

# PLANNING DIRECTOR'S VARIANCE

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

<b>APPLICANT</b>	Chris & Liza Hunt, 4433 I Street, Sacramento, CA 95819				
<b>OWNER</b>	Chris & Liza Hunt, 4433 I Street, Sacramento, CA 95819				
<b>PLANS BY</b>	Chris & Liza Hunt, 4433 I Street, Sacramento, CA 95819				
<b>FILING DATE</b>	8/31/87	<b>ENVIR. DET.</b>	EX. 15305(a)	<b>REPORT BY</b>	PW:vf
<b>ASSESSOR'S-PCL. NO.</b>	008-0052-018				

**APPLICATION:** Planning Director's Variance to reduce a portion of the five foot side yard setback to three feet for an addition to a single family residence in the Single Family (R-1) zone.

**LOCATION:** 4433 "I" Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand an existing single family dwelling by adding a 1,500+ sq. ft. second floor.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1965 East Sacramento Community Plan Designation:	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; R-1	Front:	25'	38'
South: Single Family; R-1	Side(Int):	5'	3', 11.5'
East : Single Family; R-1			
West : Single Family; R-1	Rear:	15'	18'

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	50' x 112'
Property area:	0.13+ acres
Density of Development:	7 d. u. per acre
Square Footage of Building:	1,500+ sq. ft. addition; for a total of 3,034+ sq. ft.
Height of Building:	27'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Cedar shakes

**PROJECT HISTORY:** On April 27, 1987, the Planning Director approved a variance to reduce a portion of the side yard setback to allow the construction of a 334+ sq. ft. addition to the existing residence (P87-171).

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This addition was to the west side of the first floor.

PROJECT EVALUATION: Staff has made the following evaluation:

- A. The subject site is a 5,600± sq. ft. interior lot located in the Single Family (R-1) zone. A one story, 1,200± sq. ft. single family residence is located on the site. Surrounding land uses are single family residential in all directions. The site is designated for residential uses on the 1974 General Plan.
- B. The applicant is proposing to construct a 1,500± square foot, second floor addition. As previously noted, a variance for a first floor addition has been approved. This current variance is required since the west wall of the second floor addition extends into the five foot side yard setback. The proposed west wall addition will extend up from the previously approved addition (see plans).
- C. Staff has surveyed the site and found that adjacent residences were generally constructed 3 to 5 feet from one side yard property line and 10 to 15 feet from the opposite side yard property line to allow for a driveway to a garage in the rear. The proposed addition appears to be consistent with the architecture of the existing structure. The east and west elevations do show proposed windows. Existing driveways along both side yard property lines will help protect the adjacent neighbor's privacy. Both adjacent neighbors have expressed no objection to the proposed addition. Based on the above evaluation, staff has no objections to the applicant's request.

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

RECOMMENDATION: Staff recommends approval of the variance request, subject to the following condition and based upon findings of fact which follow:

Condition

The applicant shall construct the proposed addition as per plans and elevations submitted.

Findings of Fact

- 1. The requested variance does not constitute a special privilege in that:
  - a. a 3 foot setback will be maintained for the majority of the side area; and
  - b. a variance would be granted to any other property owner facing similar circumstances.

2. Granting the variance will not be injurious to the public welfare nor to 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. The proposed variance does not constitute a use variance in that single family residences are allowed in the R-1 zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for single family uses by the 1974 General Plan and the proposed residential land use conforms with the Plan Designation.

Report prepared by:

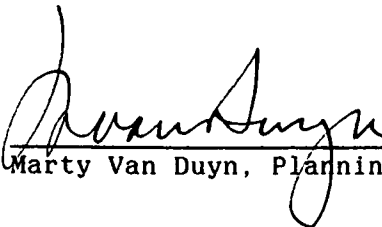


Price Walker, Assistant Planner

10/5/87

Date

APPROVED BY:



Marty Van Duyn, Planning Director

10-5-87

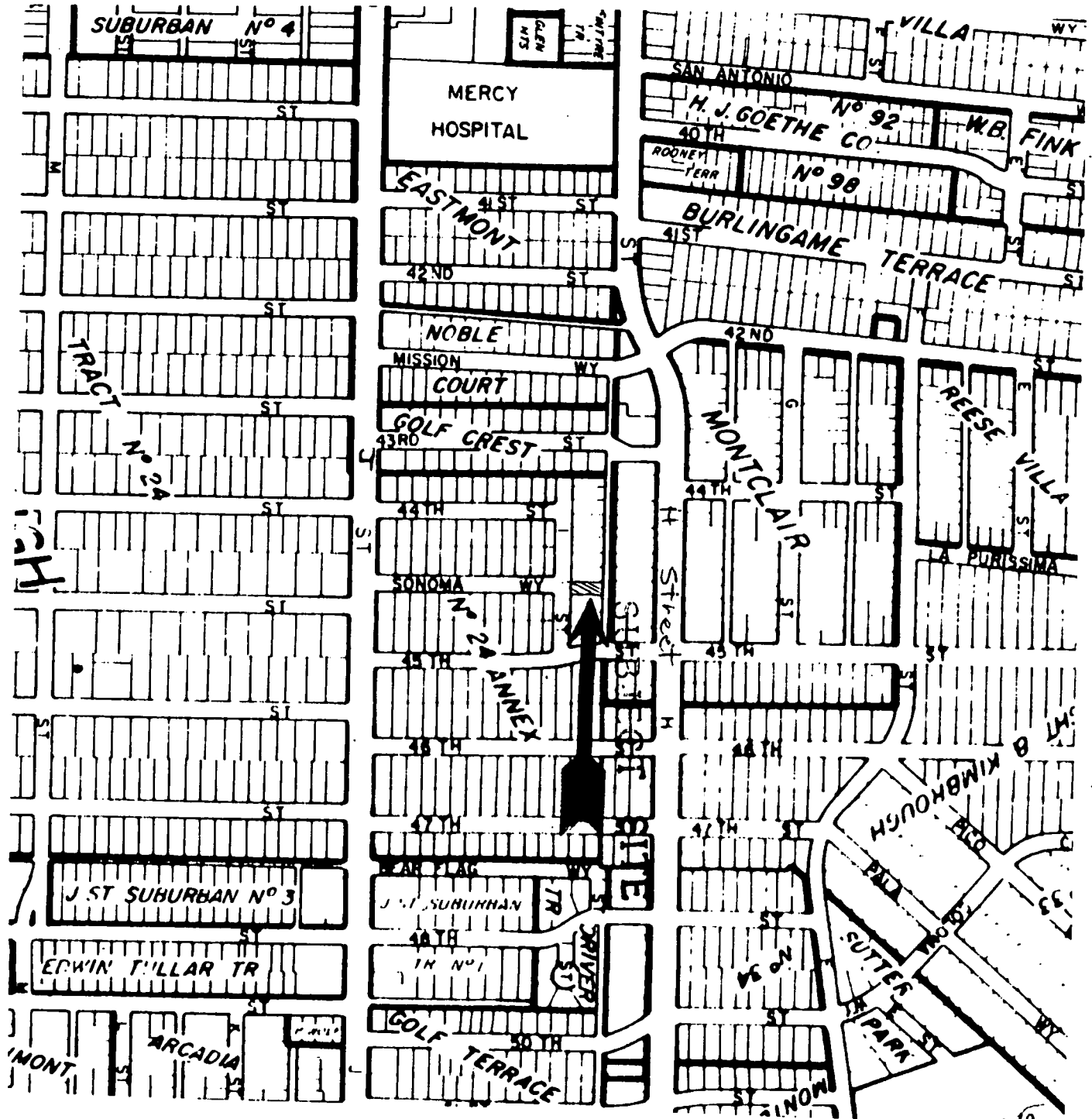
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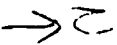
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# VICINITY MAP



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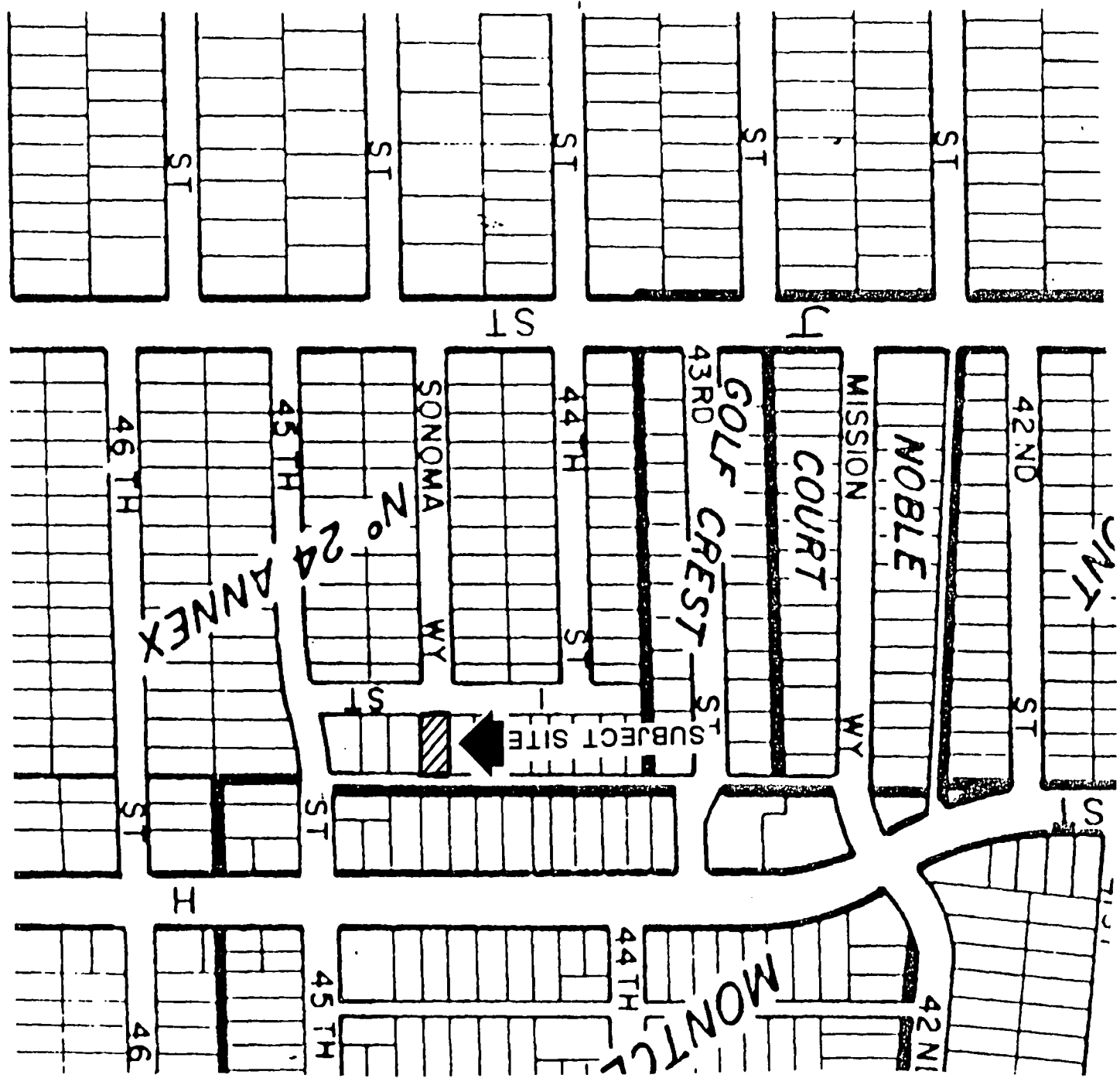


Scale: 1" = 500'

# VICINITY - LAND USE - ZONING

ALL SURROUNDING ZONING IS R-1  
ALL SURROUNDING LAND USE IS SINGLE FAMILY

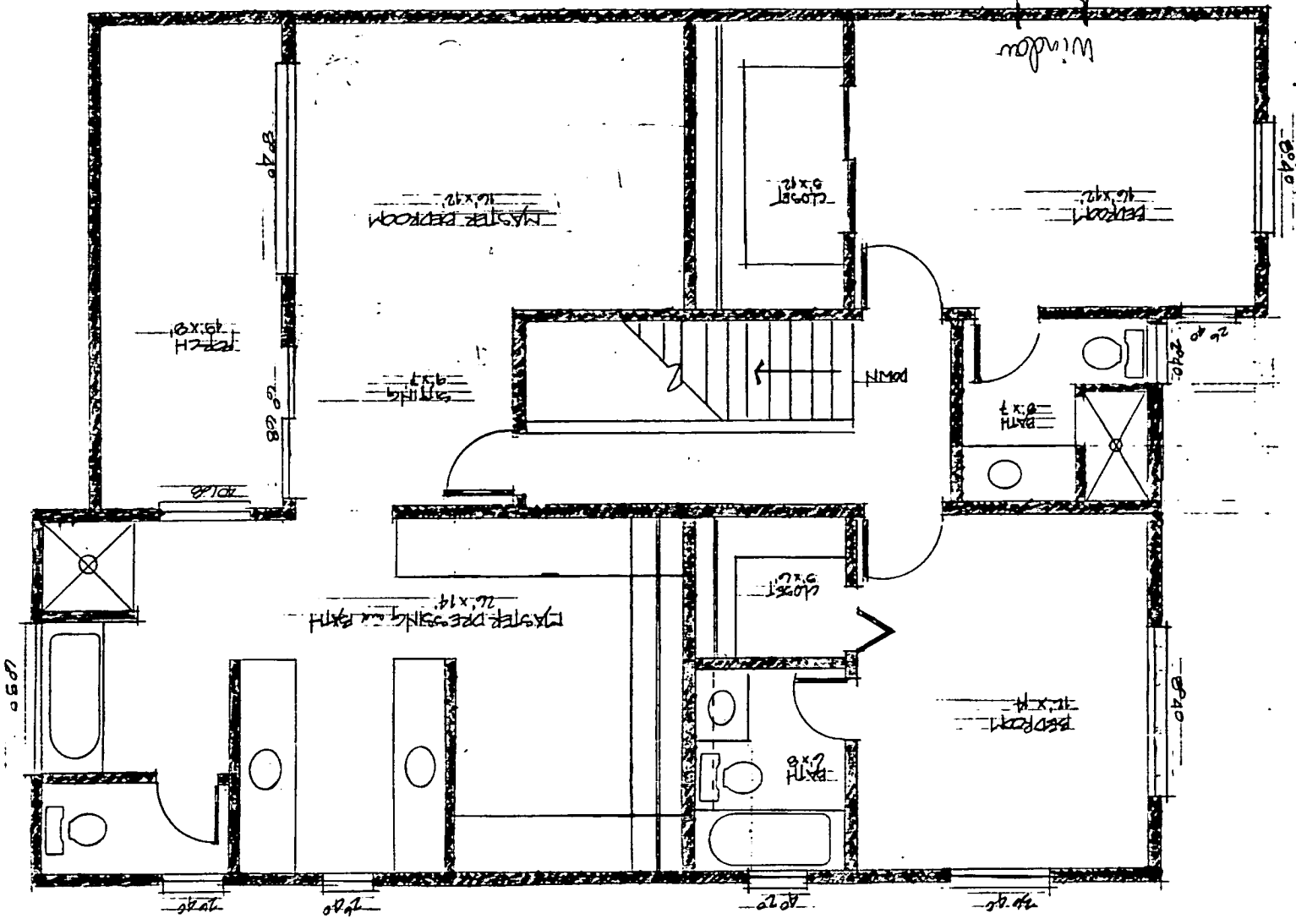
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SECOND FLOOR PLAN



SECOND FLOOR PLAN

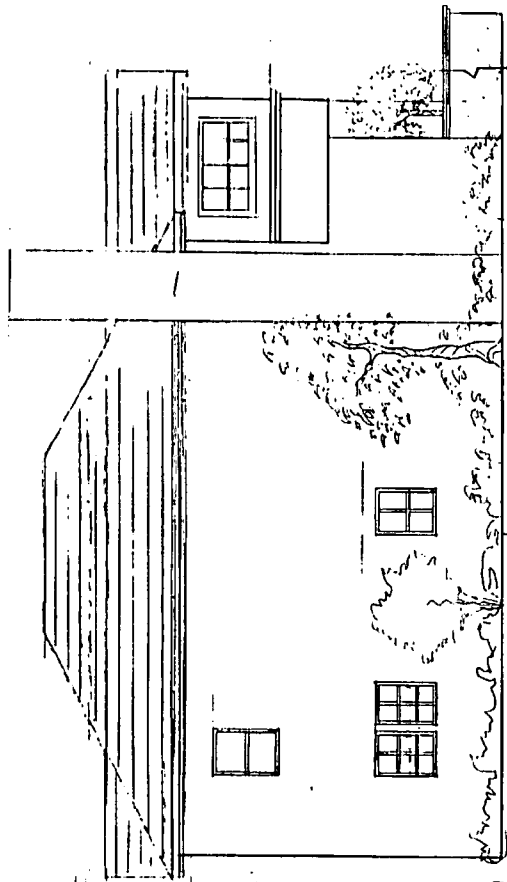


HUNT RESIDENCE  
 993 1/2 STREET  
 EXETER, N.H.  
 SCALE 1/4" = 1'-0"  
 ROOM SIZES APPROX

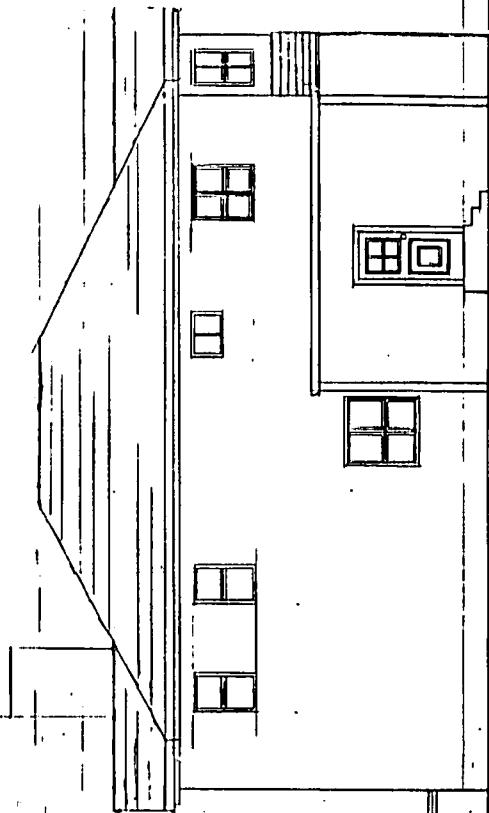
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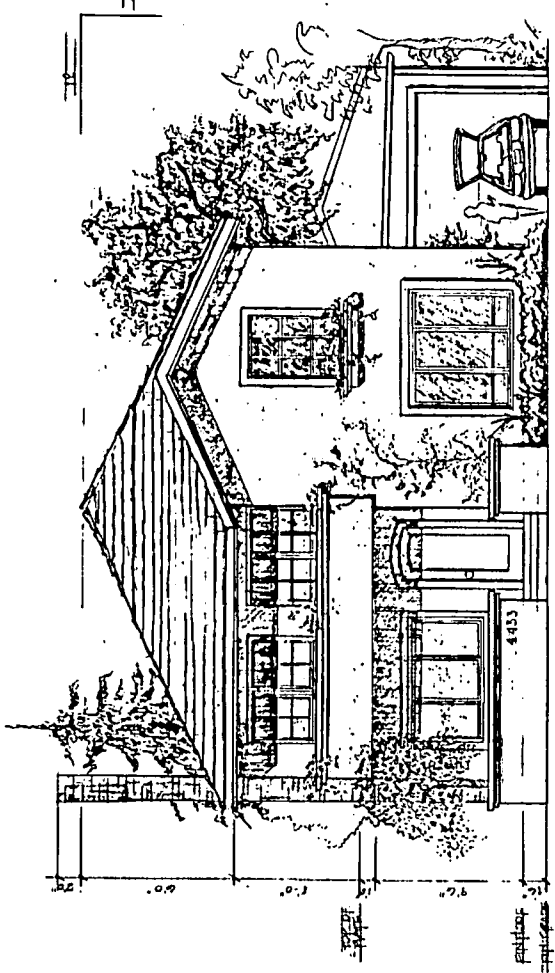
# ELEVATIONS



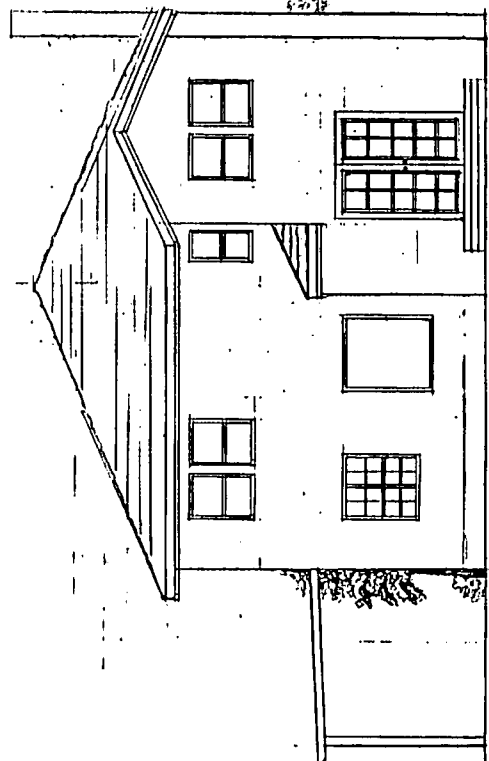
WEST ELEVATION  
NOT TO SCALE



EAST ELEVATION  
NOT TO SCALE



SOUTH ELEVATION  
NOT TO SCALE



NORTH ELEVATION  
NOT TO SCALE

NOTES:  
 1. EXTERIOR WALLS TO BE FINISHED BY PLASTER  
 2. STAIRS TO BE MADE OF CONCRETE

CLUBHOUSE RESIDENCE  
 2455 S. 10TH STREET  
 TUCSON, AZ  
 85710

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