

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Sharon Baldwin, 166 Southgate Road, Sacramento, CA 95815		
OWNER	Maurice & Sharon Baldwin, 166 Southgate Road, Sacramento, CA 95815		
PLANS BY	Sharon Baldwin, 166 Southgate Road, Sacramento, CA 95815		
FILING DATE	5-5-86	ENVIR. DET.	Exempt 15301(e) 2
ASSESSOR'S-PCL. NO.	275-215-13		
REPORT BY	FG:bw		

APPLICATION: Planning Director's Variance to allow a room addition within three feet, six inches of the side yard property line (P86-177)

LOCATION: 166 Southgate Road

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	56'
South: Residential; R-1	Side(Int):	5'	3',6" (proposed)
East: Residential; R-1	Rear:	15'	15'+
West: Residential; R-1			

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	Irregular
Property Area:	0.21+ acres
Square Footage of Building:	2,271
Height of Building:	14 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Stucco/wood
Roof material:	Composition

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.21+ acre lot which is developed with a single family residence. The site is zoned Single Family (R-1) and designated for residential use in both the General Plan and the 1984 North Sacramento Community Plan. Surrounding land uses are entirely single family residences.
- B. The applicant is requesting to enlarge the existing residence by converting a patio area and outbuilding into living area. These structures are located within three feet, six inches of the south property line. The house and outbuilding were built at the same time (i.e. 1920's). The patio was built in the 1950's. The proposed conversion would maintain the building setback at three and one-half feet from the south property line. The adjacent house is located approximately four feet from the common property line. The applicant's addition faces the adjacent house and pool house. The adjacent property owner has been notified of the proposal and they have expressed no concerns.

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C. Since the proposed project is located adjacent to an existing residence with a similar setback and since the existing setback will be maintained at three and one-half feet, staff would recommend that the variance be approved.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e)2)).

RECOMMENDATION: Approve the side yard setback variance, subject to conditions and based upon the Findings of Fact which follow.

Conditions

1. The applicant shall obtain the necessary building permits prior to construction.
2. The south property line setback shall be maintained at three and one-half feet.

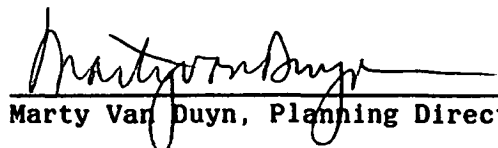
Findings of Fact

1. The variance, as conditioned, does not constitute a special privilege extended to one property owner, in that:
 - a. the adjacent residence is approximately four feet from the property line;
 - b. a variance would be granted other property owners under similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public or surrounding property owner, in that:
 - a. the addition will be architecturally compatible with the existing residence;
 - b. the proposed addition is presently located three and one-half feet from the property line.
3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated residential by the 1974 General Plan, and the proposed addition conforms with this designation.

REPORT PREPARED BY:


Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

6/5/86
Date

STATEMENT OF INTENT
FOR VARIANCE REQUEST:

166 Southgate Rd.
Sacramento, CA 95815

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The intent of the project is to extend, rebuild, and include as interior space an existing covered patio that is connecting the main house with the wash-room/storage building. Additionally, the roofs of the patio and outbuilding are to be rebuilt to match and be contiguous with the roof of the main house. The Northeast face of the patio is to be approximately eleven (11) feet closer to the street, adding approximately one-hundred fifty (150) square feet to the total covered area. The driveway is still one-hundred (100) feet long, providing ample space for parking.

The Southeast walls of the patio and outbuilding are approximately four (4) feet from the side lot-line. There-in lies the reason for the variance request. The stucco walls of the outbuilding are to remain and the new walls are to extend in the same plane to match.

The outbuilding appears to have been built at the same time as the house, i.e., in the 1920's. The patio was built sometime later, but before the last purchase of the property in 1971; probably in the 1950's.

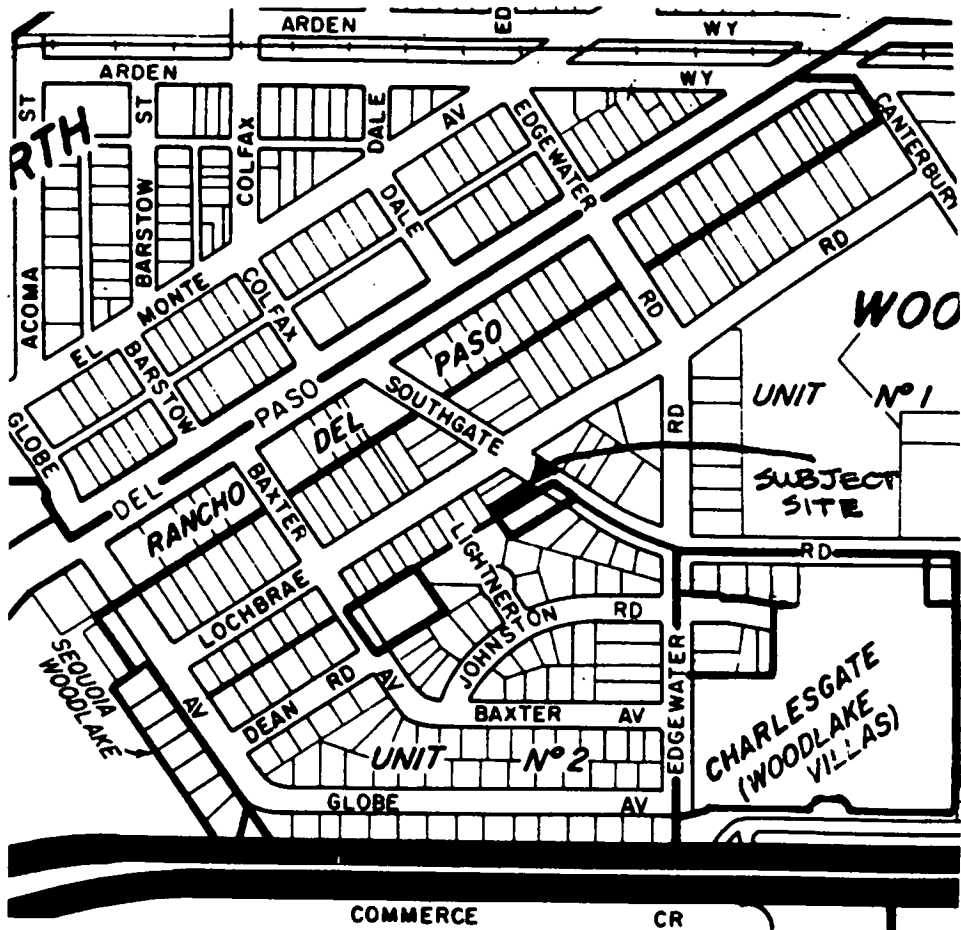
The Southeast neighbor has no view that would be obstructed by the proposed construction, and approves of the proposed project. The other neighbors also approve of the project, although

Intent/Variance
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they have no significant view of the proposed construction, mainly in passing. The primary changes to the existing appearance will be incidental to the rebuilding and matching of the roofs and the use of stucco siding throughout to match the main house and provide the continuity needed for the property.

The project will improve the utility of the home and enhance the appearance of the property in keeping with the other homes in the Woodlake area, without the unnecessary financial hardship of demolishing and rebuilding usable structures.

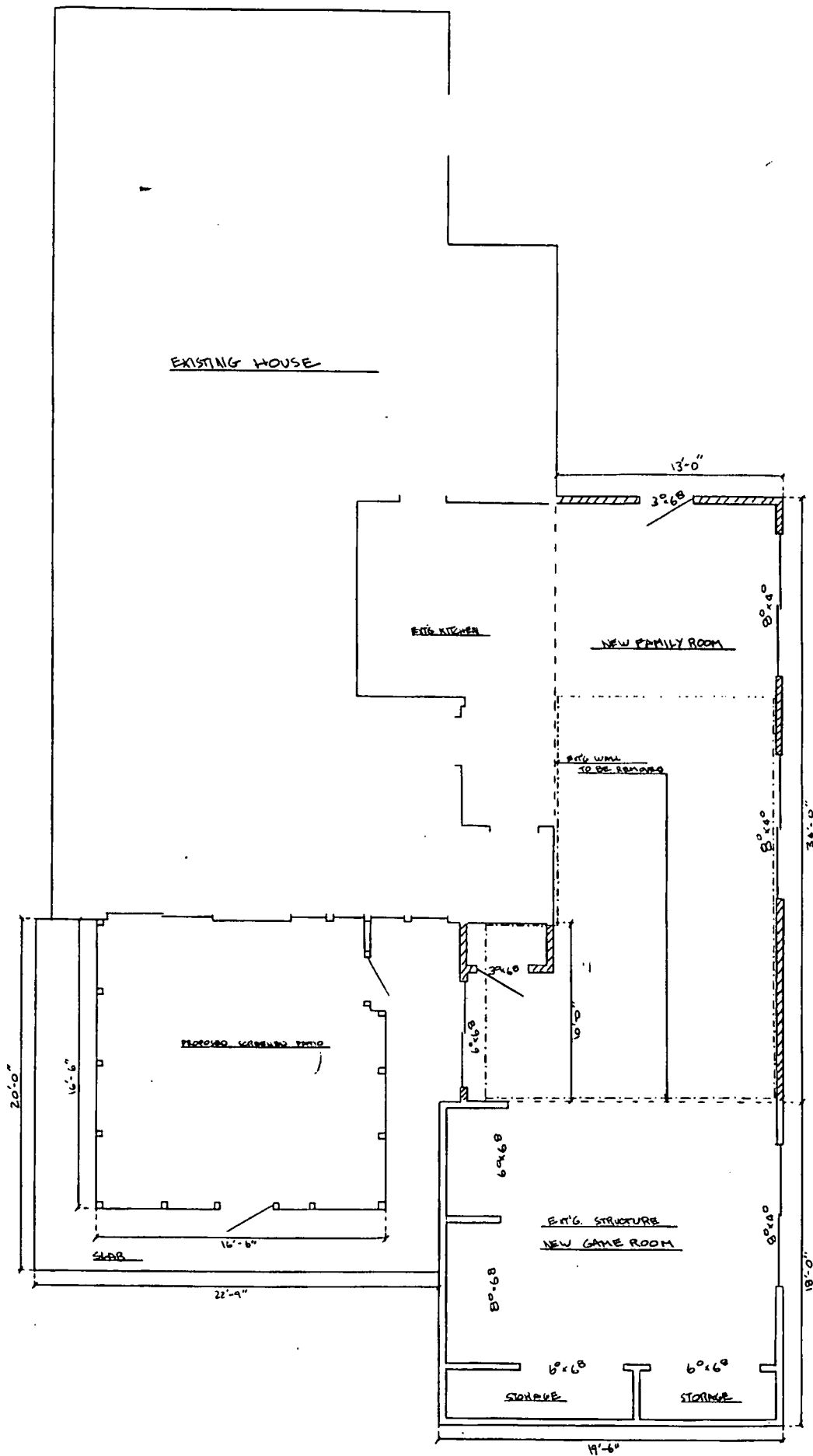
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VICINITY MAP

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

NOTES:
 1) - - - - = PERIMETER OF EXISTING PATIO
 2) CROSS-HATCHED AREA = NEW WALLS

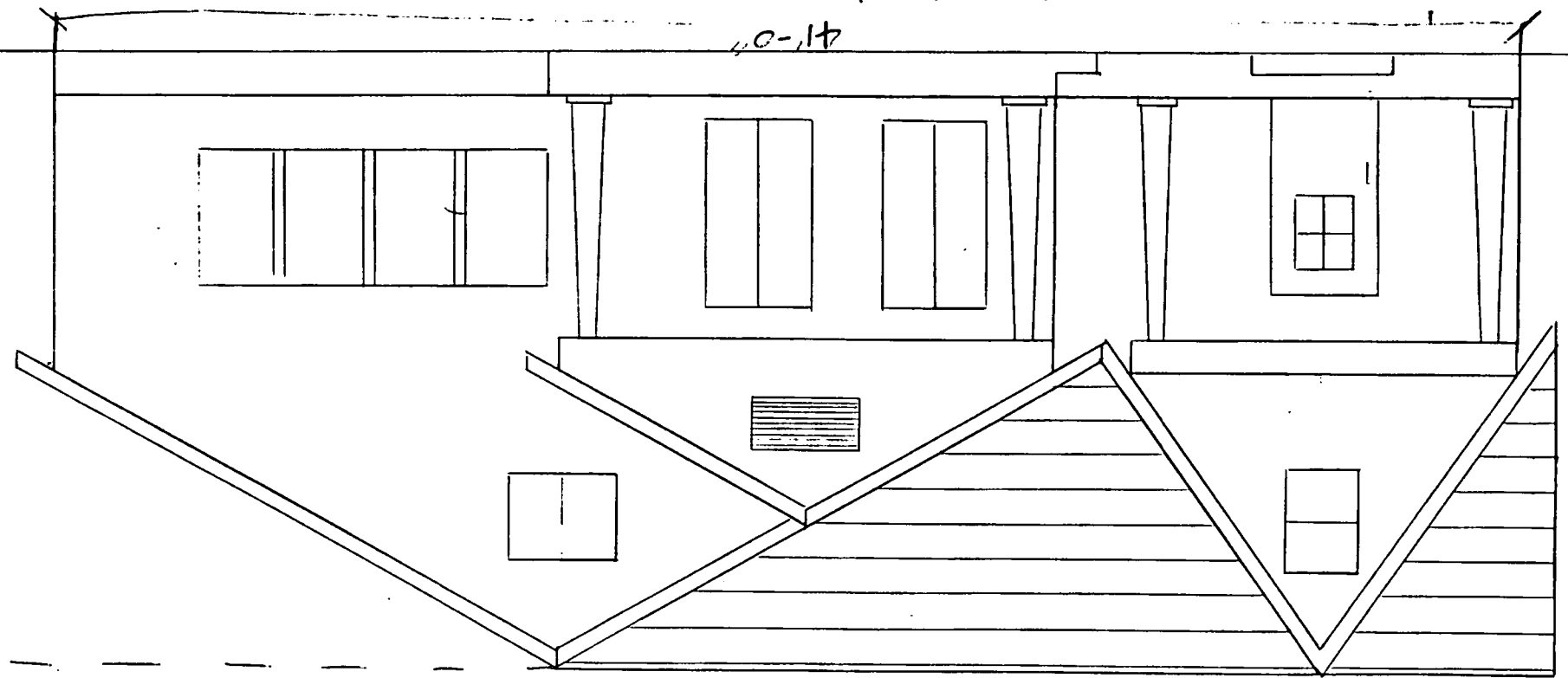
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EAST ELEVATION

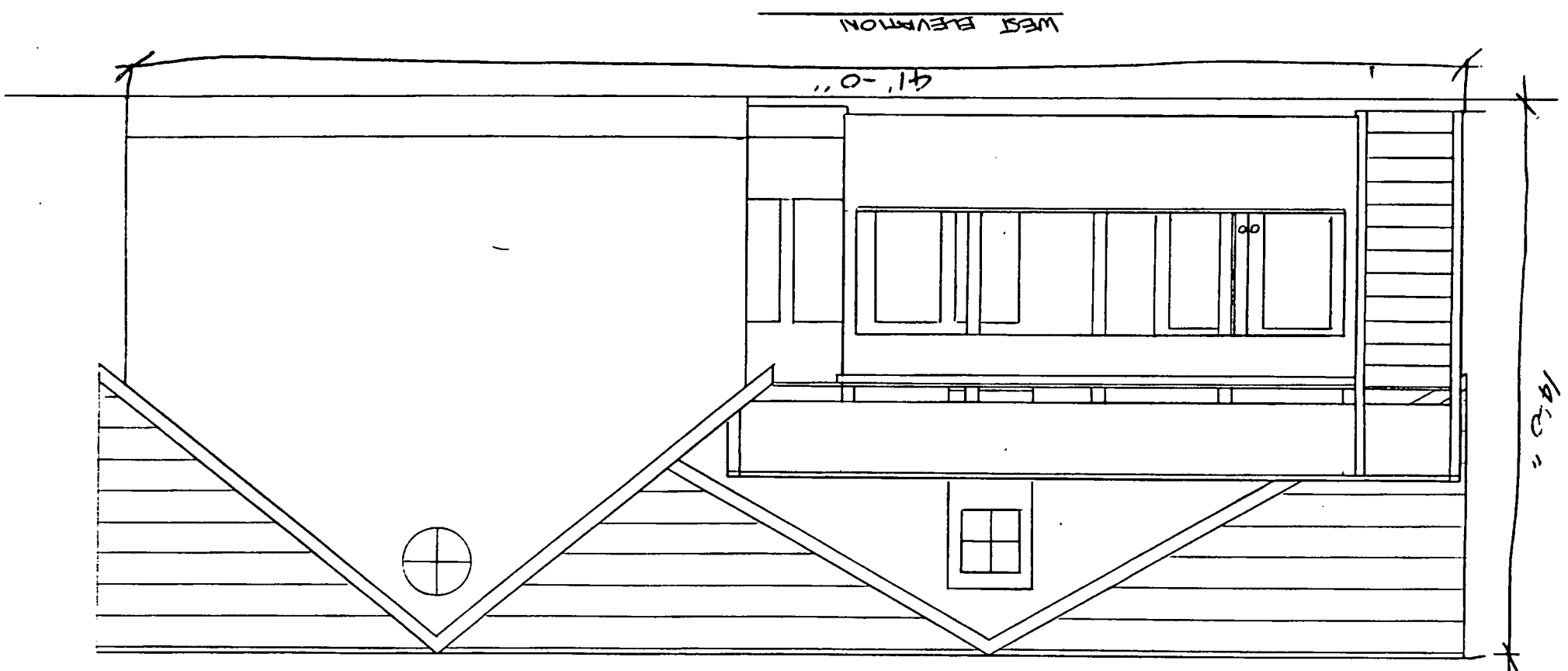
41'-0"

14'-0"



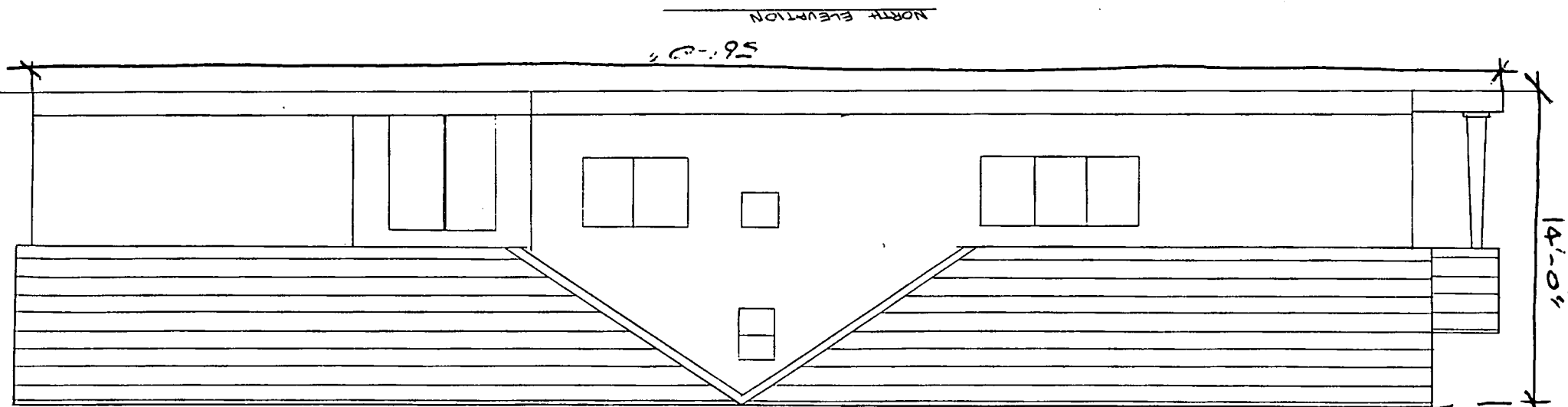
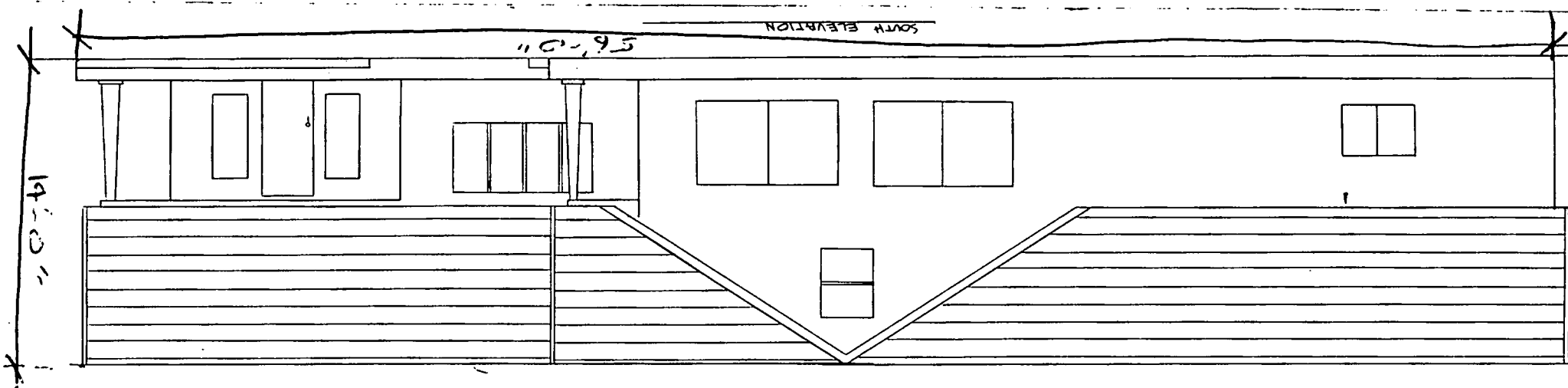
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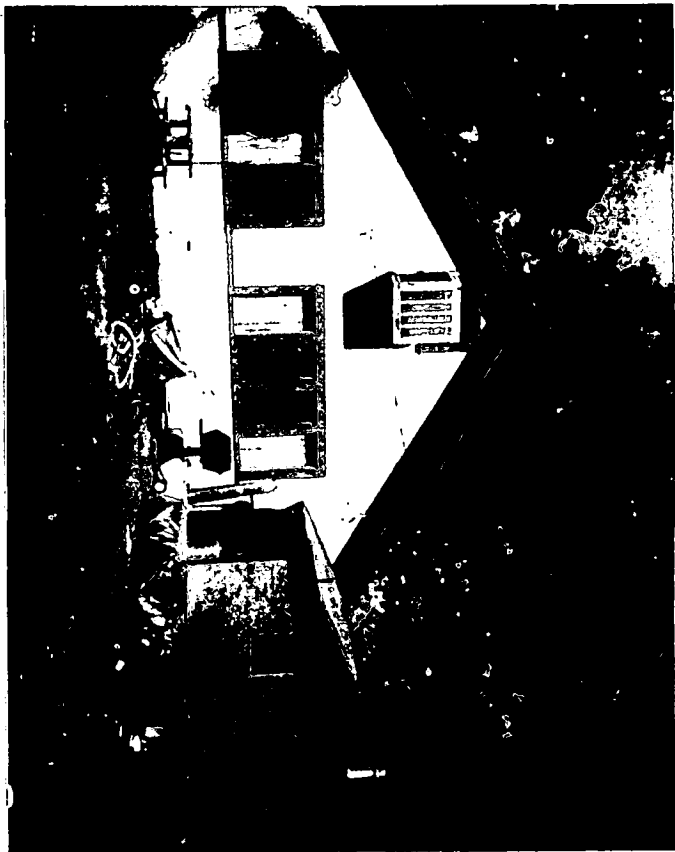


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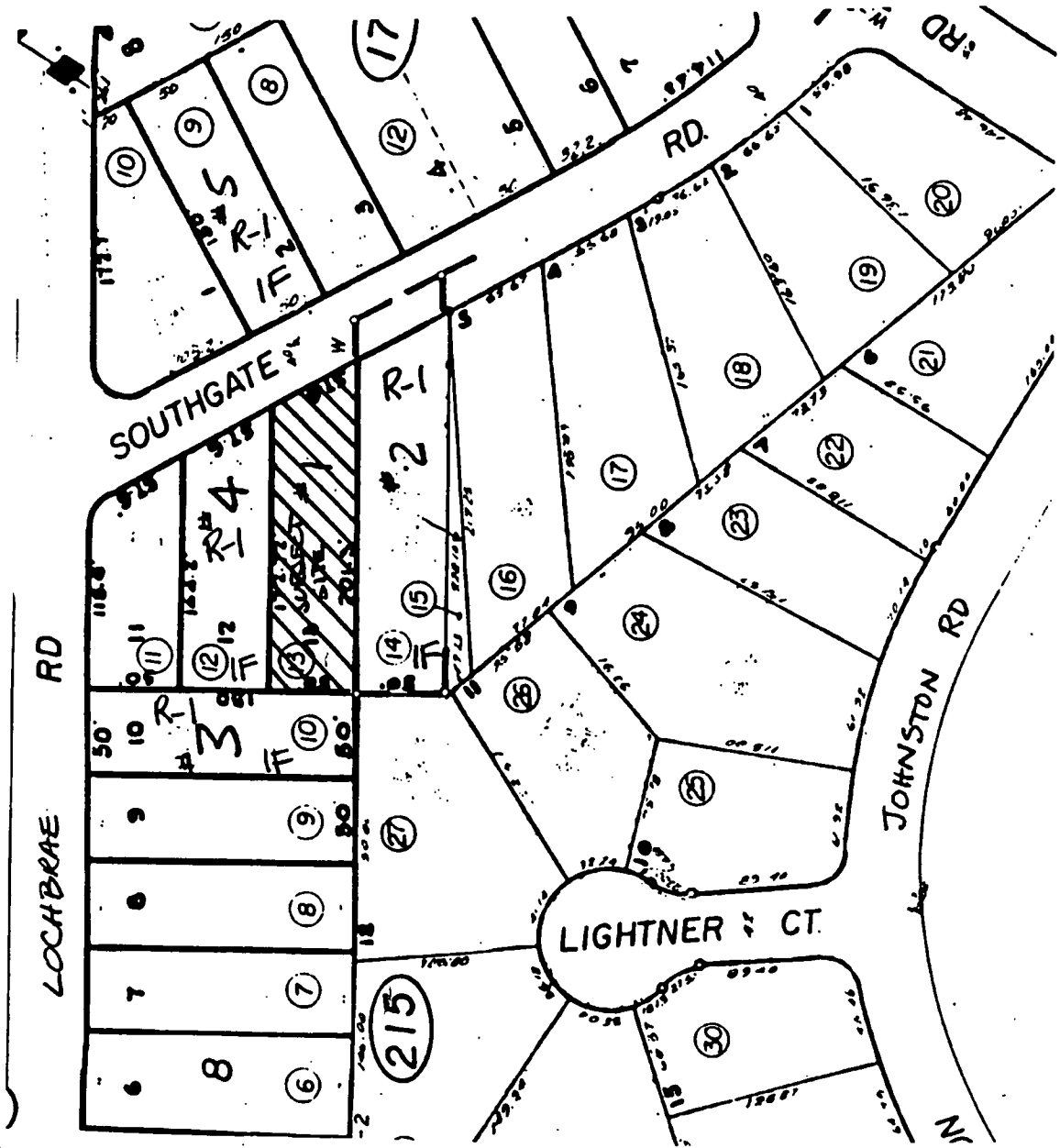
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LAND USE & ZONING MAP

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LOCHBRAE RD.

N

0' 25' 100'

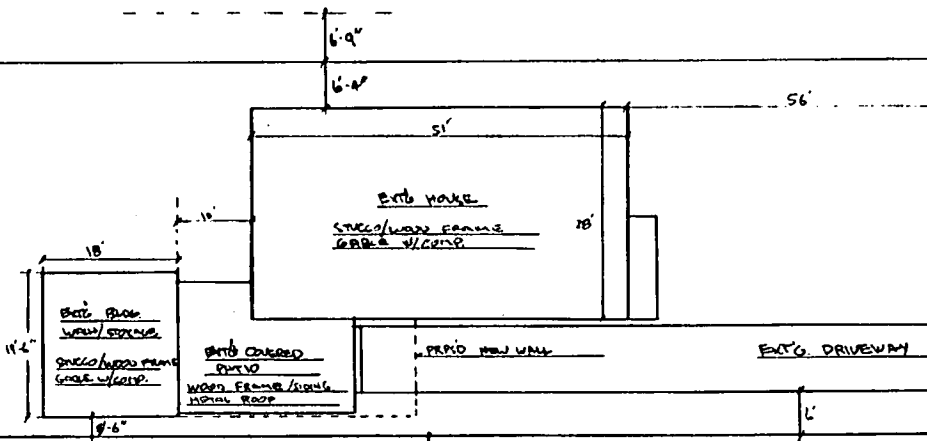
SCALE 1" = 100'

PLOT PLAN

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SOUTH GATE RD.

HOUSE



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