



P87-317

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
P-4285

Location: 63 Petrilli Circle
Zoning: R-1A
Applicant: Chris Testa
Date: June 24, 1991

Project Evaluation: On September 10, 1970, the Planning Commission approved the necessary entitlement to allow halfplex units in Rosa Del Rio Subdivision(P-4285). The subject parcel is one of the halfplex lots approved at this time.

The applicant proposes to expand the living room area by constructing a 204± square foot addition to the rear of the unit. The existing house is a zero lot line unit with the northeast side of the unit located on the property line. The applicant proposes to expand 13± feet out the rear of the unit along this property line.

The rear wall will consist of four glass panels (3.5' X 4') two feet above floor level. A sliding glass door will be located on west side of the addition. Usually, additions to zero lot lines may create some problems in providing adequate light and air to inside rooms per the building code. In constructing this addition the existing living room will not have adequate light and air. The existing living room may share light and air with the new addition if the wall separating the two rooms is 50% open. The plans submitted to staff do not reflect this requirement.


Staff has no objections to the addition. The addition will allow for more available living space for the residents of the unit. The existing structure is located on the lot line and will not adversely affect the adjacent property owners. The addition will maintain adequate rear yard setback and will not exceed the 40 percent lot coverage. The building materials will consist of stucco and siding to match existing house.

Staff recommends approval of the special permit modification,

subject to the following conditions:

1. The applicant shall comply with all applicable building codes and obtain the necessary permits from the Building Inspections Division.
2. The addition shall be as an extension of the living room and shall provide an eight foot opening between the existing living room and the addition. The addition shall not be closed off to provide a separate room.
3. Building materials shall match the existing house.


REPORT PREPARED BY:



Jeanne Corcoran, Planner

6-24-91
Date

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

6.25.91
Date

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