

# PLANNING DIRECTOR'S VARIANCE

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

APPLICANT James M. Smith, P.O. Box 19097, Sacramento, CA 95819  
OWNER James M. Smith, 4013 Esperanza Drive, Sacramento, CA 95825  
PLANS BY James M. Smith  
FILING DATE 2/14/89 ENVIR. DET. Exempt 15305(a) REPORT BY DH:pe  
ASSESSOR'S-PCL. NO. 004-0191-011

APPLICATION: Planning Director's Variance to reduce the sideyard setback from 5 feet to 3 feet to allow a 354 sq. ft. bedroom addition onto an existing 999 sq. ft. single family dwelling on 0.13+ acres in the Standard Single Family (R-1) Zone.

LOCATION: 4240 C Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a bedroom addition which encroaches into the sideyard setback by 2 feet.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/net acre)  
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: Single Family; R-1	Front:	10'6"	10 ft. 6 in.
South: Single Family; R-1	Side(Int):	5'	11 ft.
East: Single Family; R-1	Side(St):	5'	3 ft.
West: Single Family; R-1	Rear:	15'	55 ft.

Parking Required: One Space  
Parking Provided: Two Spaces  
Property Dimensions: 40 ft. x 146 ft.  
Property Area: 0.13 ± acres  
Density of Development: 8 d.u. per acre  
Square Footage of Building: Existing 999 sq. ft.; Addition 354 sq. ft.  
Height of Building: Single Story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Lap wood siding - to match existing  
Roof Material: Composition shingle  
Building Colors: Blue and gray

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.13+ acre interior lot located in the Standard Single Family (R-1) Zone in the East Sacramento Community Plan area. An existing 999 sq. ft. single story single family dwelling and a 527 sq. ft. detached garage are located on the site. Surrounding land uses are single family residential to the north, south, east and west. The 1988 City General Plan designates the site for Residential - Low Density 4 to 15 dwelling units per net acre.

B. Project Description

The applicant proposes to remodel an existing single family dwelling which has an existing three foot sideyard setback where a five foot sideyard setback is required. The 354 square foot addition will add a 29-1/2 foot long, 12 foot wide wing onto the rear of the dwelling which will contain a bedroom, shower and bathroom, closets and storage areas. No windows are proposed along the west elevation which would face the existing single family dwelling windows to the west. The area has a number of dwellings constructed with less than five feet of sideyard setback. Exterior building materials will include shiplap siding and composition shingle and a color to match the existing blue and gray house.

C. Staff Evaluation

Staff has no objections to the request. The west elevation has no windows. The distance between the two buildings will be eight feet. The applicant has advised all adjacent property owners of his plans. Owner of the western property has been contacted several times by the applicant with no adverse comments received.

The proposed bedroom addition will be architecturally compatible with the existing structure and neighborhood.

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

RECOMMENDATION: Staff recommends the Planning Director approve the variance request subject to conditions and based upon the following Findings of Fact.

Conditions:

1. The applicant shall construct the Addition to reflect materials, floor plan and elevations reviewed and approved by the Planning Director. Any deviation shall be reviewed and approved by the Planning Director prior to issuance of building permits.
2. No windows are allowed on the west elevation.

00347

Findings of Fact:

1. The proposed variance does not constitute a special privilege in that:
  - a. the existing dwelling is located three feet from the side yard property line; and
  - b. no window openings are proposed along the room addition area facing the west property line; and
  - c. a variance would be granted to any other property owner facing similar circumstances.
2. The granting of the variance will not be injurious to the public welfare nor to the properties in the vicinity in that:
  - a. it will not interfere with the privacy of adjacent property owners; and
  - b. it will not significantly alter the characteristics of the surrounding residential neighborhood.
3. Granting the variance, as conditioned, does not constitute a use variance in that single family residences are allowed in the R-1 Zone.
4. Granting the project is consistent with the 1988 General Plan which designates the site for low density Residential (4-15 du/net acre) uses and the proposed residential land use conforms with the Plan Designation.

Report Prepared By:

Dan Hendrycks  
 Dan Hendrycks, Associate Planner

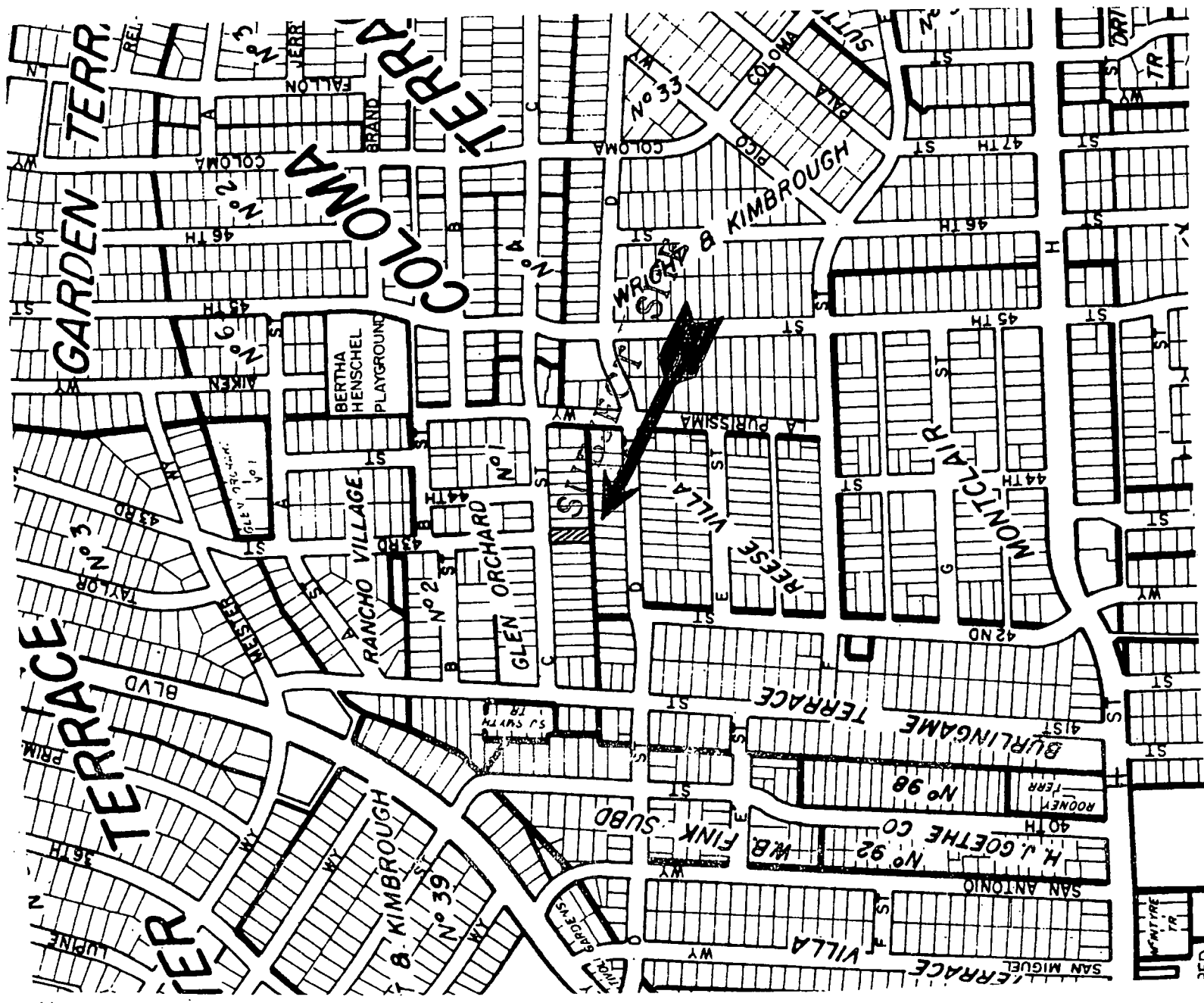
3-27-89  
 Date

Recommendation Approved:

Marty Van Duyn  
 Marty Van Duyn, Planning Director

3-27-89  
 Date  
 00348





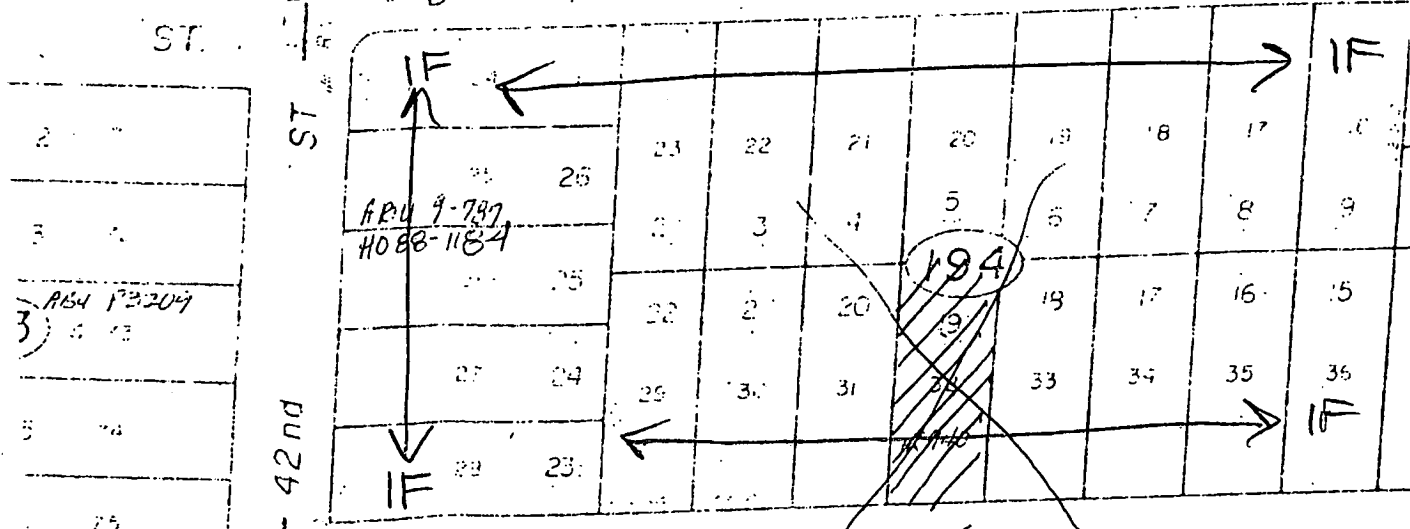
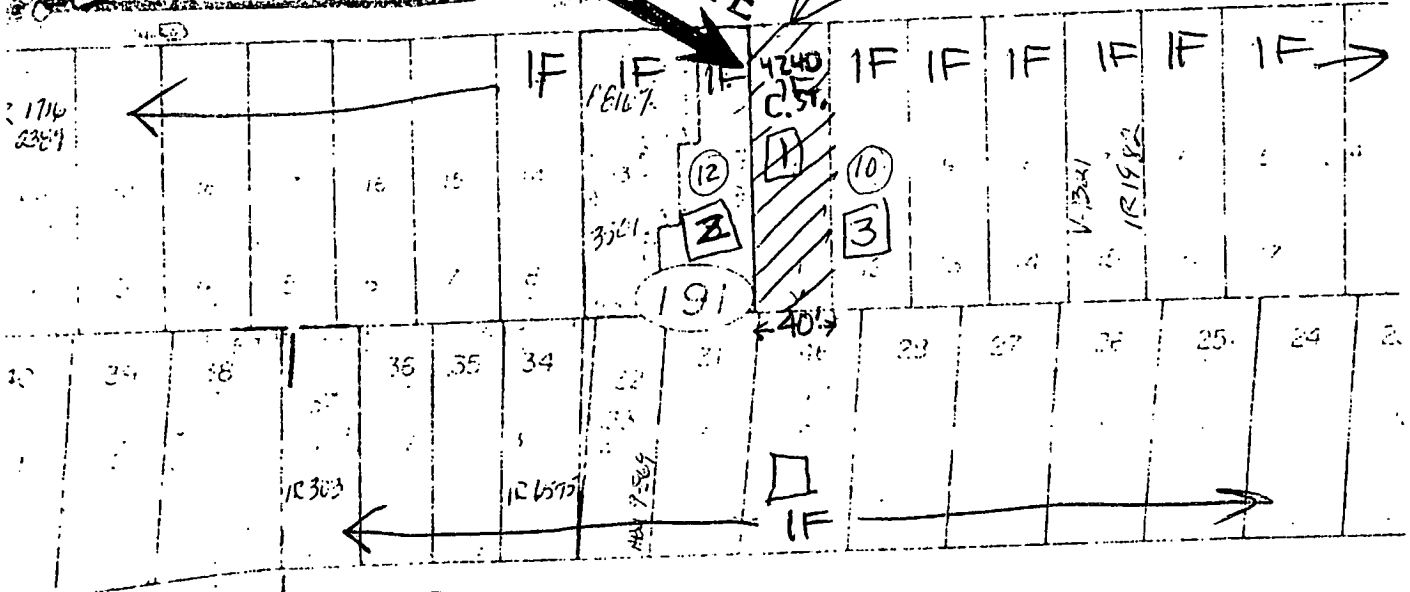
Scale: 1" = 500'

UU349

VICINITY MAP

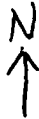
R-1

12  
SUBJECT SITE  
43rd ST  
Subject Site  
44th ST



P 89106

00350



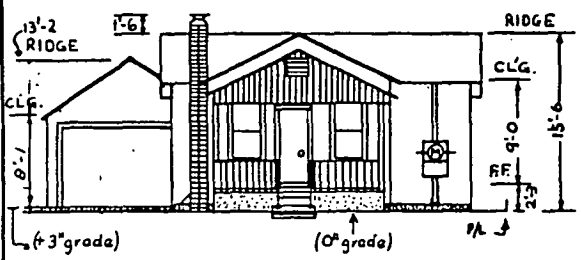
Zoning - R-1 Entire Page  
Land Use - Single Family Residential

Scale: 1" = 100'

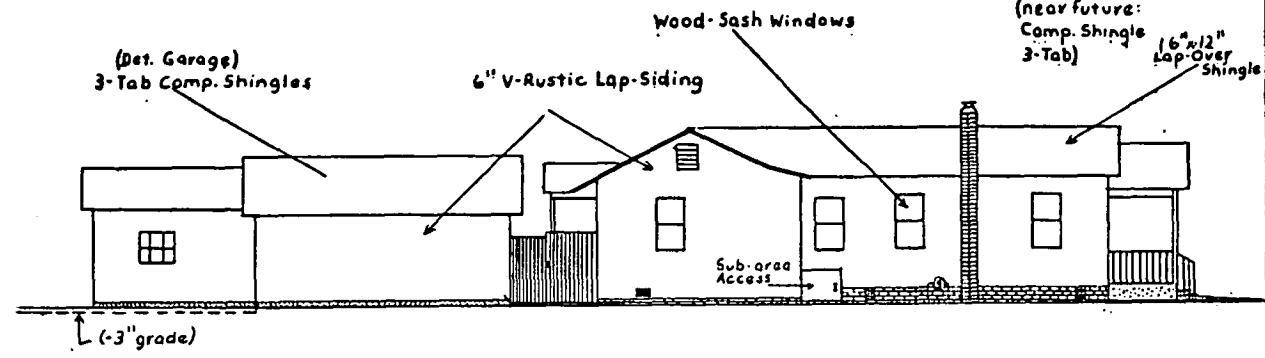
# LAND USE & ZONING MAP



REVISIONS	BY



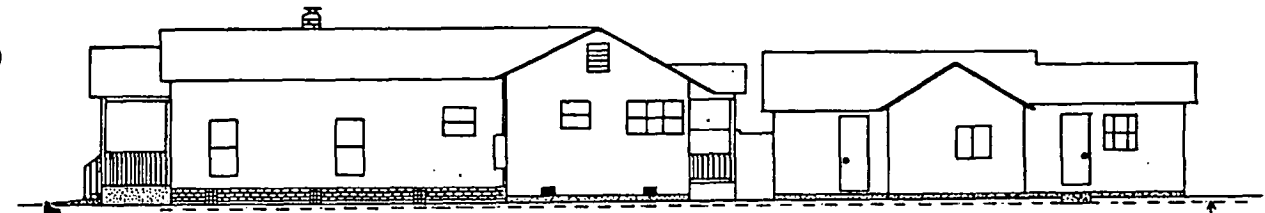
NORTHELEVATION (exist'g)



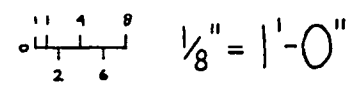
EAST ELEVATION (exist'g)



SOUTH ELEVATION (exist'g)

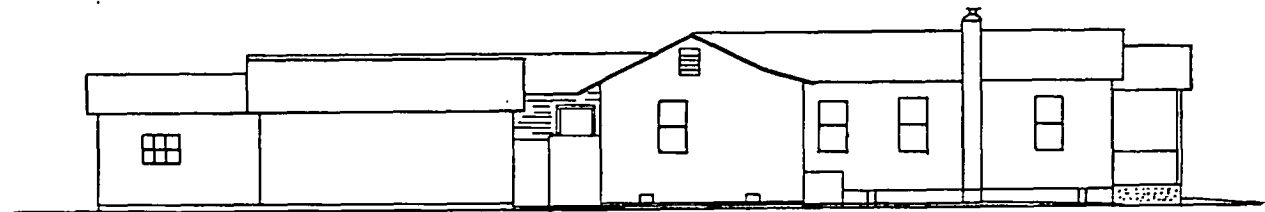


WEST ELEVATION (exist'g)

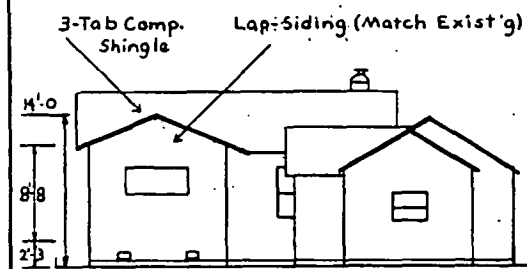


(not affected)

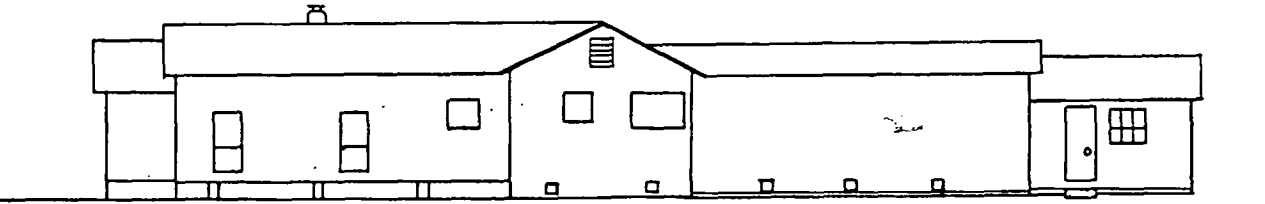
NORTH ELEVATION



EAST ELEVATION (proposed)



SOUTH ELEVATION (proposed)



WEST ELEVATION (proposed)

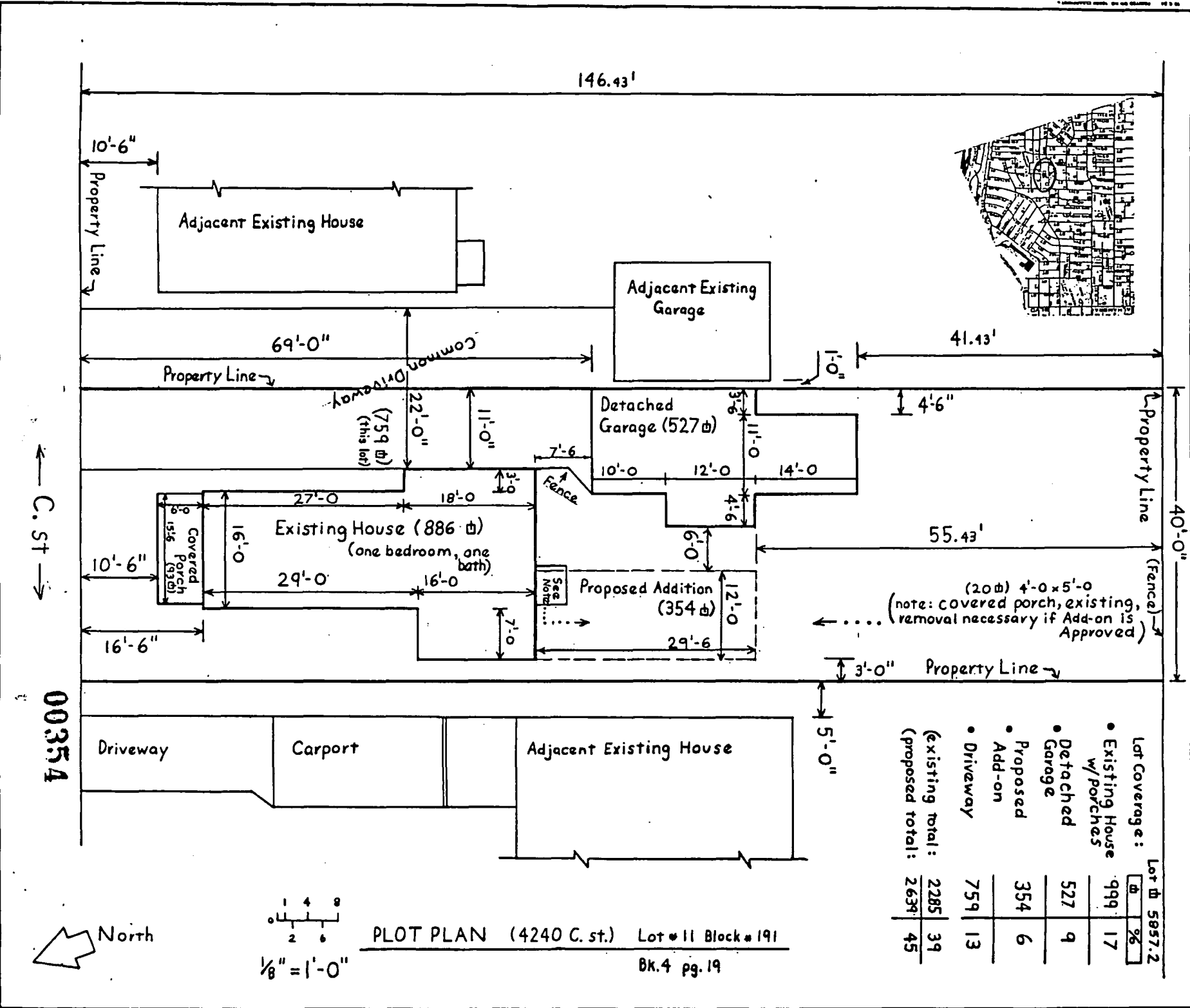
00552

Date	1-89
Scale	1/8" = 1'-0"
Drawn	S.C.
Job	001
Sheet	2
Of	4 Sheets



REVISIONS	BY

Date 1-89  
 Scale 1/8" = 1'-0"  
 Drawn S. C.  
 Job 001  
 Sheet 1  
 Of 4 Sheets



Lot Coverage:	Lot #	Area
Existing House w/porches	999	17
Detached Garage	527	9
Proposed Add-on	354	6
Driveway	759	13
Existing total:	2285	39
Proposed total:	2639	45