - ZONING

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 SITE PLAN
 1/8" = 1'-0"
 NORTH

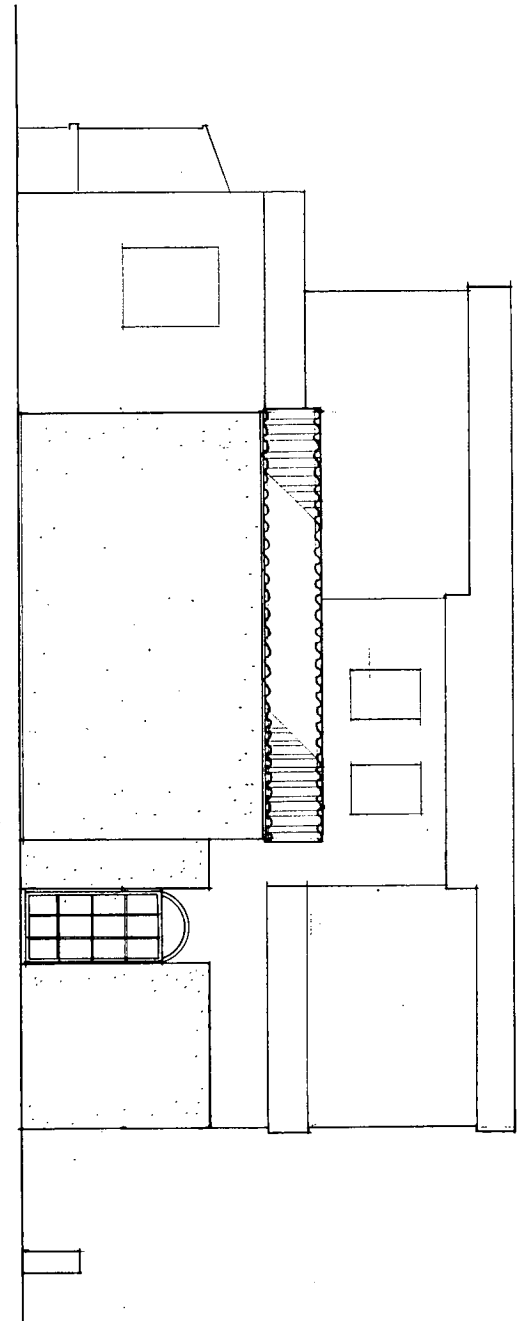
41ST STREET

41ST STREET

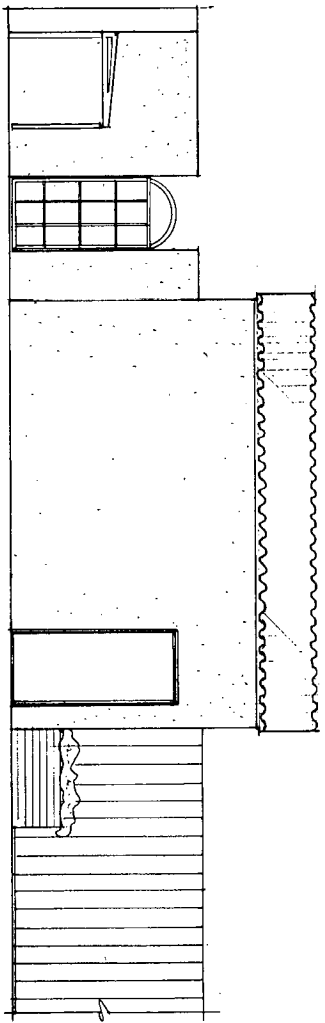
SITE PLAN

FERRY RESIDENCE
 912 41ST STREET
 SACRAMENTO CA

DATE:	11/15/19
SCALE:	1/8" = 1'-0"
PROJECT:	FERRY RESIDENCE
DRIVING:	DRIVING
PLAN:	PLAN



1 WEST GARAGE ELEVATION
1/4" = 1'-0"



2 EAST GARAGE ELEVATION
1/4" = 1'-0"

ELEVATIONS

FERRY RESIDENCE
972 41ST STREET
SACRAMENTO, CA.

DRAWN BY:
T. B. BAKER
DATE:
SEPT. 13, 1921

GARAGE
ELEVATION

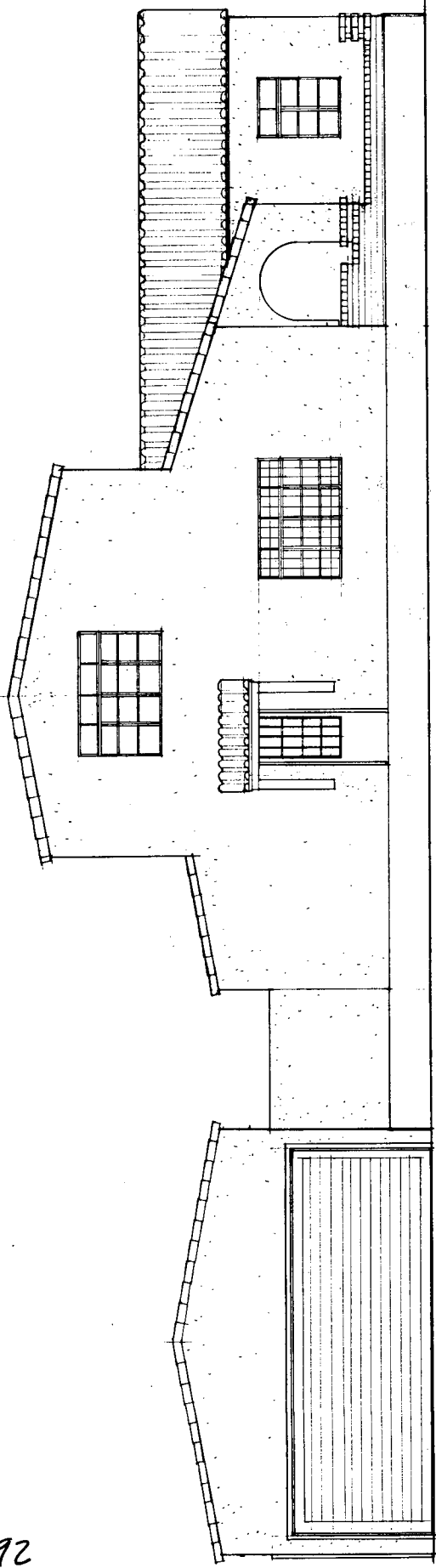
FERRY RESIDENCE
912 41ST STREET
SACRAMENTO, CA

DRAWN BY:
TAPUASKY

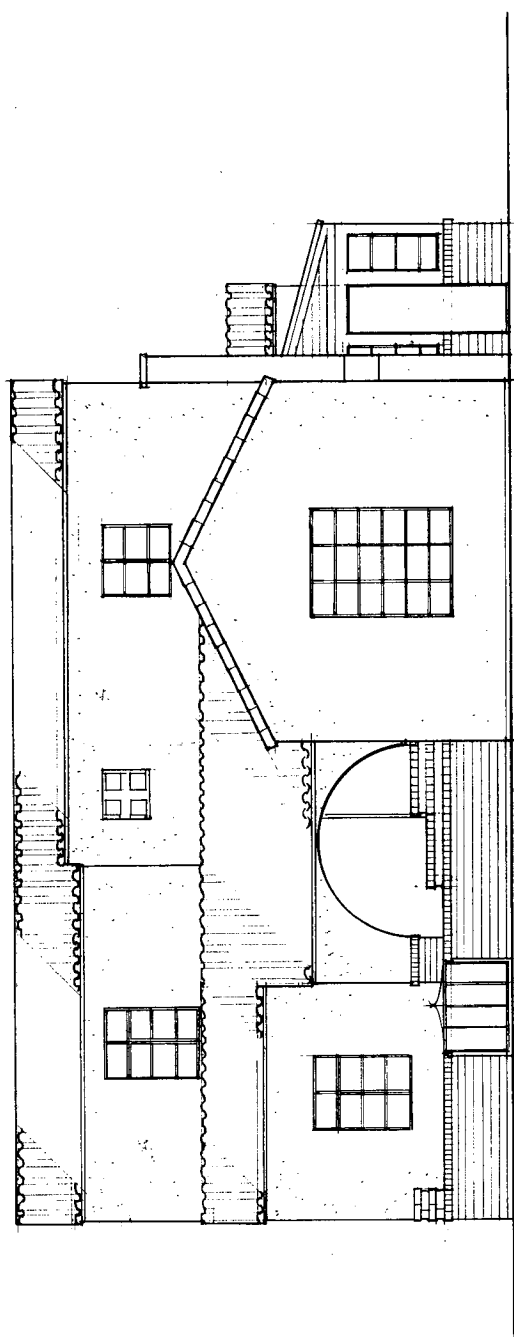
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ELEVATION

ELEVATIONS



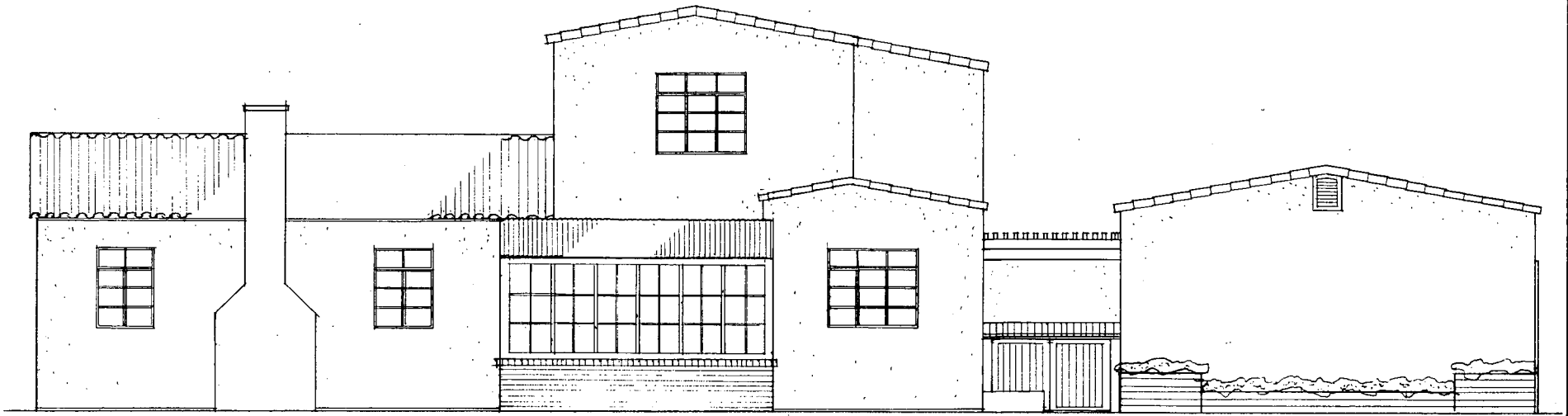
1 SOUTH ELEVATION
1/4" = 1'-0"



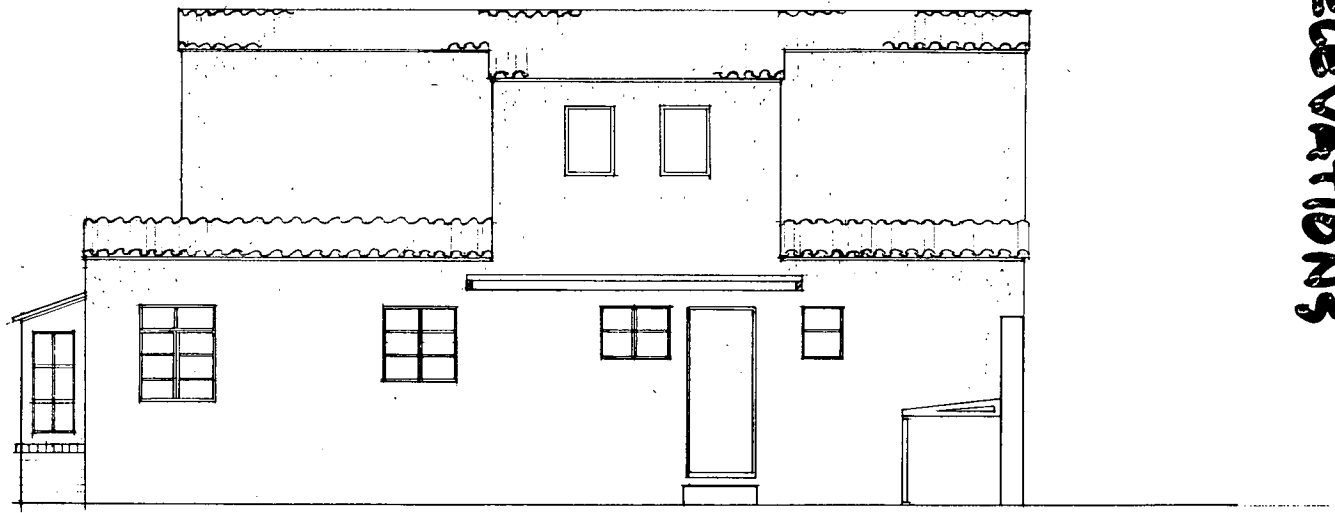
2 EAST ELEVATION
1/4" = 1'-0"

002190

P89-392



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

ELEVATIONS

FERRY RESIDENCE
972 41ST STREET
SACRAMENTO, CA

DRAWN BY:
TARNASKY

DATE:
SEPT 13, 1989

ELEVATION

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