

PLANNING DIRECTOR'S VARIANCE
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Leanne Kozak, 1026 3rd Avenue, Sacramento, CA		
OWNER	Leanne Kozak, 1026 3rd Ave., Sacramento, CA		
PLANS BY			
FILING DATE	8-17-82	50 DAY CPC ACTION DATE	REPORT BY: LL:lc
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	012-103-13

APPLICATION: Request for Planning Director's Variance (P82-197) to allow a one-story, 117 square foot addition to an existing single family residence to extend two feet, three inches into the five-foot interior side yard setback.

LOCATION: 1025- 3rd Avenue

PROJECT INFORMATION:

1963 Riverside-Land Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	One-story single-family residence

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

STAFF EVALUATION:

The subject site is a 44' x 105' interior lot which is developed with a one-story single-family dwelling. The applicant proposes to add a total of 117 square feet to the rear portion of the home. 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 south wall of the addition 2 feet, three inches 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 two feet nine inches from the side property line and the proposed addition is adjacent to a driveway and rear yard area of the adjoining property.

The design of the proposed addition is also compatible and consistent with the architectural style of the existing dwelling.

STAFF RECOMMENDATION: Staff recommends approval of the Variance request based on Findings of Fact which follow.

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 two feet nine inches in that:

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Under similar circumstances granting of the variance would be appropriate for other property owners.

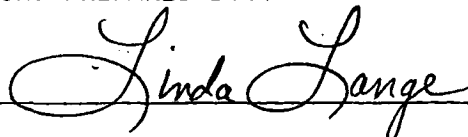
2. The variance does not constitute a use variance in that:

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.

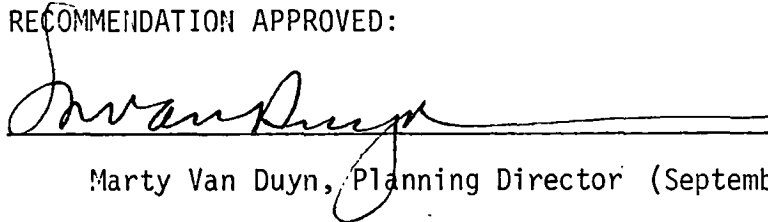
4. The project is in conformance with the 1974 City General Plan and the policy which states, "Encourage comprehensive neighborhood beautification programs through landscaping, tree planting, home improvement, and general maintenance to increase neighborhood pride and improved neighborhood appearance."

REPORT PREPARED BY: :




Linda Lange, Zoning Investigator

RECOMMENDATION APPROVED:

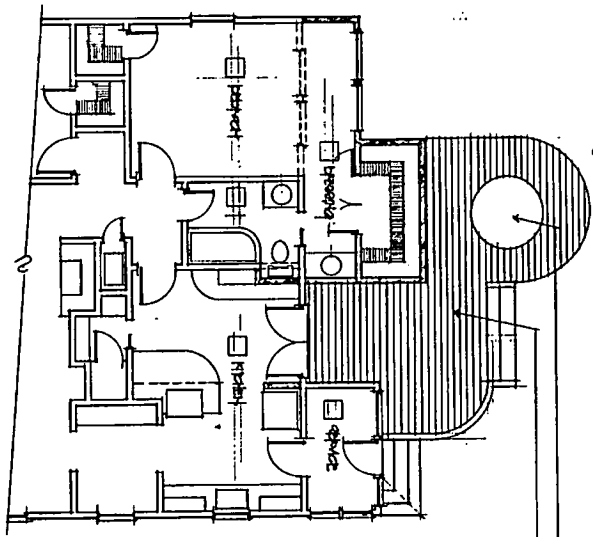


Marty Van Duyn, Planning Director (September 1, 1982)

LL:lc



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ground floor plan

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**DONALD
POSSEY
& CO.**

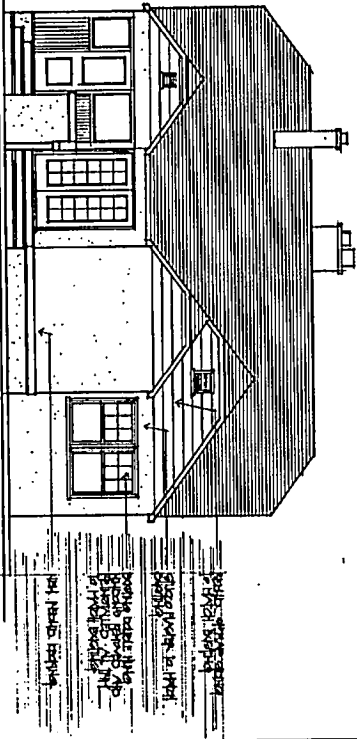
A DESIGN STUDIO

2401 Redwood St
Sacramento, CA 95833
916-485-2500

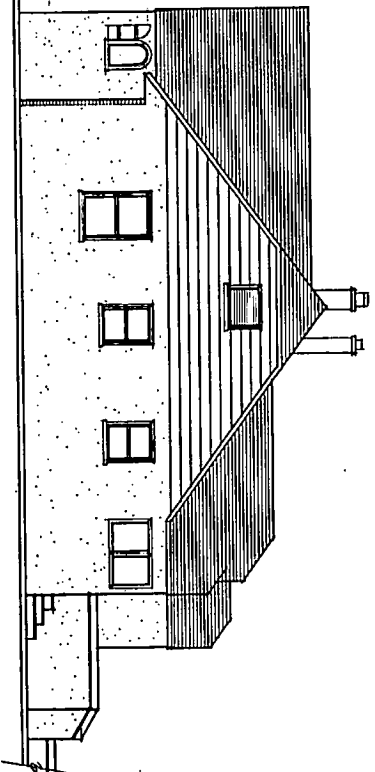
DATE: 8-30-82
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SCALE: AS SHOWN

8-30-82

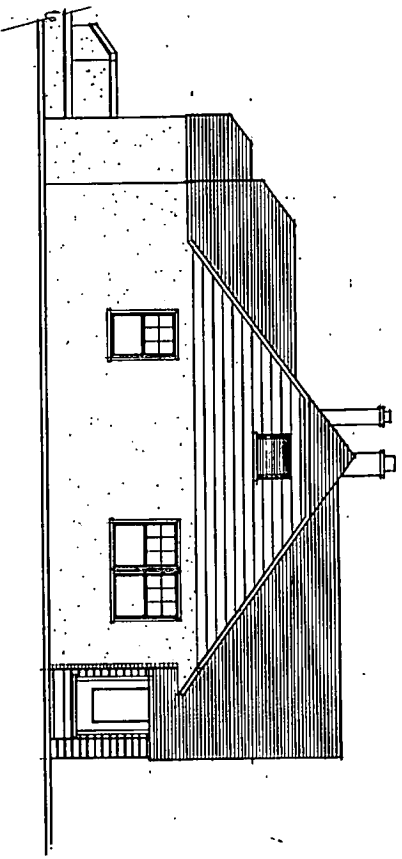
P82-197



north elevation



east elevation



west elevation

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