

CITY PLANNING COMMISSION

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

APPLICANT EDWARD McCOY, 2330 Mossy Bank Drive, Sacramento, CA
OWNER FRANCES McCOY, 6012 3rd Avenue, Sacramento, CA 95817
PLANS BY EDWARD McCOY, 2330 Mossy Bank Drive, Sacramento, CA
FILING DATE April 16, 1987 ENVIR. DET. Ex 15305 (a) REPORT BY CV/vf
ASSESSOR'S-PCL. NO. 011-0305-003

- APPLICATION:
- A. Variance to reduce the side yard set back from five feet to 11 inches.
 - B. Variance to reduce the rear yard set back from 15 feet to 6 feet.

LOCATION: 6012 - 3rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow an attached garage in the side and rear yard setback area.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks: Required	Provided
North: Single Family Residential; R-1	Front: 25'	26'
South: Single Family Residential; R-1	Side Int.) 5'	11"
East : Single Family Residential; R-1		
West : Single Family Residential; R-1	Rear: 15'	6'

Parking Required: 1 Space
Parking Provided: 1 Space
Property Dimensions: 51' x 95'
Property Area: 0.11+ acres
Square Footage of Building: 300 ft. (Garage)
Height of Building: 1 Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Asphalt Shingle

BACKGROUND INFORMATION:

According to the applicant, a family room was added to the house in 1962. No building permit was obtained. When this family room was added to the existing garage, the garage became attached to the residence, requiring conformance with the required interior and rear yard set back requirements in the R-1 Zone.

APPLC.NO. P87-195 MEETING DATE May 28, 1987 ITEM NO 28

002692

The applicant applied for a building permit for the installation of a heating and air conditioning system. While inspecting the service connect for the heating and air conditioning system, the building inspector noticed the illegal family room addition.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Single Family Residential (R-1) and is developed with a single family residence. Surrounding land uses are all single family residential.

B. Proposal

The applicant is requesting a variance to reduce the interior side yard set back from five feet to eleven inches to allow the existing attached garage. The applicant is also requesting a variance to reduce the rear yard setback from fifteen feet to six feet to accommodate the existing attached garage.

Staff notes the existing garage is in good condition and has no problem recommending approval of the variance requests provided the applicant obtains the necessary building permit for the illegal family room. Staff recommends the applicant comply with any applicable building code requirements necessary to obtain this building permit. The connection between the house and garage will not alter the character of the neighborhood.

The applicant has submitted a letter containing the signatures of nine neighbors supporting the variance request. See Exhibit A. Staff notes there are several existing garages in the neighborhood have similar side yard or rear yard setbacks.

C. Interdepartmental Review

This project was reviewed by the City Departments of Engineering, Fire Department, Building Inspections and Water Division and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 (a)).

RECOMMENDATION: Staff recommends the following action.

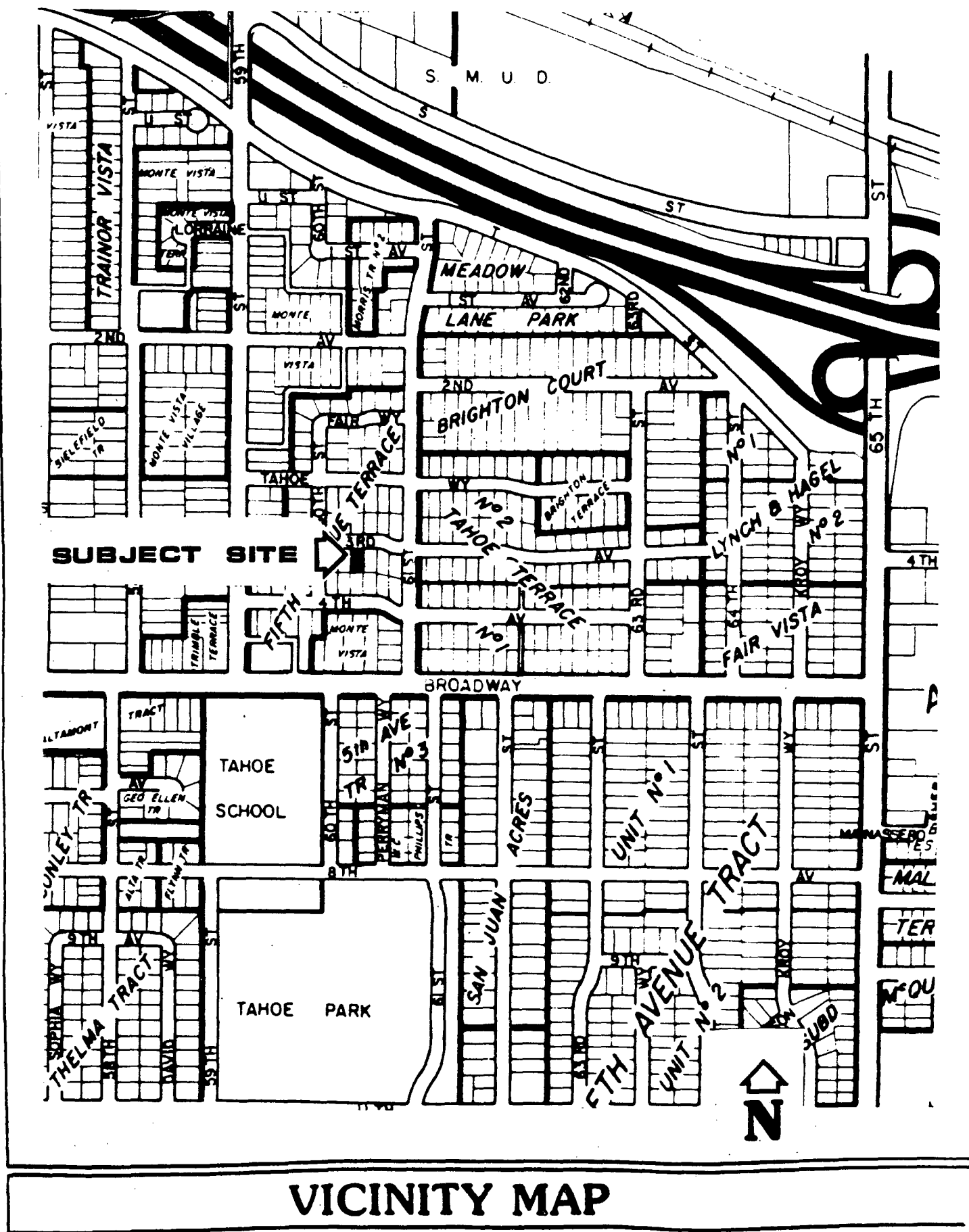
- A. Approve the variance to reduce the side yard setback from five feet to eleven inches subject to conditions and based upon the findings of fact which follow.
- B. Approve the variance to reduce the rear yard setback from fifteen feet to six feet, subject to conditions and based upon the findings of fact which follow.

Conditions:

1. The applicant shall obtain a building permit for the family room addition.
2. Any existing building code violations associated with the family room shall be corrected to the satisfaction of the Building Department.

Findings of Fact

1. The proposal, as conditioned, would not be a special privilege extended to one property owner in that other garages in the area have similar rear or side yard setbacks.
2. The proposal is based upon sound principles of land use in that the garage is in good condition and provides adequate on-site parking area.
3. The 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 variance is consistent with the plan designation.



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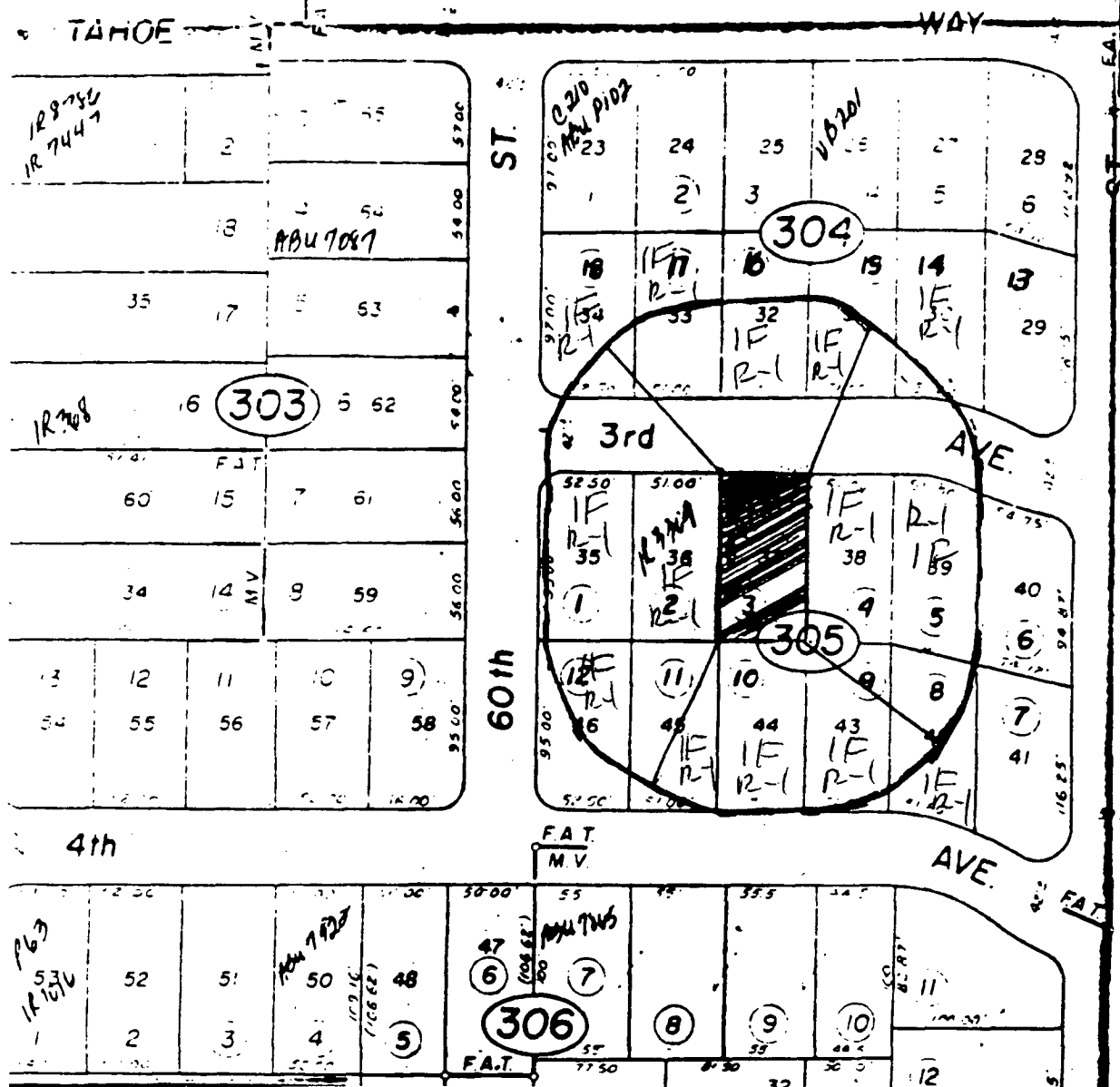
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ITEM 28

RRACE & MONTE VISTA

County Assessor 440-5011
700 # St.

11.



LAND USE & ZONING MAP

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EXHIBIT A

April 14, 1987

To: Department of Planning and Development
Subject: Request for variance at 6012 3rd Avenue.

In the early months of 1962, Lauren V. McCoy added a room to his house at 6012 3rd Avenue Sacramento, California. When he added the room to the house, the house and the garage became one complete structure being joined together by the room.

Mrs. Frances L. McCoy is the owner of the property and is still residing in the residence.

It is our opinion that the addition he made to the house does not adversely affect our home or the neighborhood and we feel this variance should be permitted.

NAME

ADDRESS

Eric E. Koehler 6013 3rd Ave Sacramento Ca 95817
Margaret M. Koehler 6013 3rd Ave. Sacramento, Ca 95817
Thomas E. De Garmo 6014 3rd Ave, Sacramento, Ca. 95817
Raymond Lujan 6013 - 4th Ave Sacto, Ca 95817
Jeanne Lujan 6013 - 4th Ave Sacto, Ca 95817
Sonata H. H. H. 6007 3rd Ave Sacto Ca 95817
Ann W. W. 6007 3rd Ave Sacto, Ca 95817
Harold W. Annin 2756-60th St Sacto ca 95817
Carmen Annin 2756-60th St Sacto, Ca 95817

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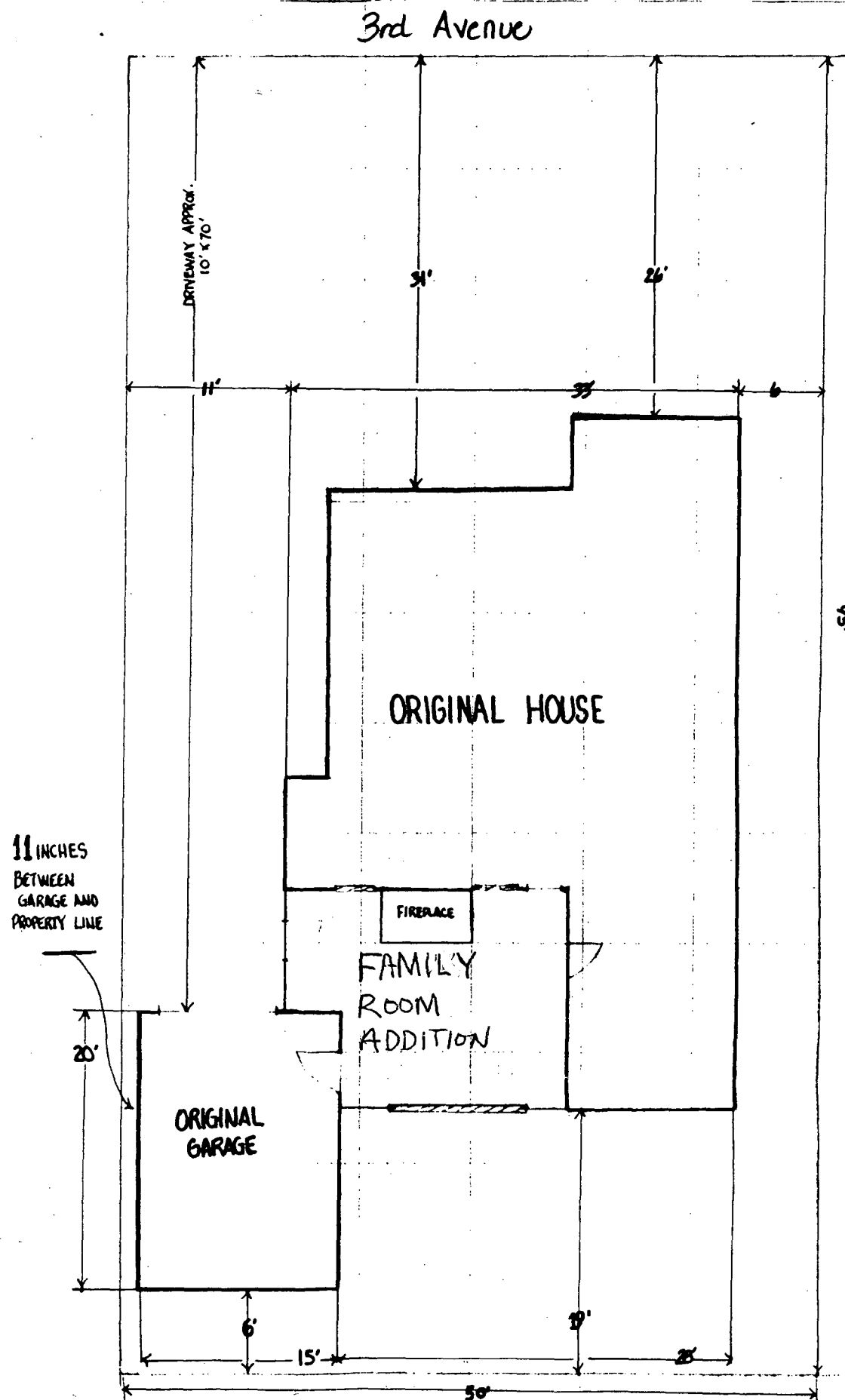
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□ = 1 FOOT

OWNER: FRANK L. MCLOY
6012 3rd AVENUE
SACRAMENTO, CA 95817



SITE PLAN



P87-195 002697

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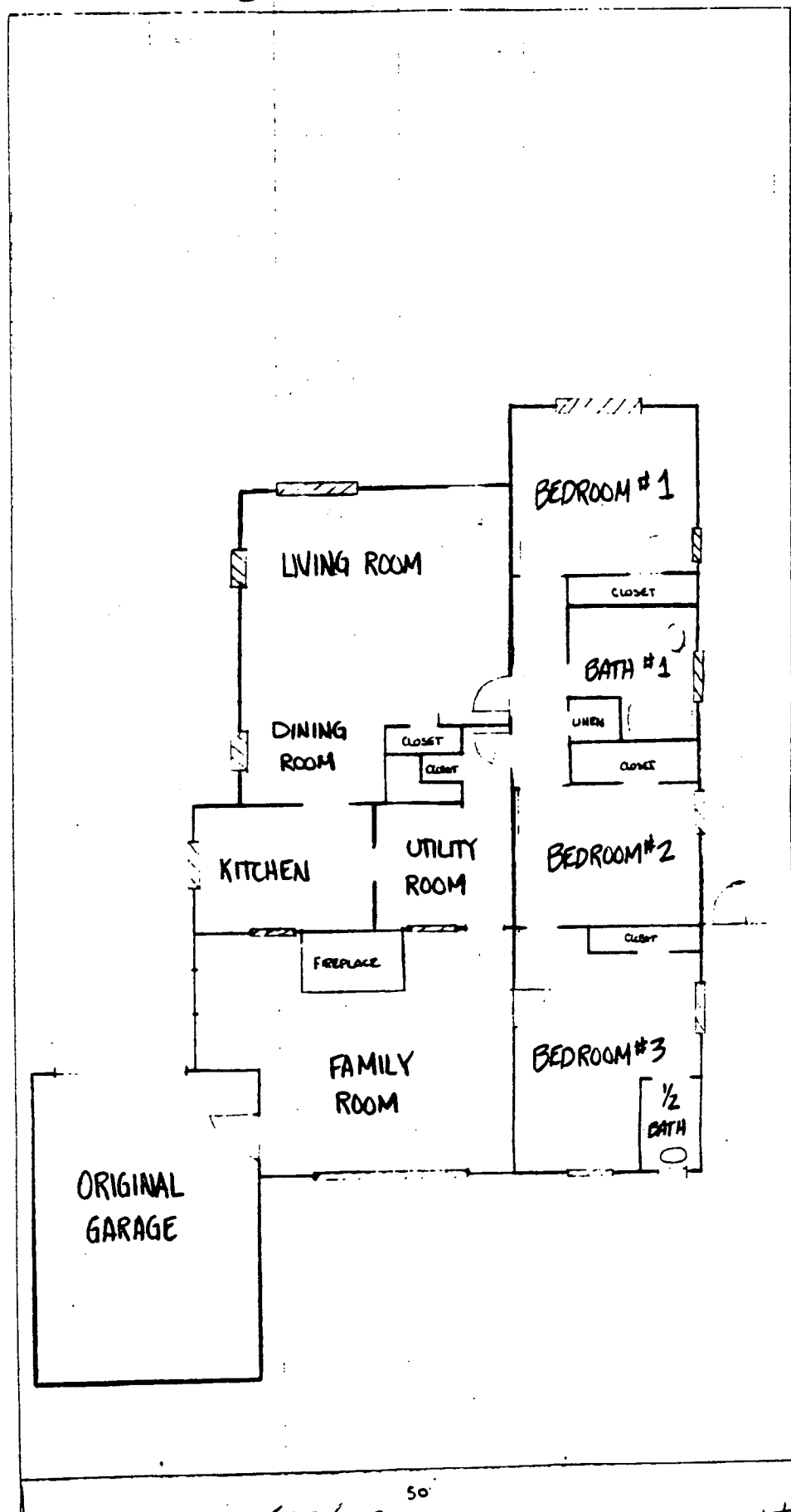
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FRANKS & MULL
6012 3rd AVENUE
SACRAMENTO, CA 95817



FLOOR PLANS

3rd AVENUE



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