

## PLANNING DIRECTOR'S VARIANCE

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

<b>APPLICANT</b>	Arktegraf, Inc., 1529 28th St., Sacto, CA 95816				
<b>OWNER</b>	Peter and Carol Blackman, 2900 26th Street, Sacto., CA 95818				
<b>PLANS BY</b>	Arktegraf, Inc., 1529 28th Street, Sacto., CA 95816				
<b>FILING DATE</b>	2-29-88	<b>ENVIR. DET.</b>	Cat Ex. 15303(e)	<b>REPORT BY</b>	DH:
<b>ASSESSOR'S-PCL. NO.</b>	013 - 0083 - 001				

- APPLICATION:**
- A. Planning Director's Variance to reduce the required 5 ft. rear setback to 3 feet for a detached accessory garage on 0.18 developed acres in the Standard Single Family (R-1) zone.
  - B. Variance to exceed the maximum 25% rear yard building coverage for accessory building by 4% to 29% coverage for a 628 sq. ft. accessory garage.

**LOCATION:** 2900 26th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to demolish an existing garage located 2 ft. from the side property line and reconstruct a 628 sq. ft. single story garage 3 ft. from the side property line.

**PROJECT**

**INFORMATION:** General Plan Designation: Residential

Existing zoning of Site: R-1

Existing Land Use of Site: Single-family dwelling and detached garage.

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Vacant & Single Family; R-1	Front:	25'	29'
South: Single Family; R-1	Side(Int):	5'	5'
East: Single Family; R-1	Side(St):	12+'	14'
West: Single Family; R-1	Rear:	15'	25' Main Bldg. 3' Garage

Parking Required:	1 space
Parking Provided:	2 spaces
Property Dimensions:	irregular
Property Area:	0.18 = acres
Density of Development:	5 d.u. per acre
Square Footage of Building:	628 sq. ft. accessory building
Height of Building:	Single Story
Exterior Building Materials:	Stucco to match existing house finish
Roof Material:	Terra Cotta Tile

PROJECT EVALUATION: Staff has the following comments:

A. Land Use Zoning:

The subject site is designated for residential low density uses on the 1988 General Plan and is zoned Standard Single Family (R-1) Zone. Surrounding land uses are residential single family with adjacent zoning R-1. The subject site contains 0.18+ acres developed with a single family dwelling and detached garage.

B. Project Description:

The applicant proposes to remove an existing single car garage and construct a new two car detached garage in the rear yard area of a corner lot. The garage will have exterior elevations and materials similar to the main structure. A terra cotta tile roof with stucco walls painted to match the main house are proposed. The garage will have a sky light in the roof and windows in the front and rear elevations.

In order to construct the proposed 628 square foot garage, a variance is required to locate the building 3 feet from the rear property line. A second variance is required to exceed the maximum 25% rear yard lot coverage by 4%. A total of 408 square feet of the garage is located in the 1,425 square foot rear yard area.

C. Evaluation:

Staff has reviewed the elevations and find them compatible with the existing dwelling and adjacent residential units. The peaked roof line and use of stucco and clay tile roof will be an enhancement to the site.

The subject site is a corner lot with the main entrance off the side yard, facing 4th Avenue. Staff notes that similar detached accessory garages have been constructed on corner lots. The unique situation for this site is that the western property line is over 100 feet long with the eastern property line part of a radius entering 26th Street. The property is shaped like a triangle which reduces the available yard area for garage use. The existing garage is located 2 feet from the rear property line. Increasing the setback to 3 feet is an improvement. The adjacent single family dwelling has a garage adjacent to the proposed garage addition area which is setback 26 feet from the 4th Avenue right-of-way. The new garage ranges in setback from 25 feet to 14 feet from 4th Avenue. The minimum driveway length of 20 ft. is maintained at the centerlines of both garage door driveways so that vehicles will not protrude into the public right-of-way prior to entering the garage.

Regarding lot coverage in the rear yard area, the proposed garage contains 21 feet for automobile storage and a 10 ft. long 16 ft. wide workshop area closest to the rear yard area. The internal space arrangement of the garage and workshop requires the space as proposed. It can not be decreased by 4 percent without affecting the workshop area. A total of 52 square feet would require removal from the garage in the rear yard area to comply with the 25 percent maximum rear yard coverage. This results in decreasing the workshop to 7 feet in length and 16 feet wide so that the internal area is too limited to work well. Staff has supported minor encroachments

into the rear yard lot area when adjacent property owners are not adversely affected by the use and no reasonable alternative is available to accomplish the goal. Staff supports the coverage of 52 square feet of the rear yard area. In addition, the adjacent property owner does not object to the proposal.

ENVIRONMENTAL DETERMINATION: The proposed variances are exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 (e)).

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

Conditions - Variances:

1. The applicant shall construct the garage as per the submitted plans. The garage shall be constructed with stucco walls and terra cotta tile roof architecturally compatible with the main house.
2. The garage shall be no closer than 3 feet to the rear property line.

Findings of Fact: Variance:

1. Granting the variances are not use variances in that detached garages are allowed in the Single Family (R-1) zone.
2. Granting the variances, as conditioned, does not constitute a special privilege extended to an individual property owner in that due to the unique configuration of the lot and the increase in setback from 2 ft. to 3 ft. for the new garage, the encroachment of 4% to 52 square feet into the required rear yard area does not constitute a health, safety or welfare problem in the area.
3. Granting the variance would not be detrimental to surrounding property in that the garage expansion is adjacent to an existing garage. The staggered front yard and street side yard is common in the neighborhood for side-on corner lots.
4. Granting the variance is consistent with the 1988 General Plan in that the site is designated for residential uses and detached accessory garages are allowed in required setback areas and to exceed rear lot coverage subject to securing variances.

Report Prepared by:

Dan Hendrycks  
Dan Hendrycks, Associate Planner

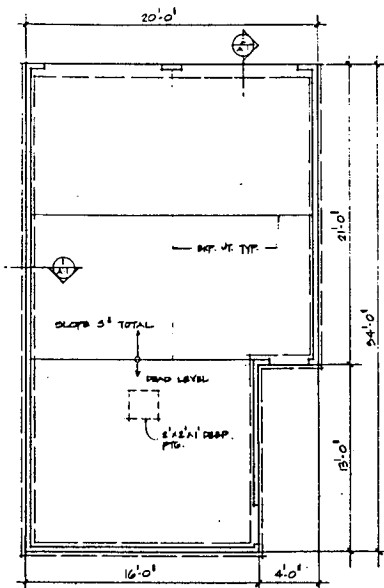
3-29-88  
Date

Recommendation Approved:

Marty Van Duyn  
Marty Van Duyn, Planning Director

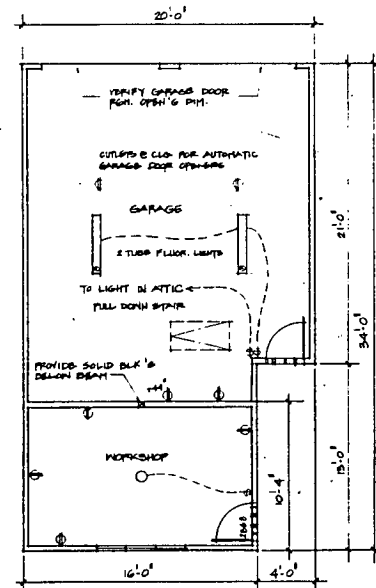
3-30-88  
Date

000844



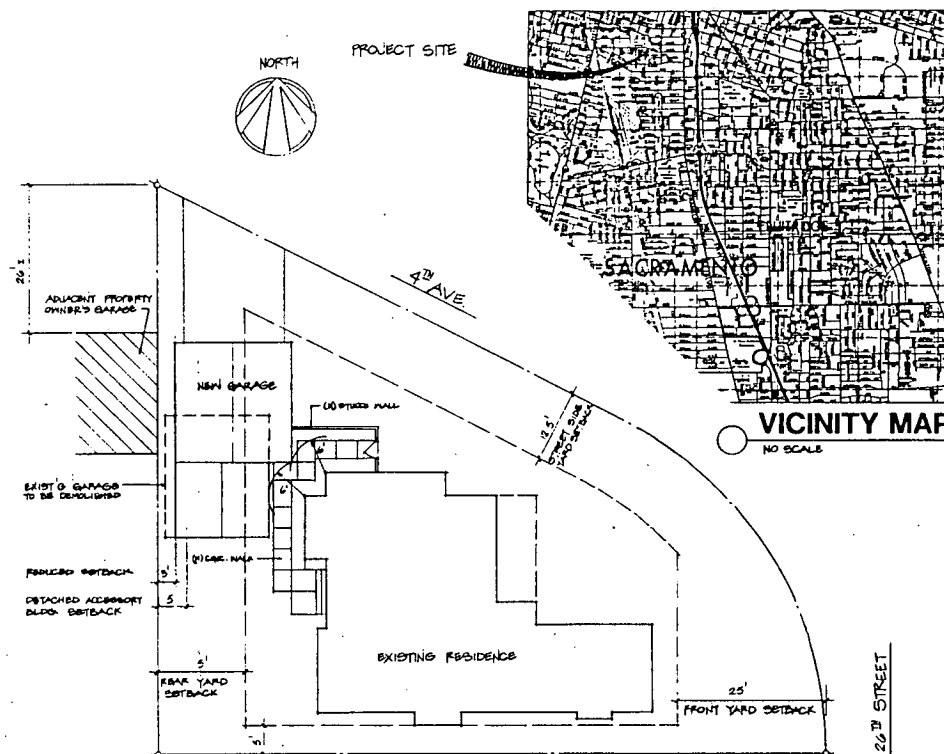
**FOUNDATION PLAN**

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



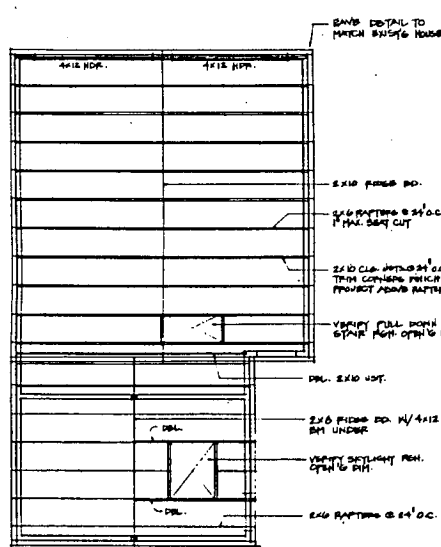
**FLOOR PLAN**

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



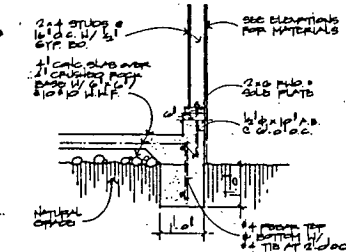
**SITE PLAN**

SCALE: 1" = 10'



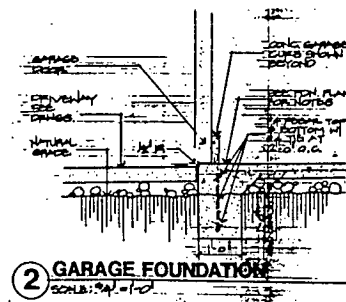
**ROOF FRAMING PLAN**

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



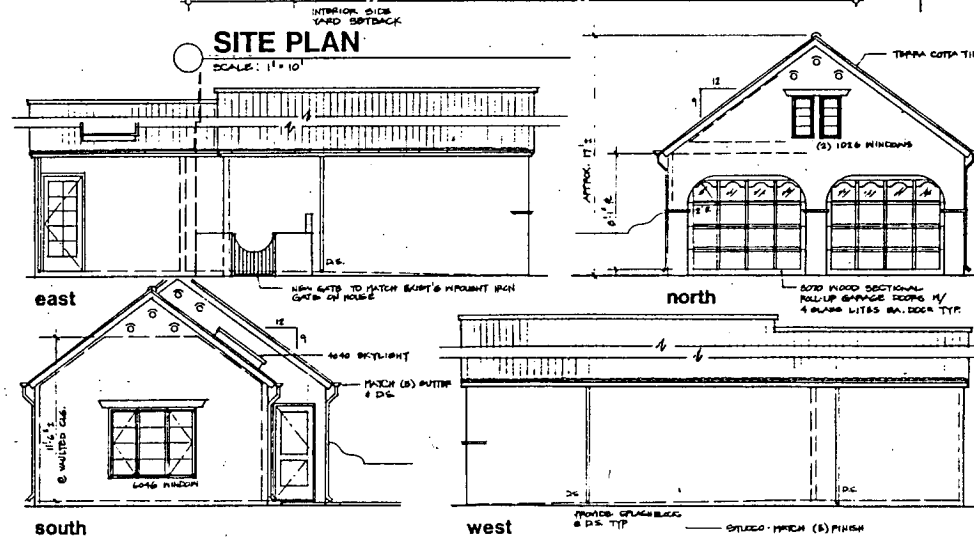
**1 GARAGE FOUNDATION**

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



**2 GARAGE FOUNDATION**

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



**ELEVATIONS**

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

**ARKTEGRAF**

Project: **BLACKMAN GARAGE ADDITION**  
 2900 20th STREET  
 SACRAMENTO, CA

Consultants: [Blank]

Architect: [Signature]

Date: 10 FEB 85

Sheet: [Blank]

000846