

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Donald P. Zingale, 809 50th Street, Sacramento, CA 95819				
OWNER	Donald P. Zingale, 809 50th Street, Sacramento, CA 95819				
PLANS BY	J. A. Moran Drafting Service				
FILING DATE	4/1/87	ENVIR. DET.	Ex.15305 (a)	REPORT BY	JP/vf
ASSESSOR'S-PCL. NO.	008-0065-016				

APPLICATION: Planning Director's Variance to reduce a portion of the required five foot side yard setback to four feet for an addition to a single family residence in the R-1 zone (P87-170)

LOCATION: 809 50th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Single Family Residential; R-1
East : Single Family Residential; R-1
West : Single Family Residential; R-1

Property Dimensions: 50+ ft. x 95+ ft.
Property Area: 4,750 sq. ft.
Square Footage of Building: Existing: 1,070+ sq. ft.
Proposed Addition: 321+ sq. ft.
Total 1,391+ sq. ft.

Height of Building: 15+ ft. (top of roof)
Exterior Building Materials: Wood Siding
Roof Material: Cedar Shingle Roof
Exterior Building Colors: Tan with Dark Green Trim

PROJECT EVALUATION: Staff has made the following evaluation:

1. The subject site is a 50 ft.x 95 ft.interior lot located in the Single Family (R-1) zone. A one story, 1,070+ sq. ft., single family residence is located on the site. Surrounding land uses are also single family residences.

The applicant is proposing to construct a 321+ sq. ft. addition to the existing residence. The existing residence currently has a four foot interior side yard setback from the south property line. The applicant is proposing to continue this setback for the building addition and is requesting a variance to reduce the required five foot side yard setback to four feet.

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2. Staff has no objections to this request. As noted, the existing side yard setback is four feet and the proposed addition would not project into the existing setback along this property line. The applicant has designed the proposed addition so that no windows face the south property line. This absence of windows and an existing solid wood fence located along the south property line will protect the adjacent neighbor's privacy. Planning Staff discussed the proposed addition with the adjacent resident to the south and she expressed no objection to the applicant's request.

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

RECOMMENDATION: Staff recommends approval of the variance request, subject to the following condition, and based upon Findings of Fact, which follow:

Condition

The proposed addition shall not have any window or door openings along the south elevation as indicated on the submitted plans.

Findings of Fact

1. The requested variance does not constitute a special privilege in that:
 - a. the present side yard setback along the south property line is four feet;
 - b. a variance would be granted to any other property owner facing similar circumstances.
2. The granting of this variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. it will not interfere with the privacy of the adjacent property owners;
 - b. it will not significantly change the characteristics of the single family residential area.
3. The requested variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.

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4. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designated for residential use by the 1974 General Plan and the proposed single family residential use conforms with the plan designation.

REPORT PREPARED BY:

Joy Patterson

Joy Patterson, Associate Planner

May 5, 1987

Date

RECOMMENDATION APPROVED:

Marty Van Duyn

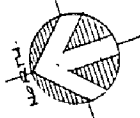
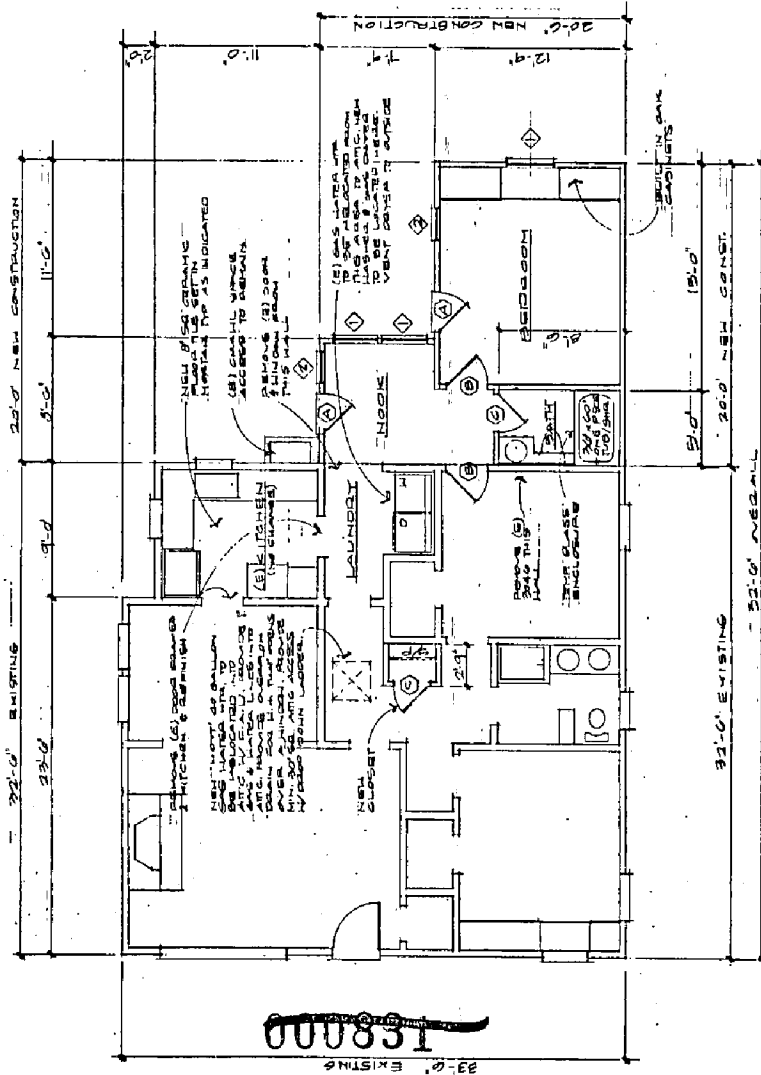
Marty Van Duyn, Planning Director

5-6-87

Date

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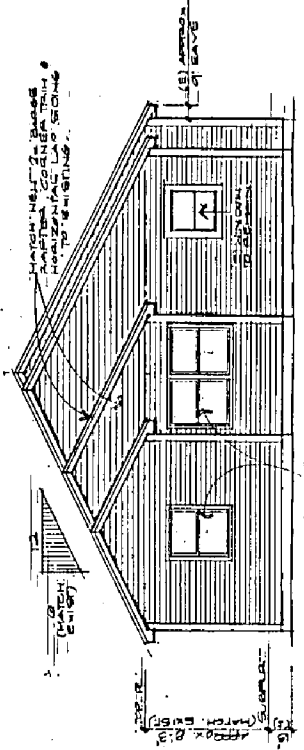


FLOOR PLAN SCALE: 1/4" = 1'-0"

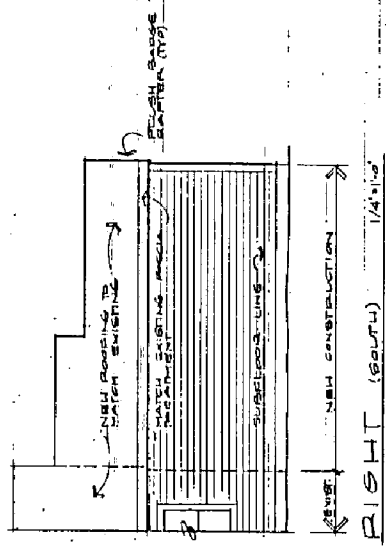
NOTES:
 1. PENETES EXISTING WALL TO REMAIN
 2. DENOTES NEW 2'-4" STUD WALL GROUPS (016.00)
 3. ALL NEW INSULATION (EXTERIOR)

SYN	ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	2000	2x4 TRADITIONAL W/SHING	100	LF	1.50	150.00
2	2003	INTERIOR 2 PANEL DOOR CASE BIA	2	EA	100.00	200.00
3	2006	INTERIOR 2 PANEL DOOR CASE FIA	2	EA	100.00	200.00

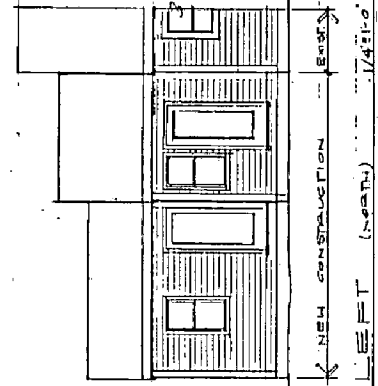
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REAR ELEVATION (EAST) 1/4" = 1'-0"



RIGHT (SOUTH) 1/4" = 1'-0"



LEFT (NORTH) 1/4" = 1'-0"

EXHIBIT B

NIZOULE RESIDENCE
 804 PIERCE STREET
 OAKLAND, CALIFORNIA

DRAFTING SERVICE - LAMORAN
 OAKLAND, CALIFORNIA
 PHONE (415) 455-0088

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OF 2 SHEETS - (SINGLE)

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