

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Edwin B. Shannon, 8024 33rd Avenue, Sac., CA 95824
OWNER	Edwin B. Shannon, 8024 33rd Avenue, Sac., CA 95824
PLANS BY	Edwin B. Shannon, 8024 33rd Avenue, Sac., CA 95824
FILING DATE	4/5/88
ENVIR. DET.	Cat. Ex. 15301 (e)
REPORT BY	DH:vf
ASSESSOR'S-PCL. NO.	027-0161-019

APPLICATION: Planning Director's Variance to reduce the required five foot interior side yard setback to two and one-half feet to allow a 7' x 15' addition to an existing single family dwelling on 0.11+ acres in the R-1 Zone.

LOCATION: 5750 Power Inn Road, northwest corner Power Inn Road and 33rd Avenue; 8024 - 33rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to add a bathroom and expand an existing house which has a two and one-half foot interior side yard setback.

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	40'
South: Vacant; R-1	Side(Int)	5'	25'
East : Industrial; M-2S	Side(St):	12-1/2'	6'
West : Single family; R-1	Rear:	15'	33' main structure 10' detached garage

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	40 x 120
Property Area:	0.11+ acres
Density of Development:	9 d. u. per acre
Square Footage of Building:	Existing house: 1,379 sq. ft. Storage bldg. : 350 sq. ft. Proposed addition: 85 sq. ft.

TOTAL SQ. FT.	1,814 sq. ft.
MAXIMUM ALLOWED:	1,936 sq. ft.

Height of Building:	1 story
Topography:	Flat
Street Improvements & Utilities:	Existing

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Exterior Building Materials: Stucco and wood
Roof Material: Metal ribbed-red color

PROJECT BACKGROUND: On July 22, 1987, the City Building Division issued a building permit for the subject site to construct a 18 x 20 ft. storage building on the rear half of the site. The applicant was informed he needed to move the building eastward away from the rear property line to not exceed 25 percent of the required rear yard lot coverage. The building has been constructed at a 10 ft. setback and does not cover more than 25 percent of the rear yard area.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 0.11 developed acres in a 40 ft. wide 120 ft. long lot in the Standard Single Family Zone. Adjacent land uses are vacant to the north and south with a single family dwelling to the west and industrial warehouse uses east across Power Inn Road. The General Plan designates the site for residential (4 to 15 du/acre).

B. Project Description and Analysis

The applicant proposes to construct a five foot wide and 17 foot long remodel and addition to an existing single family dwelling totaling 85 sq. ft. The location of the addition is along the north elevation and is located within two and one-half feet of the north property line. Staff field inspected the site and noted the north wall of the house is two and one-half feet from the north property line except for the proposed addition. In similar circumstances where the encroachment into a side yard setback for a building remodel is required, staff has focused on similar cases in the neighborhood and adjacent land use. Staff did not find similar cases in the neighborhood of buildings located two and one-half feet from the side yard setback. The adjacent parcel is vacant and under the same ownership. Mr. Shannon, the applicant and property owner of both the subject site and northern adjacent parcel, wishes to keep the two parcels separate and not do a lot line adjustment to move the property line northward.

Staff notes that the exterior materials and elevations are similar for the addition and support the proposed remodel. The applicant's plans show an existing structure totaling 1,379 sq. ft. dwelling and 350 square foot detached accessory garage used for storage. The 5' x 17' addition will increase building lot coverage to 1,814 sq. ft. Maximum allowable coverage for the 4,800 sq. ft. lot is 1,936 sq. ft. Staff supports the proposed addition subject to the conditions that the materials used be compatible with the main structure.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (e)).

RECOMMENDATION: Staff recommends approval of the variance subject to conditions and based upon the findings of fact which follow:

Conditions:

The proposed addition shall be constructed of materials used in the main structure and painted a color to match the dwelling. Roof material shall be similar.

Findings of Fact-Variance

1. Granting the variance, subject to conditions, is not a use variance in that single family dwellings are allowed in the Single Family (R-1) Zone.
2. Granting the variance, subject to conditions, is not granting a special privilege to an individual property owner in that variances with similar circumstances have been granted. The circumstance is that the existing structure has a two and one-half foot side yard setback.
3. Granting the variance, subject to conditions, will not be detrimental to surrounding property in that the existing dwelling is two and one-half feet from the north property line and extending 17 feet of the building to within two and one-half feet of the adjacent north property line affects property under the same ownership as the subject site.
4. The project is consistent with the 1988 General Plan in that the site is designated for Residential 4-15 du/acre and the addition to a single family dwelling is consistent with the plan designation.

Report Prepared By:

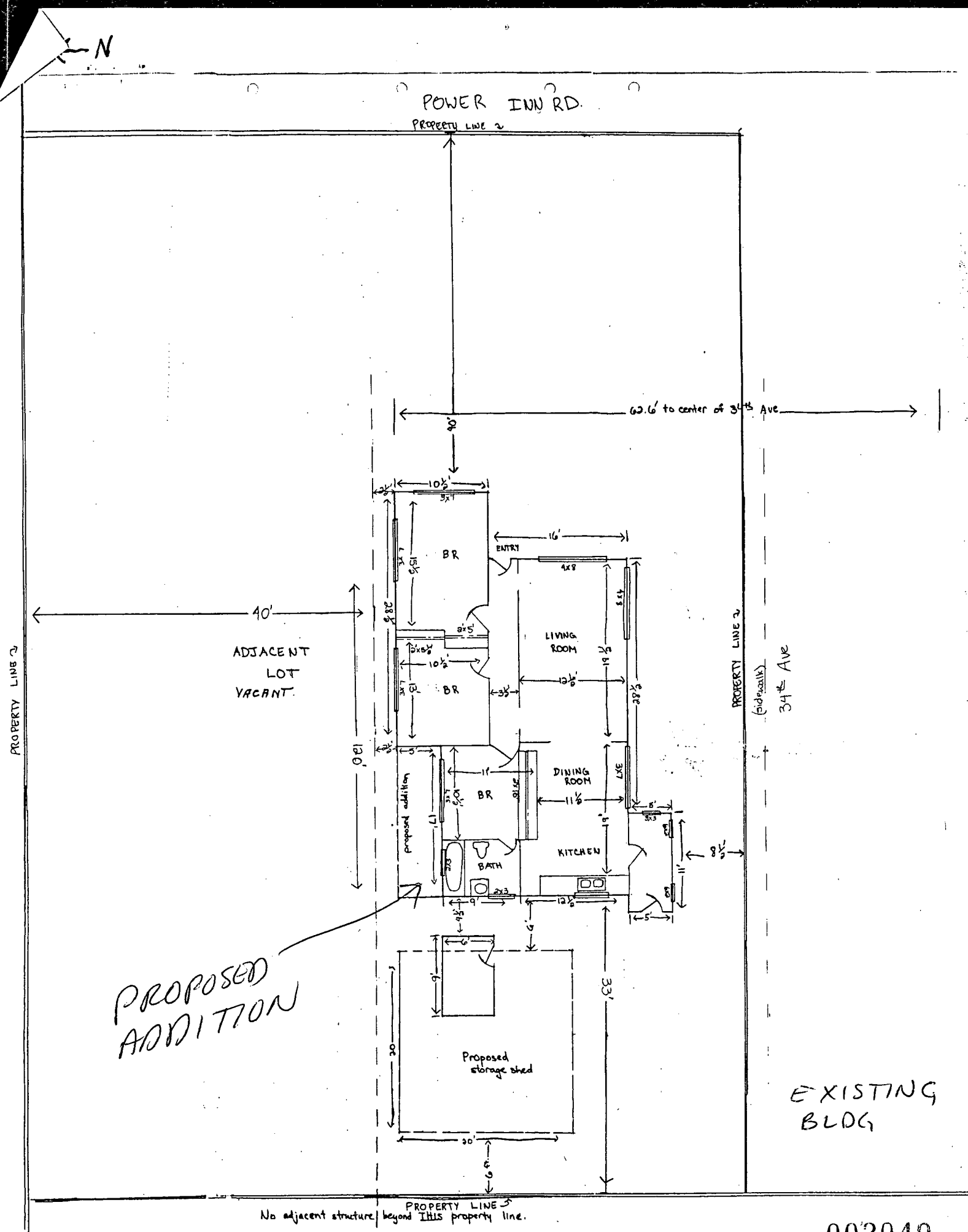
Dan Hendrycks
Dan Hendrycks, Associate Planner

6-13-88
Date

Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director
MVD:DH:vf

6.13.88
Date

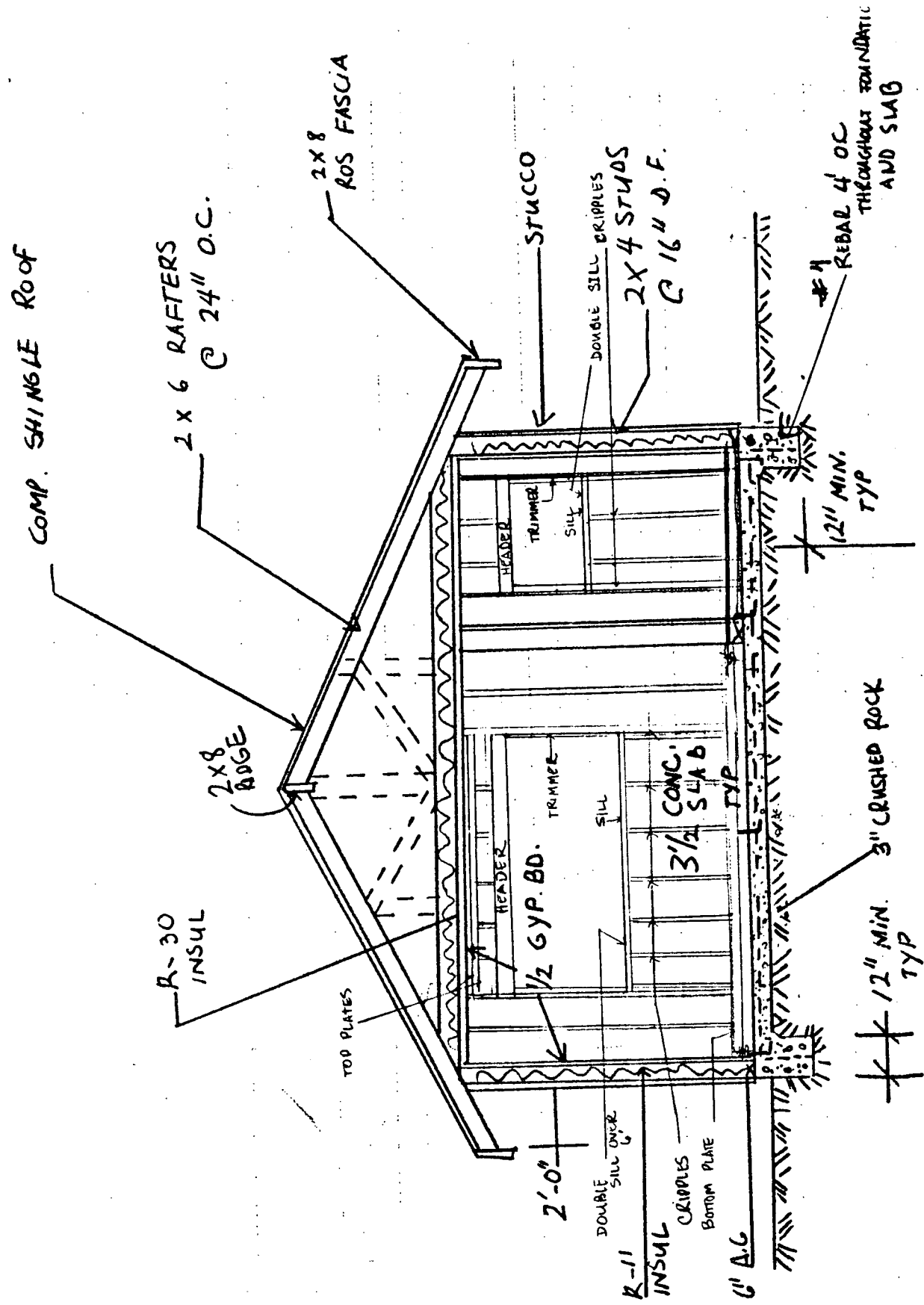


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SCALE: 1/4" = 1'-0"

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