

Planning Director's Variance
CITY PLANNING COMMISSION
927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John & Marian Asimakopoulos, 4861 - 8th Avenue, Sacramento, CA 95820		
OWNER	John & Marian Asimakopoulos, 4861 - 8th Avenue, Sacramento, CA 95820		
PLANS BY	_____		
FILING DATE	7-2-82	50 DAY CPC ACTION DATE	_____
REPORT BY:	PB:bw		
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	015-112-59

APPLICATION: Request for Planning Director's Variance to reduce side yard setback from five feet to three feet for room addition at rear of existing house.

LOCATION: 4861 - 8th Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Broadway Community
Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Property Dimensions: 110' x 45'
Property Area: 4,950 square feet
Density of Development: 9 du/ac
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION:

1. The subject site is a 45' x 110' interior lot developed with a single family dwelling. The applicant proposes to add a bedroom and bathroom totaling 586 square feet to the rear portion of the residence. The applicant wishes to extend the addition along the same plane of the exterior walls as the existing structure and therefore requests a Planning Director's Variance to continue the west wall of the addition two feet within the five foot side yard setback area.

Staff has no objection to the variance request based on the fact that the existing residence is located three feet from the side property line and the proposed addition will not be any closer to the adjacent structure to the west.

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

RECOMMENDATION: Staff recommends approval of the variance based on Findings of Fact which follow:

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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 three feet.
2. The variance does not constitute a use variance in that: single family dwellings are permitted in the R-1 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 1963 East Broadway Community Plan in that both plans designate the site for residential development.

REPORT PREPARED BY:

P. Bell

Penny Bell, Associate Planner

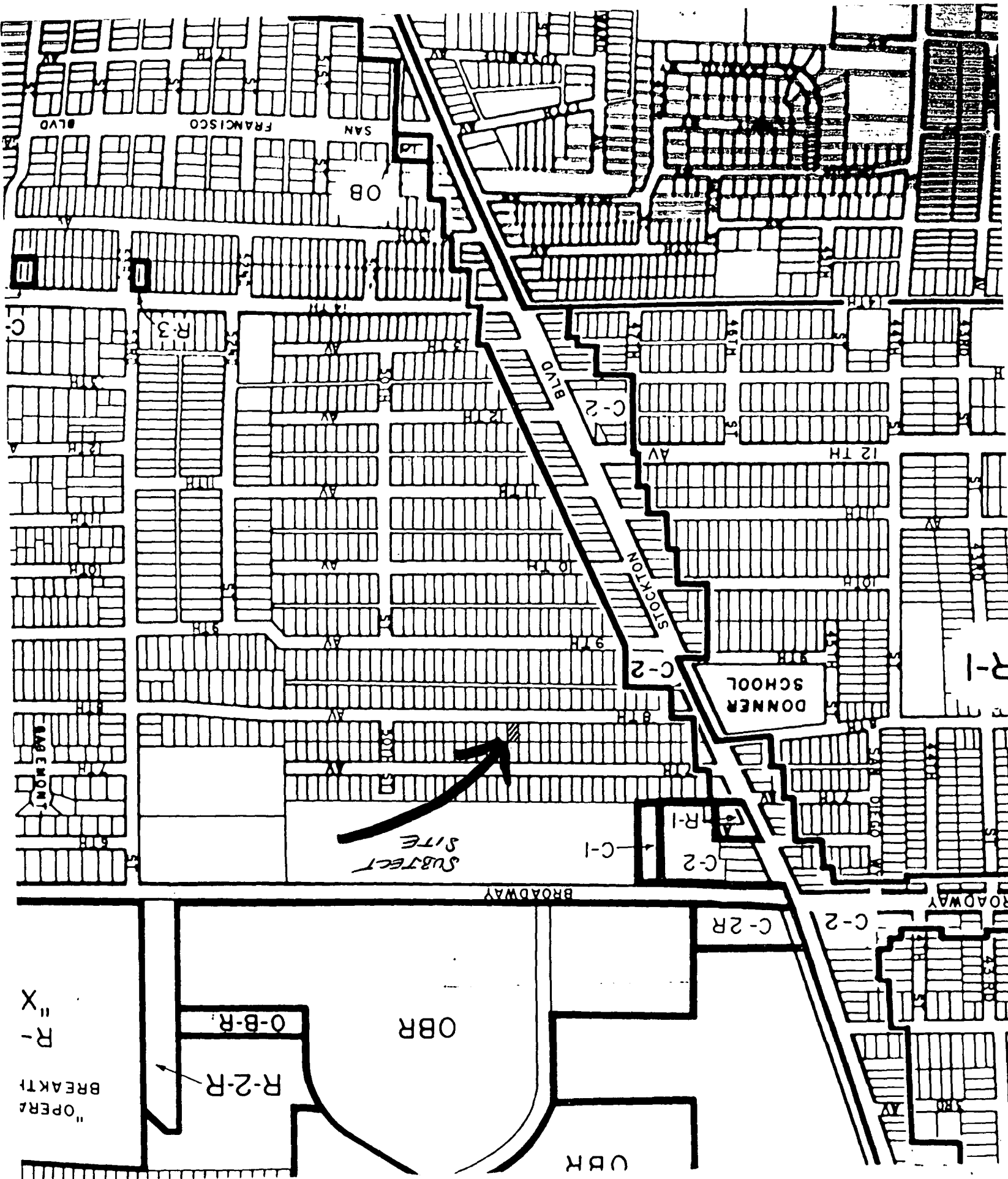
RECOMMENDATION APPROVED:

Marty Van Duyn

Marty Van Duyn, Planning
Director

PB:bw

Attachments



→ Z

5

EIGHTH AVENUE

← to Stockton Blvd.

000730

SUBJECT SITE

1

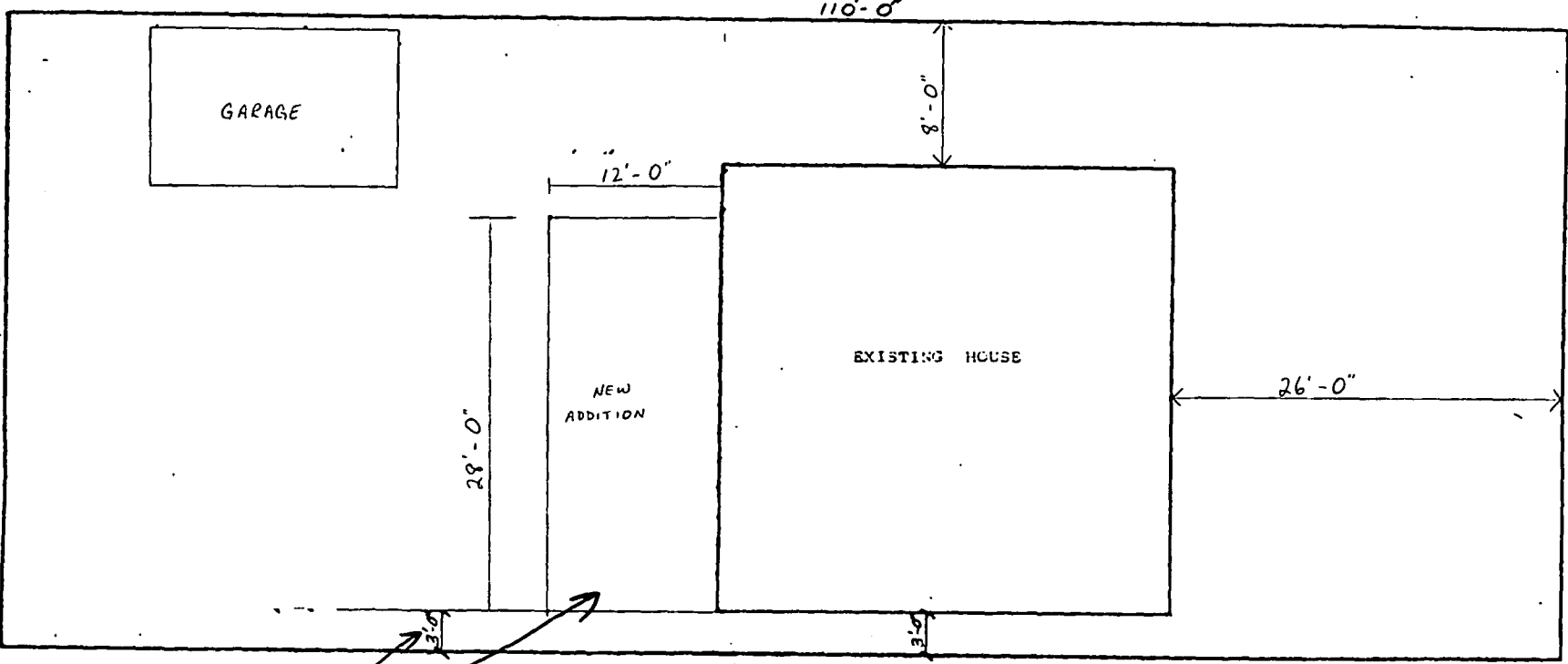
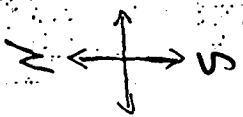
2

4

3

SEVENTH AVENUE





82-169

000731

**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.

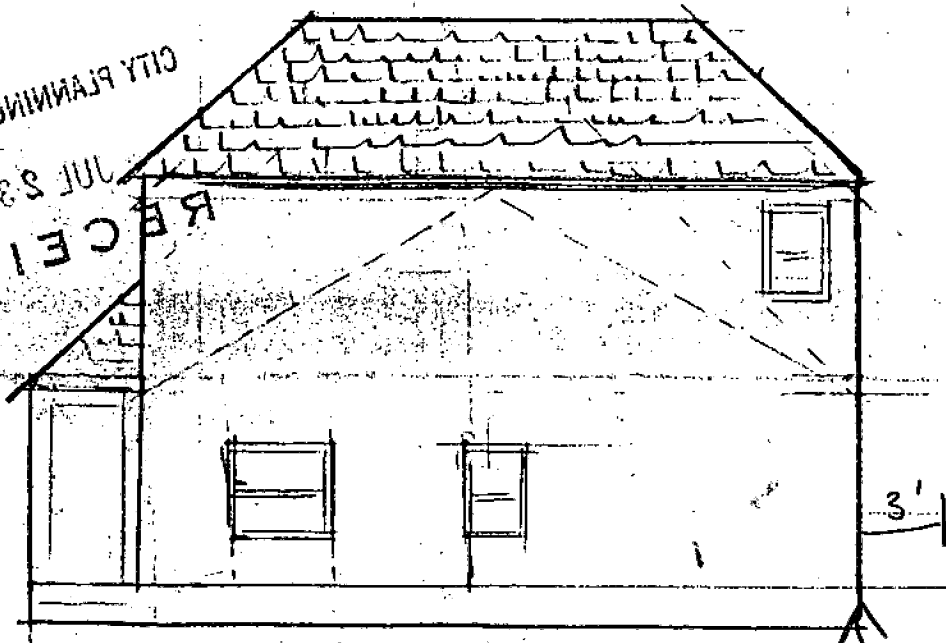
P. S. W. *P-82-169*
CITY PLANNING COMMISSION

REMODEL FOR MR. AND MRS. JOHN ASINAKOPOULOS 4861 8th Avenue Sacramento California		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE:		REVISED
PLOT PLAN		
		DRAWING NUMBER

CITY PLANNING DEPARTMENT

JUL 23 1985

RECEIVED



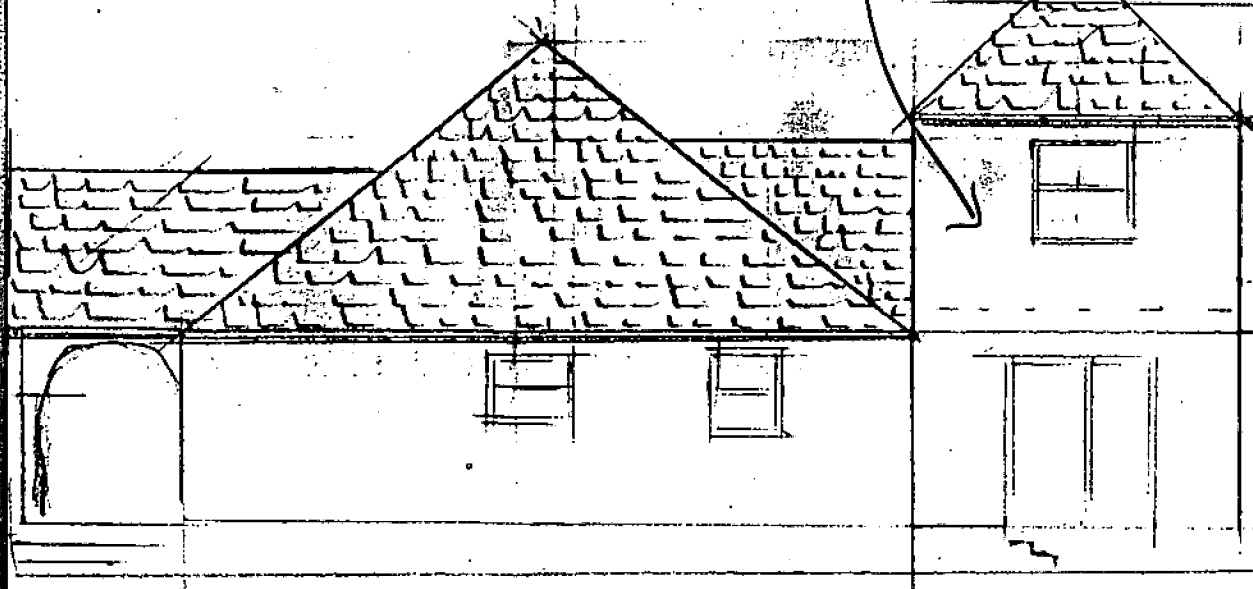
From THE BACK YARD

NORTH ELEVATION

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From THE DRIVEWAY

EAST ELEVATION

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82-169