

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Dale E. Ordas, 1520 - 38th Street, Sacramento, CA 95816		
OWNER	Dale and Ruth Ordas, 1520 - 38th Street, Sacramento, CA 95816		
PLANS BY	Ray Redpath, Sacramento, CA		
FILING DATE	3/30/87	ENVIR. DET.	Ex 15303 (e)
ASSESSOR'S-PCL. NO.	008-402-04		
REPORT BY	KMB/vf		

APPLICATION: Planning Director's Variance to exceed the 25 percent rear yard coverage for an accessory building by 12.5 percent on 0.18+ developed acres in the Single Family (R-1) zone.

LOCATION: 1520-38th Street

PROPOSAL: The applicant is requesting the necessary entitlements to replace an existing detached garage with a new two-car garage, study and bathroom.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Main Residence Provided	Accessory Structure Provided
North: Residential; R-1	Front:	Existing	34'	--
South: Residential; R-1	Side(N):	5'	7'3"	0'
East: Residential; R-1	Side(S):	5'	6'8"	10'
West: Residential; R-1	Rear:	15'	73'3-1/2"	7' 3-1/2"

Parking Required: one space
Parking Provided: two spaces
Property Dimensions: 50' x 160'
Property Area: 0.18+ acres
Square Footage of Building Addition: 960 sq. ft.
Height of Building: one floor
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick and stucco
Roof Material: Heavy shake
Exterior Colors: Brick red and white

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of a single family residence and detached garage on a 50' x 160' lot in the R-1 zone. The site is designated "Residential" by the 1974 General Plan. Surrounding zoning is also R-1, and land uses are predominately single-family with some duplexes.

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B. Project Description

The applicant proposes to demolish an existing detached garage and replace it with a larger accessory structure consisting of a new two-garage, study and bathroom. The applicant's desired location for placement of the new structure requires that a variance be approved.

C. Rear Yard Setback/Rear Yard Percent Coverage:

The required rear yard setback in the R-1 zone is 15 feet. An accessory structure may only cover 25 percent of the required rear yard area. The Planning Director has the authority to issue a variance to vary this standard by up to 50 percent, which would allow 37.5 percent of the required rear yard area to be covered. Twenty-five percent rear yard coverage for this site is 187.5 sq. ft., 37.5 percent is 281.25 sq. ft., and the applicant's proposal, with a seven foot three and one-half inch accessory structure setback from the rear property line, is 308.3 sq. ft. Under the applicant's proposal, the Planning Director would not have the authority to grant the necessary variance, thus, the Planning Commission would need to consider the project. When the applicant was informed of this fact, it was decided to move the proposed building eight feet away from the rear property line, which would result in a rear yard coverage of 280 sq. ft., which is under the 281.25 sq. ft. that the Planning Director has the authority to grant via a Planning Director's Variance.

The existing garage is located only two and one-half feet from the rear property line. The subject site has a 20 foot wide alley to the rear of the property. Staff finds that this increased separation between the rear yards of adjacent dwelling units will significantly decrease any potential impact of the extra 92.5 sq. ft. of rear yard coverage on the subject site. In addition, there are several garages similar in size on the same block. Therefore, staff has no objection to the proposed variance.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 e).

STAFF RECOMMENDATION: Staff recommends approval of the variance request subject to conditions and based on the findings of fact which follow:

Variance - Condition

1. Revised plans, which show a minimum eight foot setback of the proposed accessory structure from the rear property line, shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.

Variance - Findings of Fact

1. The variance request is not a special privilege extended to one property owner in that a variance would be granted to other property owners facing similar circumstances.

2. The project will not be injurious to the public health, safety or welfare, nor to surrounding properties, in that:
 - a. the proposed accessory structure will be set back from the rear property line further than the existing accessory structure;
 - b. there is a 20 foot wide alley to the rear of the property that will reduce any potential impacts of the increased rear yard coverage.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for Residential use by the 1974 General Plan and the proposed accessory structure is consistent with the plan designation.

Approved:

by Wilfred Weitzman
For Marty Van Duyn, Planning Director

by: *Fred Goodrich*
Kathy Barbaro, Associate Planner &
Fred Goodrich, Associate Planner

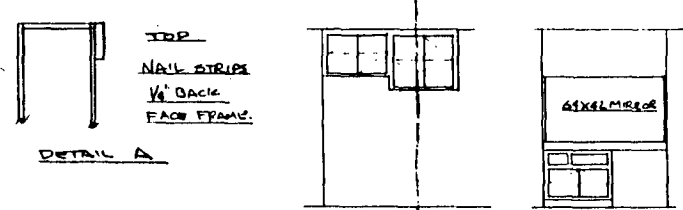
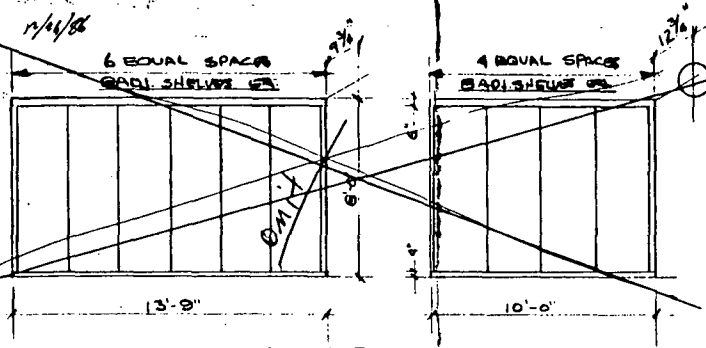
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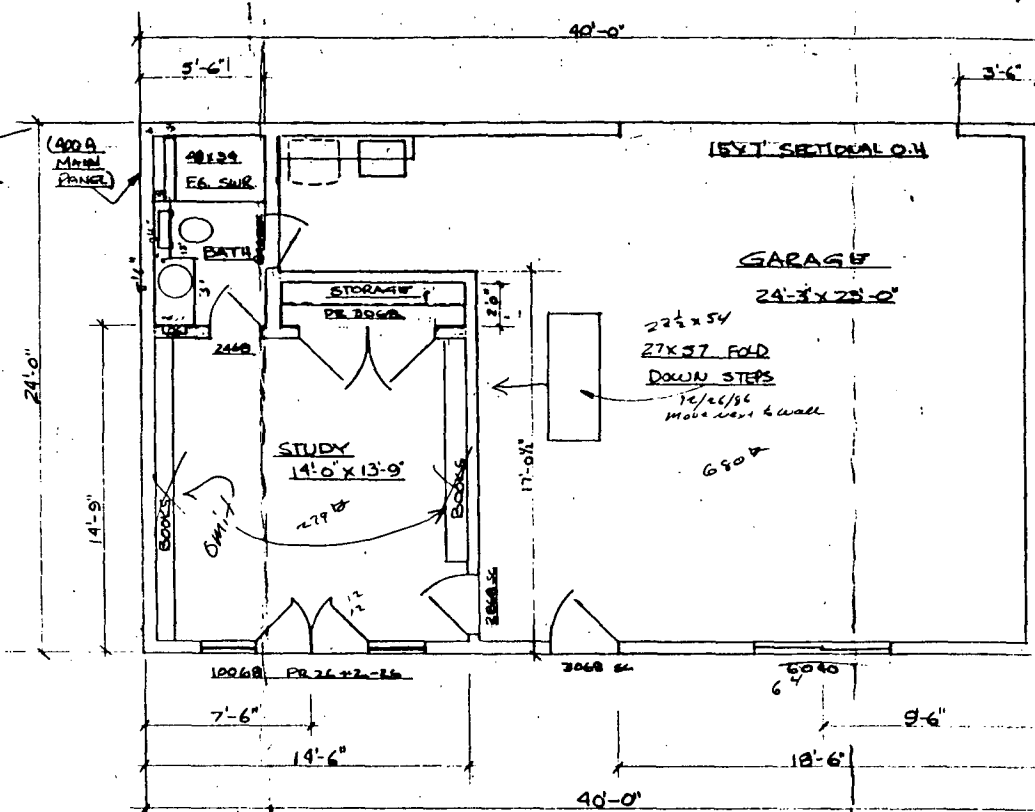
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David Dawson
967-7651



CABINET DETAILS



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

960 □

GARAGE AND STUDY PLANS
FOR
MR & MRS DALE ORDAS
1520 - 38 TH STREET
SACRAMENTO, CALIF.

Total sq ft 960

FLOOR PLANS

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DESIGN BY
RAY REDPATH, GENERAL CONTRACTOR, SACRAMENTO, CA. 925-8355

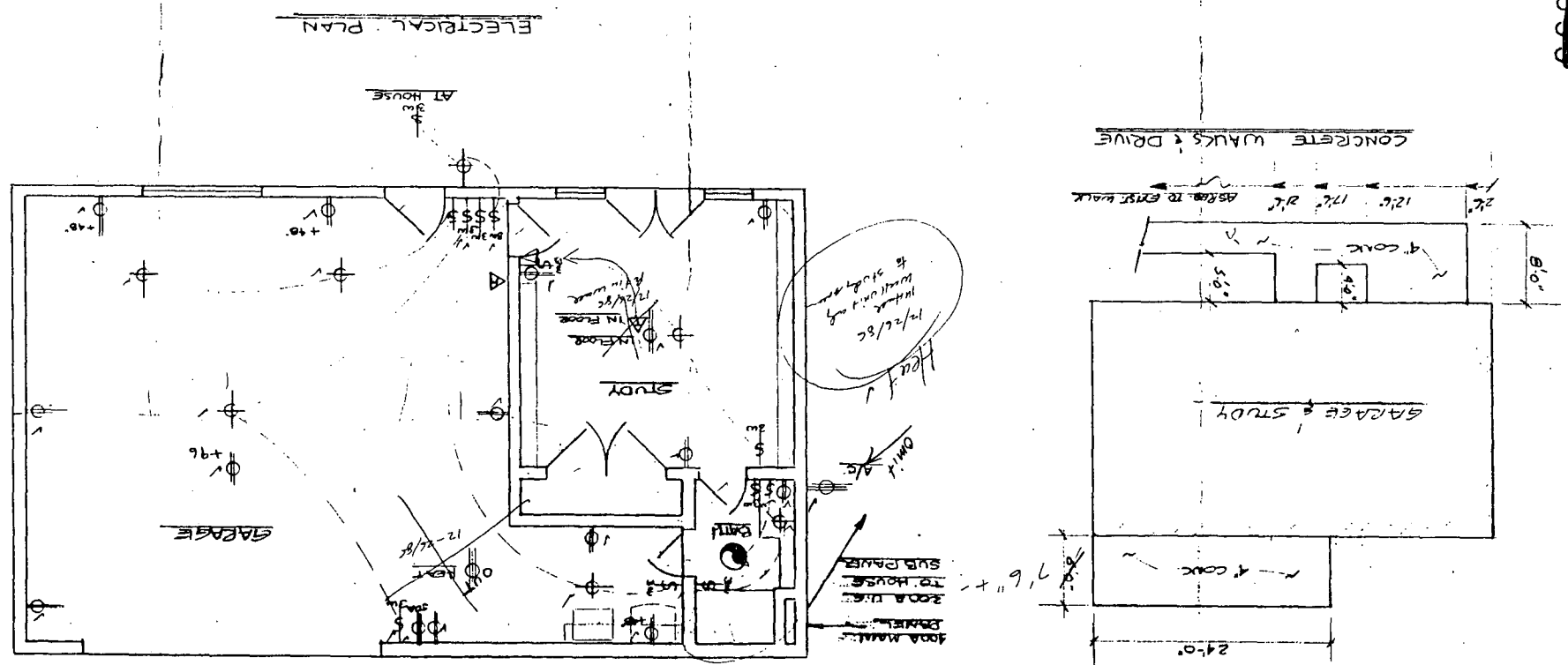
FLOOR & CABINET PLANS
FOR
MR & MRS DALE ORDAS

P87165

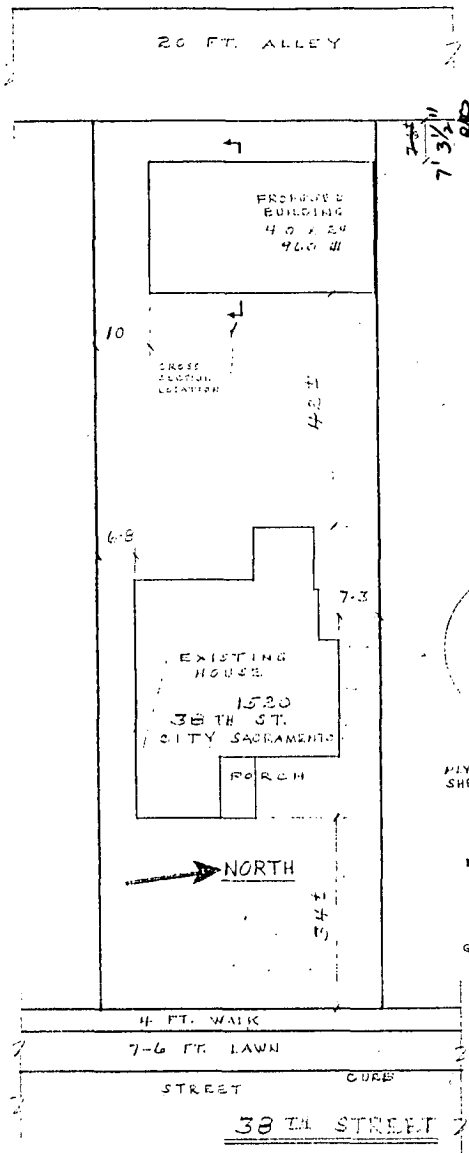
DESIGN BY: 000028
RAY REDFERN, GENERAL CONTRACTOR, SHERBORNE ON 955-8355

SHEET 3 OF 5
ELECTRICAL & CONCRETE
PLANS
MR & MRS Dale Deems

000028

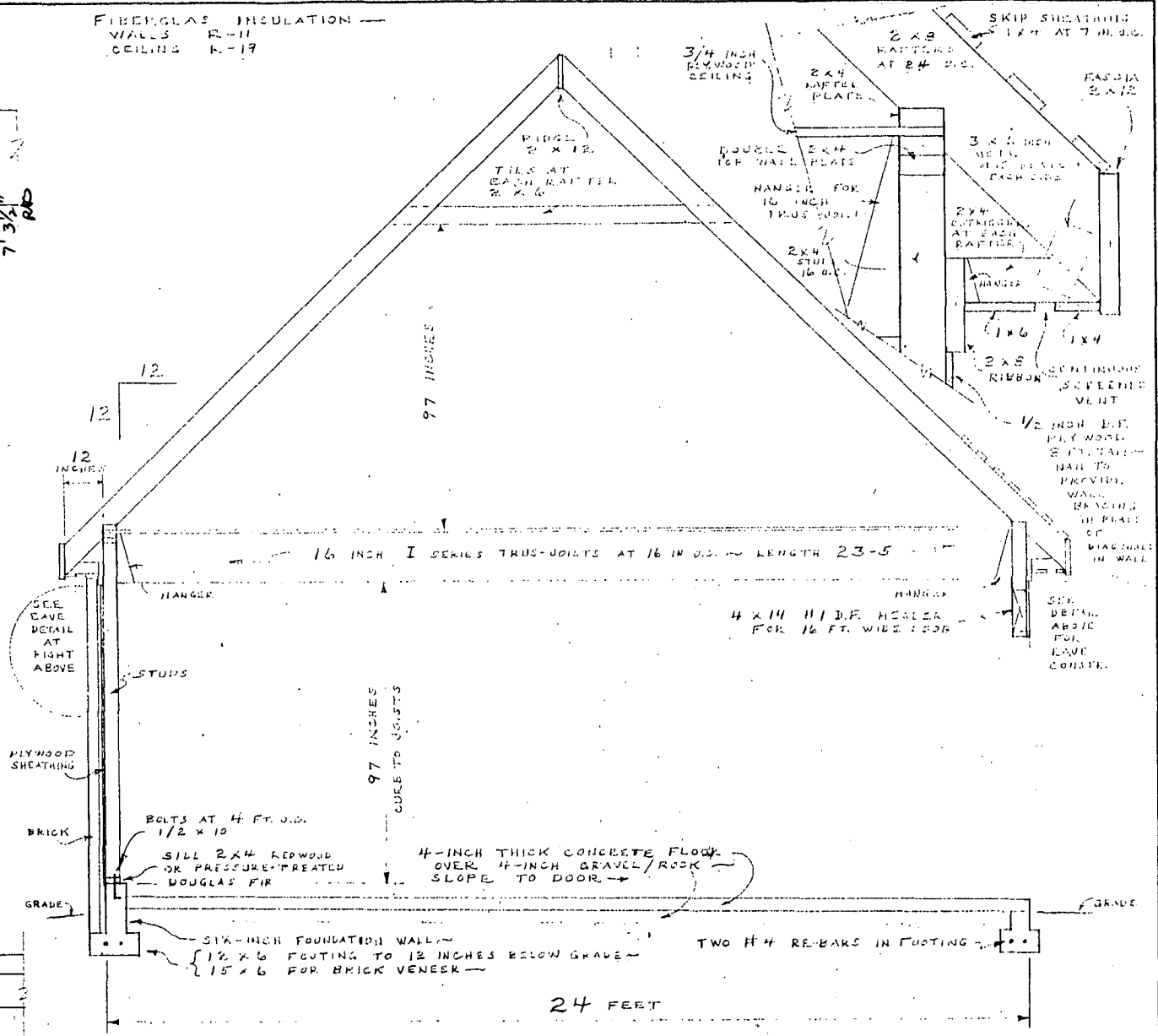


FIBERGLASS INSULATION —
 WALLS R-11
 CEILING R-19



LOT #20
 WRIGHT & KIMBROUGH
 TRACT #17
 PARCEL # 08-402-0400

PLOT PLAN
 ONE INCH =
 SIXTEEN FEET



24 FEET

CROSS SECTION
 ONE INCH = TWO FEET

REVISIONS	BY

SYLVAN
 BUILDING DESIGN
 8800 HOLLY DRIVE
 CITRUS HEIGHTS WOODS
 95618
 723-9784

DAVE DAWSON
 CONSTRUCTION
 7512 WINDING WAY
 FAIR OAK 95628
 967-7651

DALE E. ORDAS
 444-0321
 1030 STREET 15
 SACRAMENTO 95814

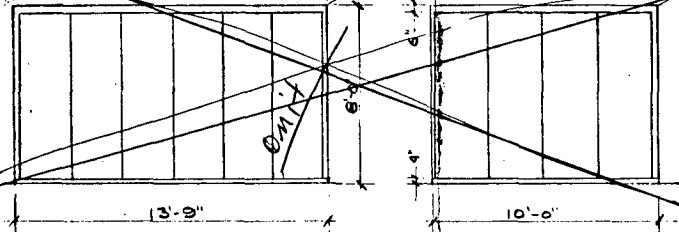
Date: 24 MARCH 87
 Scale
 Drawn
 Job
 Sheet
 5
 Of 5 Sheets

David Dawson
967-7651

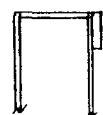
1/11/66

6 EQUAL SPACES
GRAB SHELVES 1/2"

4 EQUAL SPACES
GRAB SHELVES 1/2"

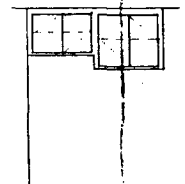


STUDY BOOK CASES



DETAIL A

TOP
NAIL STRIPS
1/8" BACK
FACE FRAME

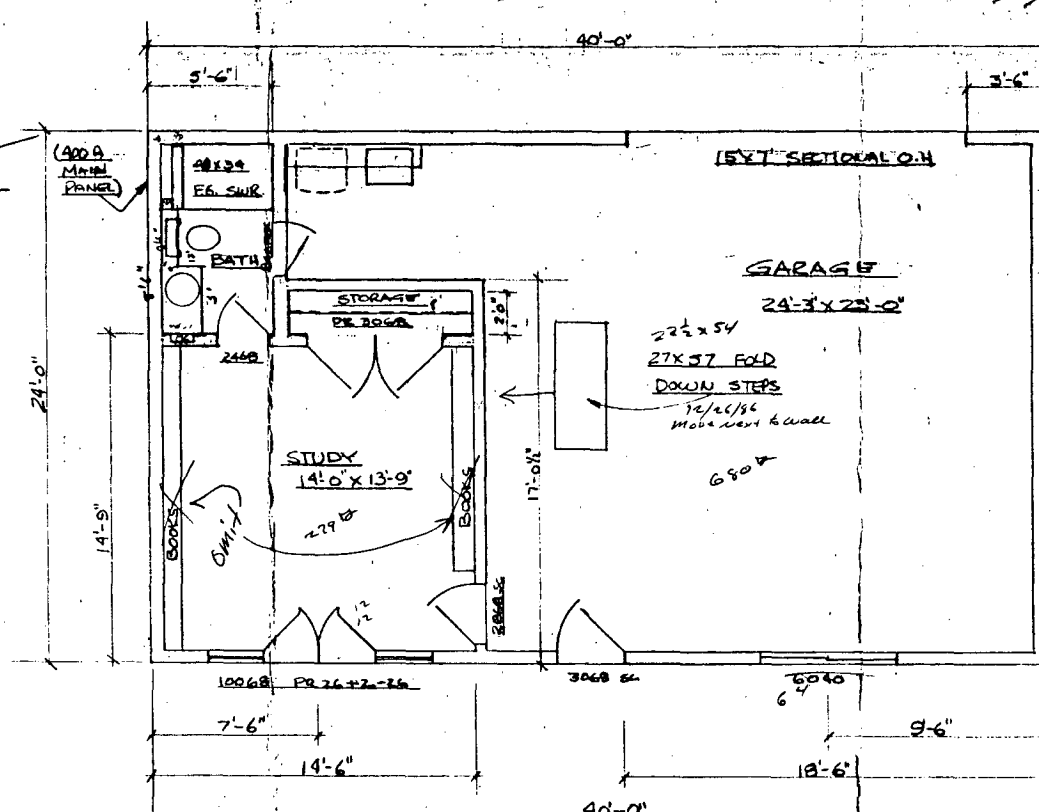


GARAGE



BATH

CABINET DETAILS



STUDY
14'-0" X 13'-9"

15'7" SECTIONAL O.H.

GARAGE

29'-3" X 25'-0"

22 1/2 x 54
27 X 57 FOLD
DOWN STEPS
1/2 x 1/2
Mount next to wall

6' x 8'

STORAGE
DESK

BATH

FLOOR PLAN

SCALE 1/4" = 1'-0"

GARAGE AND STUDY PLANS

FOR
MR & MRS DALE ORDAS
1520 - 38 TH STREET
SACRAMENTO, CALIF.

FLOOR & CABINET RIMS

FOR
MR & MRS DALE ORDAS

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TEL 59 61 960

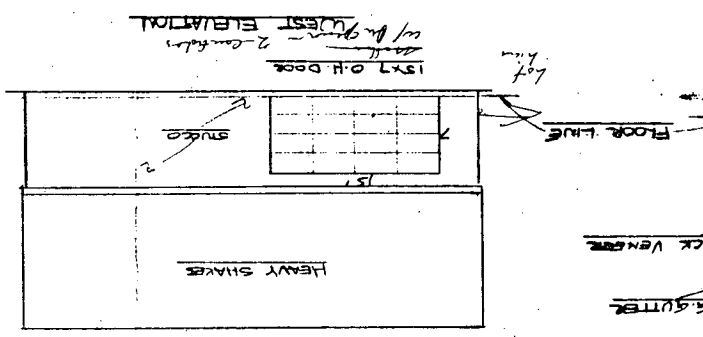
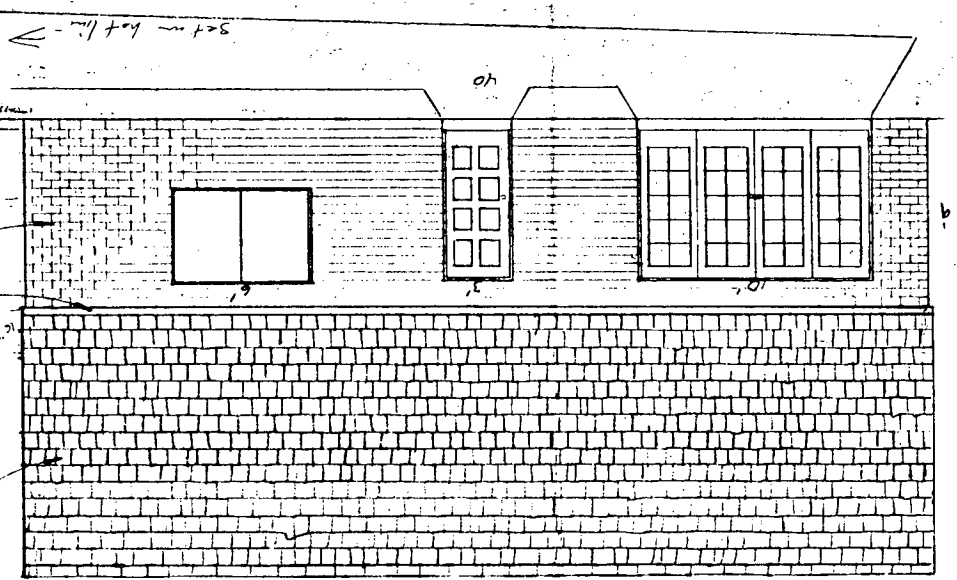
DESIGN BY
RAL REDPATH, GENERAL CONTRACTOR, SACRAMENTO, CA. 925-8557

SHEET
1
OF
5

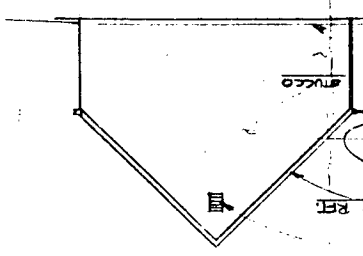
SHEET 15
 ROOF PLAN
 ELEVATIONS
 FALL
 METRIC TAPE ORDS

DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT NO: 9188155

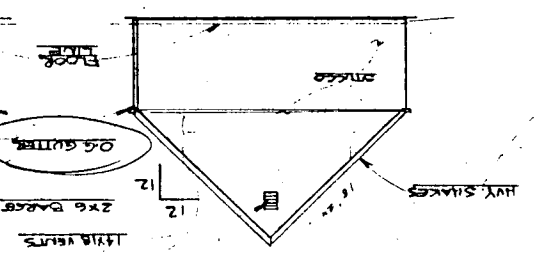
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ROOF PLAN
SCALE 1/2" = 1'-0"

