

PLANNING DIRECTOR'S - VARIANCE
CITY PLANNING COMMISSION

927-10th Street . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frederick S. & Lynda L. Haring, 2215 'L' St., Sacto., CA 95816		
OWNER	Frederick S. & Lynda L. Haring, 2215 'L' Street, Sacto., CA 95816		
PLANS BY	_____		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: PB:bw	
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO. 007-094-17	

APPLICATION: Request for Planning Director's Variance to reduce the side yard setback from five feet to two feet, eight inches in order to construct bay windows and a chimney in a garage/living quarters addition to the site.

LOCATION: 2215 'L' Street

PROJECT INFORMATION:

1965 General Plan Designation:	Residential
1980 Central City Plan Designation:	Residential
Existing Use of Site:	Single Family Residential
Zoning of Site:	R-3A (Priority Structure)

Surrounding Use of Site and Zoning:

North:	Commercial; C-2
South:	Residential; R-3A
East:	Residential; R-3A
West:	Residential; R-3A

Property Dimensions:	40' x 160'
Property Area:	6,400 square feet

The applicant requests a variance for two bay windows and chimney encroachment two feet, four inches into each five-foot side yard. The windows and chimney would only be on the second story (living quarters).

STAFF EVALUATION: The subject site is 40' x 160' (see attached site plan). The proposed structure is to be placed five feet from the rear property line at the alley. The proposed building is a two-story garage with three ground floor parking spaces and a living area above. Each floor is approximately 840 square feet.

The existing main house is a Priority Structure on the City's Official Register. The design of the proposed structure is in keeping with the existing main house.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

RECOMMENDATION: It is recommended that the variance request be approved. The recommendation is based on the following findings of fact.

001307

Findings of Fact

1. The request for the variance does not constitute a special privilege to reduce the side yard setback from five feet to two feet, eight inches.

Under similar circumstances the granting of the variance would be appropriate for other property owners.

2. The variance does not constitute a use variance in that:

Multiple family dwellings are permitted in the R-3A zone.

3. The granting of the variance will not be injurious to the public welfare nor the properties in the vicinity as it will not significantly change the characteristics of the area.

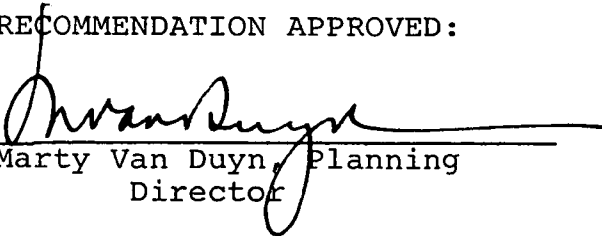
4. The project is in conformance with the 1974 City General Plan and the 1980 Central City Plan in that both plans designate the site for residential development.

REPORT PREPARED BY:



Penny Bell, Associate Planner

RECOMMENDATION APPROVED:



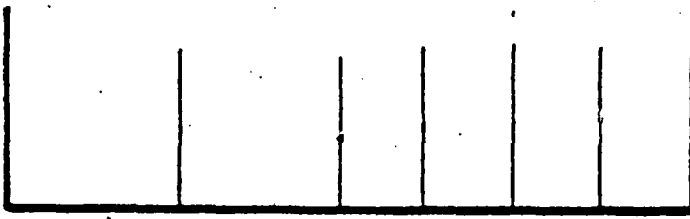
Marty Van Duyn, Planning
Director

MVD:PB:bw

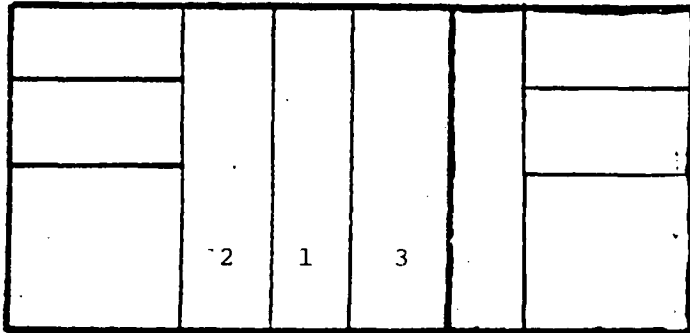
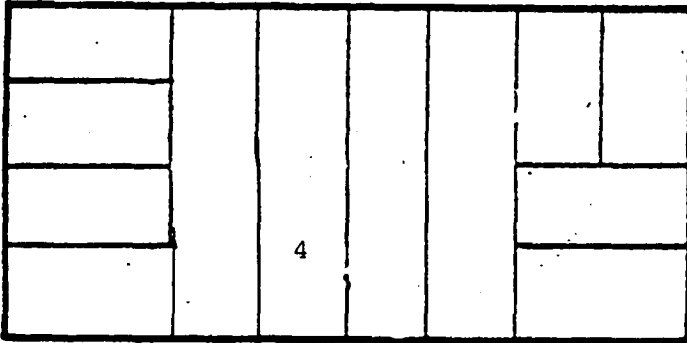
Attachments

P82-116

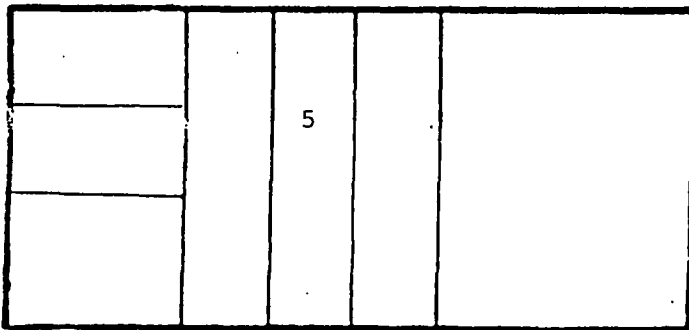
001308



K Street



L Street



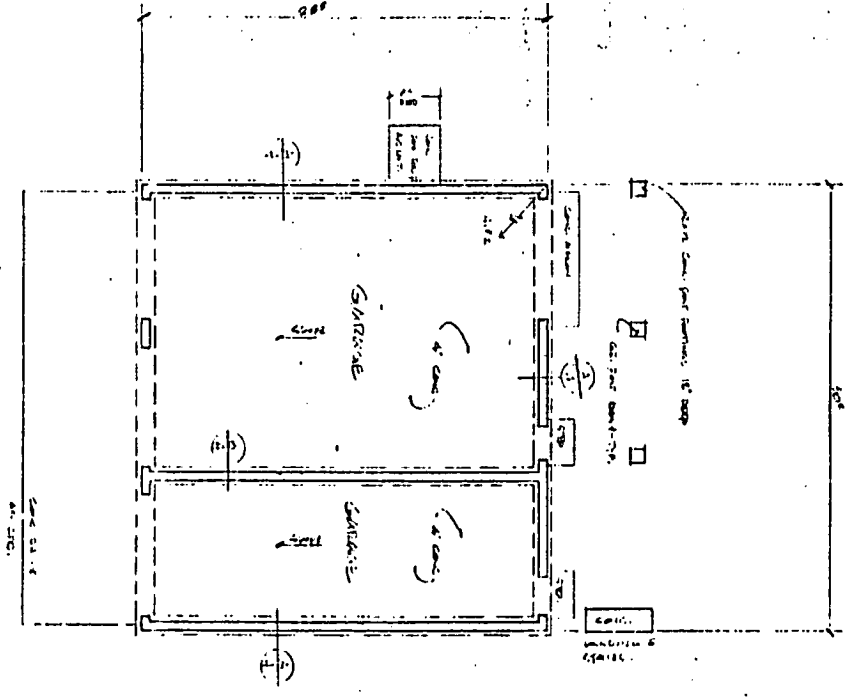
001310

22nd Street

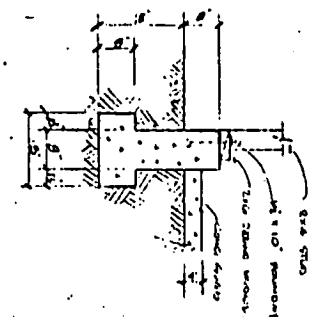
23rd Street

001312

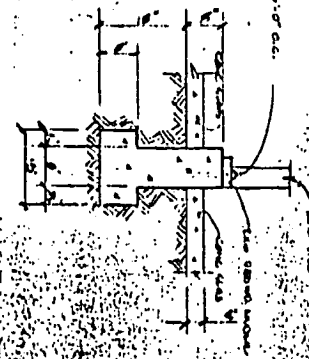
FOUNDATIONS PLAN



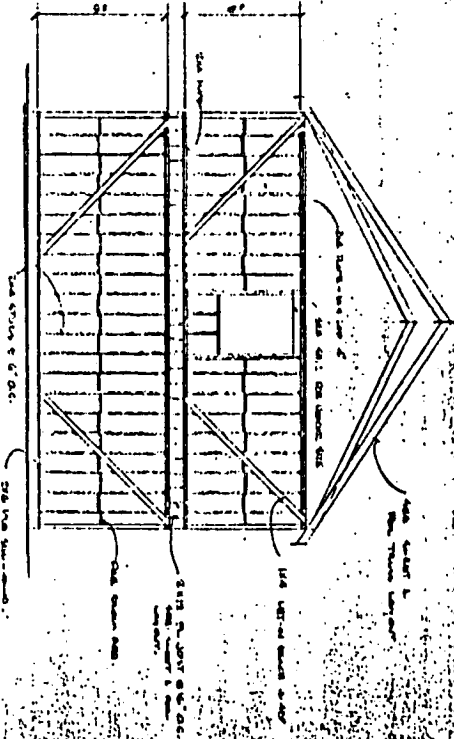
001312



DETAIL A
4000 1/2-11-10



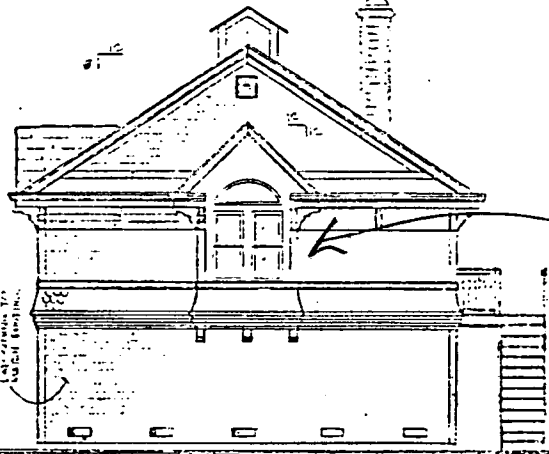
DETAIL B
4000 1/2-11-10



ELEVATION DRAWING
4000 1/2-11-10

CARRIAGE HOUSE
MR & MRS. WARING
2215 L STREET
SACRAMENTO - CALIF.

PLAN	840
DATE	1910
BY	J. W. B. B.
CHECKED	J. W. B. B.
APPROVED	J. W. B. B.
SCALE	1/4" = 1'-0"

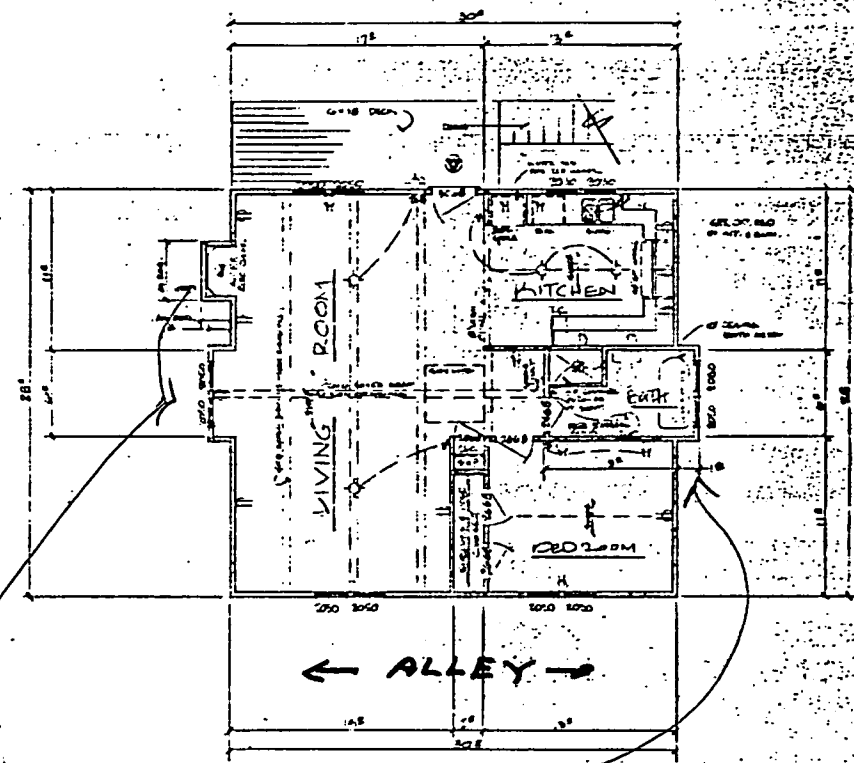


WEST ELEVATION



NORTH ELEVATION

FLOOR PLAN



THE REQUIREMENTS OF ORD. No. 2550 ONLY ARE COMPLIED WITH FOR THOSE DETAILS AS ARE SHOWN ON THESE DRAWINGS.

Planning Commission approval does not include the additional approval required from other City Departments.

CARRIAGE HOUSE
 FOR MR. & MRS. WARING
 2215 L ST.
 SACRAMENTO

PLAN	B40
SCALE	1/4" = 1'-0"
DATE	10 JAN 82
DRAFTSMAN	A. W. BRADSHAW
CHECK	2
BY	AC

001313