

SACRAMENTO CITY PLANNING COMMISSION

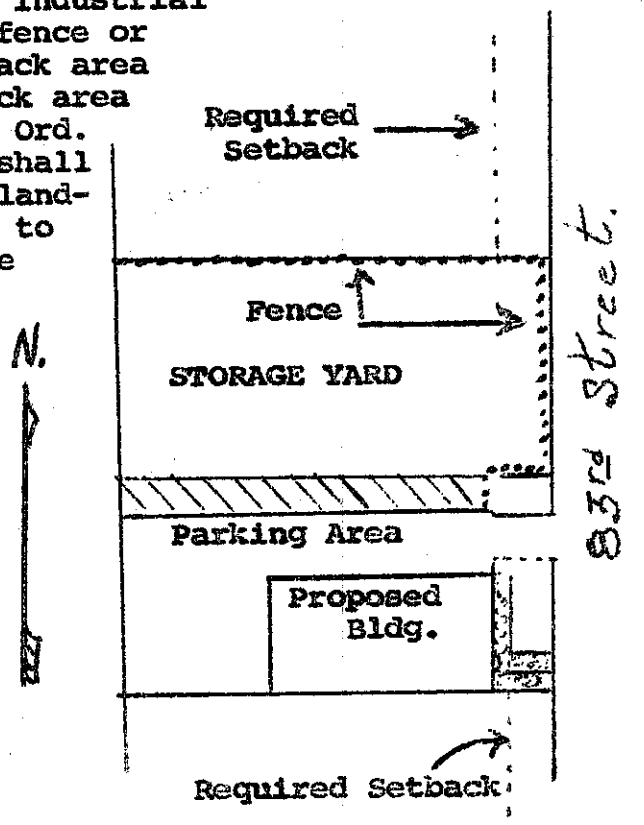
Report of City Planning Director -- R. L. Rathfon -- Jan. 23, 1962.

APPLICATION FOR VARIANCE

APPLICANT: Lawrence Construction Co., by C. Zanotto, 3020 V Street.
OWNERS: Atlas Plumbing & Heating of Sacramento, Inc., 931 - 48th St.
PROPERTY: Nly 230; Lot 4 of Lawrence Industrial Tract.
LOCATION: West side 83rd Street, north of Fruitridge Road.
SIZE: Nly 230; Lot 4 of Lawrence Industrial Tract.
EXISTING USE: Vacant
PROPOSED USE: Warehouse building with off-street parking & outdoor storage area.
ZONING: M2-IP (Industrial Park)
REQUEST: To waive 25' front setback requirement for storage area on nly. side of property, in developing parcel with warehouse type building. Building and off-street parking area to maintain the required 25' front setback.

1. Proposed 60' x 120' warehouse type bldg. is to contain a shop and office for a plumbing and heating firm. Submitted plans do not indicate what portion of bldg. will be utilized as office, or how large an area will be occupied by the shop, which information is customarily required in order to determine the minimum off-street parking requirement. However, based upon the number of parking spaces indicated on the plans, plus the paved area to be provided in back of the bldg., it appears that more than the required number of off-street parking spaces will be provided.

2. Sec. 1-D-4 of Ord. 2189-4th Series, the Industrial Park Ord., prohibits the erection of a fence or wall within the required 25' front setback area and also prohibits the use of the setback area for storage purposes. In addition, the Ord. stipulates that the front setback area shall be developed and maintained as an open landscaped and green area. Applicant seeks to waive these requirements for the storage area only.



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