

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Patricia Lomanto, 7259 Pinegrove Way, Folsom, CA 95630				
OWNER	Michael Mahoney, 4433 "I" St., Sacramento, CA 95819				
PLANS BY	James Plumb Associates, 2230 Capitol Ave., Sacramento, CA 95816				
FILING DATE	4/1/87	ENVIR. DET.	Cat.Ex. 15305(a)	REPORT BY	DJH:kh
ASSESSOR'S-PCL. NO.	008-052-18				

APPLICATION: Planning Director's Variance to reduce a portion of the 5-foot sideyard setback to 3 feet for a room addition on 0.12+ acre 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 334 square feet of building area.

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 dwelling, detached garage

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'
East: Single Family; R-1	Side(St):	5'	11-1/2'
West: Single Family; R-1	Rear:	15'	20'

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: 334 sq. ft. addition to existing 1,200+ sq. ft. house
Height of Building: 1 story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, glass, to match existing dwelling
Roof Material: Clay tile, to match existing dwelling

PROJECT EVALUATION: Staff has made the following comments:

- A. The subject site is a 5,600 square foot interior lot located in the Single-Family (R-1) zone located at 4433 I Street. A 1,200+ square foot single-family dwelling with detached garage is located on the site. Surrounding land uses are single family residential with detached garages in all directions. The site is designated for residential land uses on the 1965 East Sacramento Community Plan and 1974 General Plan.

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- B. The applicant proposes to construct two additions to the exterior of the house totaling 334 square feet. One addition is to the west wall of the house which will be located within 3 feet of the sideyard property line. The purpose of the addition is to expand bedroom areas existing along the west half of the house. The second addition of 36 square feet is onto the front elevation of the house to allow enlargement of the living room. A variance is required for the bedroom addition and the living room addition since both are located less than five feet from the sideyard property line. The living room addition will not project into the front yard setback.
- C. Staff conducted a field survey of adjacent residences and found several similar circumstances where additions appeared to have been constructed along the sideyard setback area. Residences were generally constructed 3 to 5 feet from one sideyard property line and 10 to 15 feet from the opposite sideyard property line to allow for a driveway to a detached garage located in the rear yard area. Total encroachment of 2 feet into the 5 foot sideyard would be consistent with the existing living room wall which is 3+ feet from the west property line. The proposed addition is compatible with the architectural detailing of the existing dwelling. Staff finds the proposed addition will not adversely impact the surrounding land uses nor significantly impact the characteristics of the surrounding residential neighborhood.

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 additions 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 yard area; and
 - b. 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 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.

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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:

Dan Hendrycks
Dan Hendrycks, Associate Planner

April 24, 1987
DATE

By: W. Alfred Weitzman, Senior Planner
For: Marty Van Duyn, Planning Director

April 27, 1987
DATE

Sacramento City Planning Commission

Statement of Intent--Variance

A. What is proposed:

I propose to repair and expand the single family dwelling per enclosed plan located at 4433 I Street. The home currently extends to approximately 36 inches from what appears to be the west side lot line. It is hoped that the remainder of the home can be extended to nearly that point in order to provide necessary floor space within the bedrooms of the home. The expansion will also extend to the rear (north) and possibly to the front about 3 feet (south). The roof line will be enhanced and a new roof installed.

The overall result will be an upgrading and repair of the home both in the interior and exterior.

B. The home is approximately 1250-1300 sf, one story single family. It has a one car+ garage and fence in areas of approximatley 6 feet.

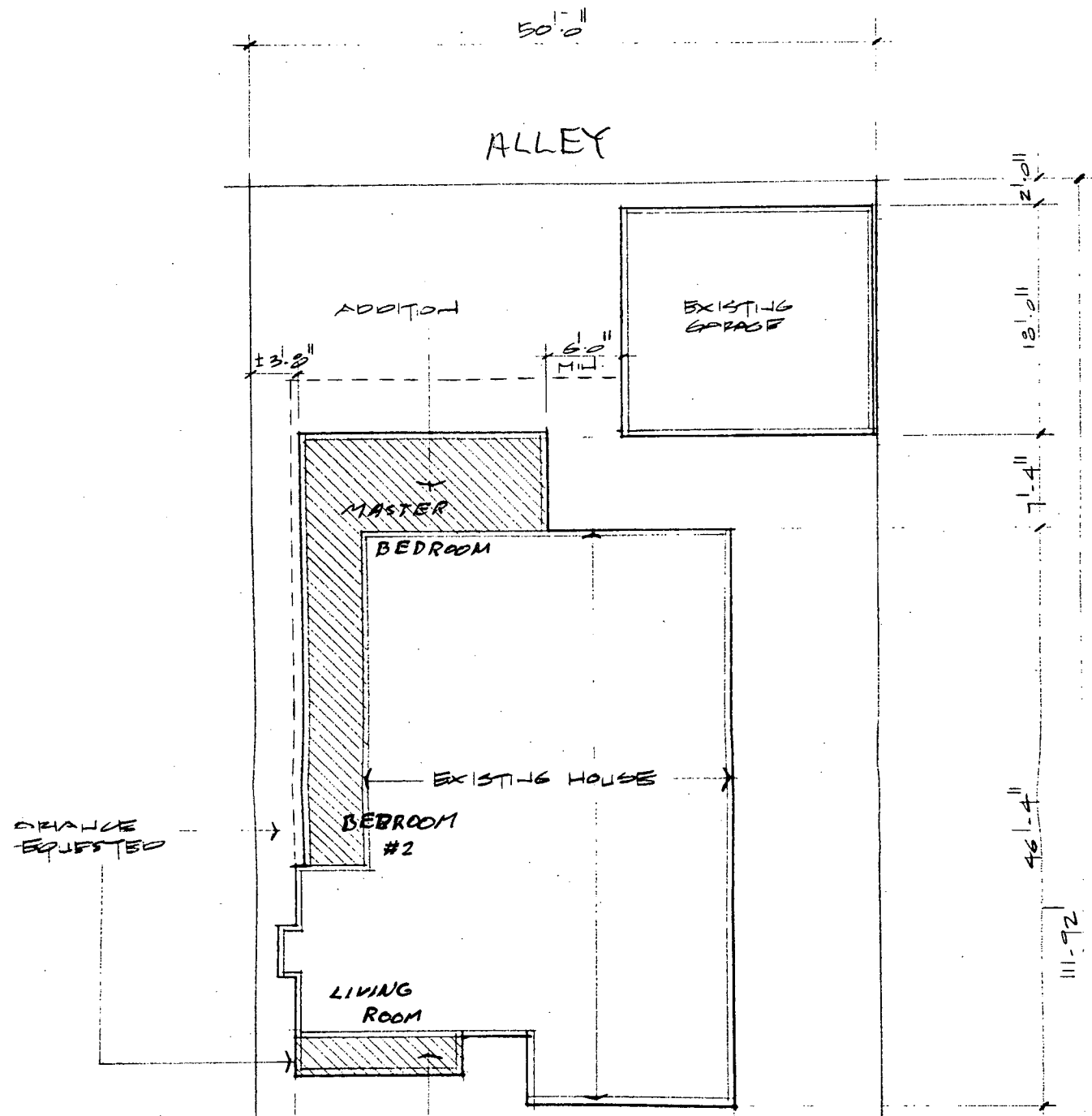
C. Reasoning: The lot is narrow, approximately 50 feet wide and due to the placement on the lot and the floor plan, the only place to add additional space to the home is by extending on the west side. Since the building appears to already be located within the setback, would not be extended beyond the existing point, and is adjacent to the neighboring driveway, it should not adversely impact the either the view from the street or the privacy of the adjoining parcel on the west.

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SITE PLAN



Total addition -
334 sq. ft.

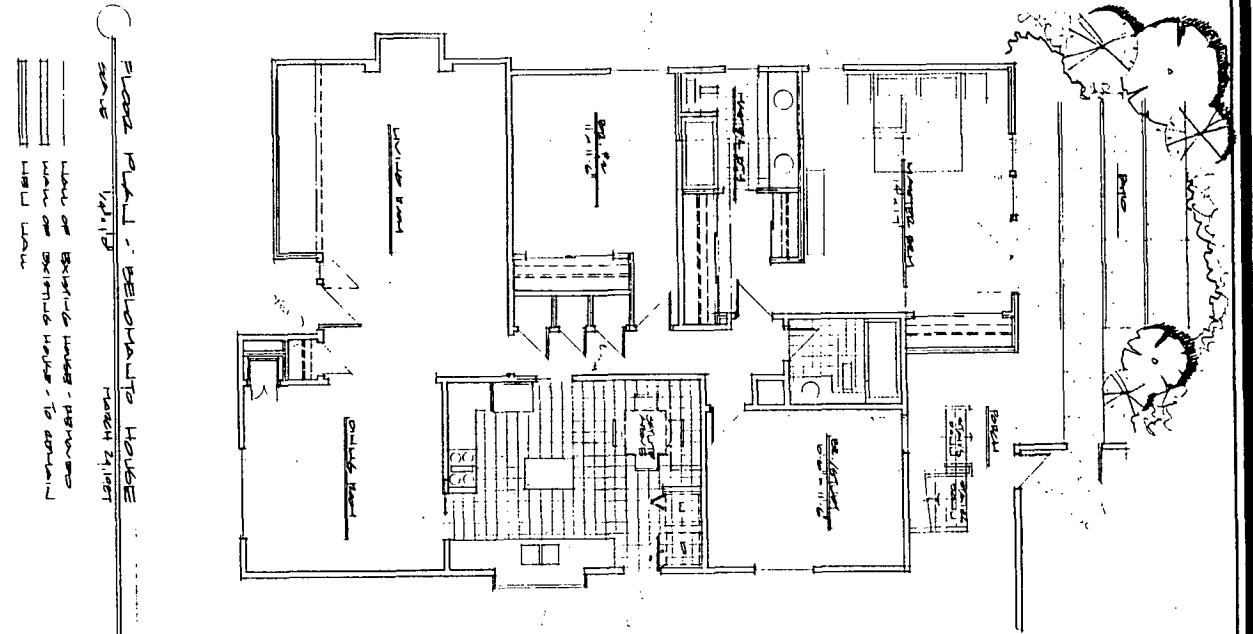
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"I" Street

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1/2" = 1'-0" North Arrow
 Solid Line - BELONGS TO HOUSE
 Dashed Line - BELONGS TO ADJACENT HOUSE
 Dotted Line - BELONGS TO ADJACENT HOUSE - TO BE REMOVED
 Hatched Area - BELONGS TO ADJACENT HOUSE

FLOOR PLAN

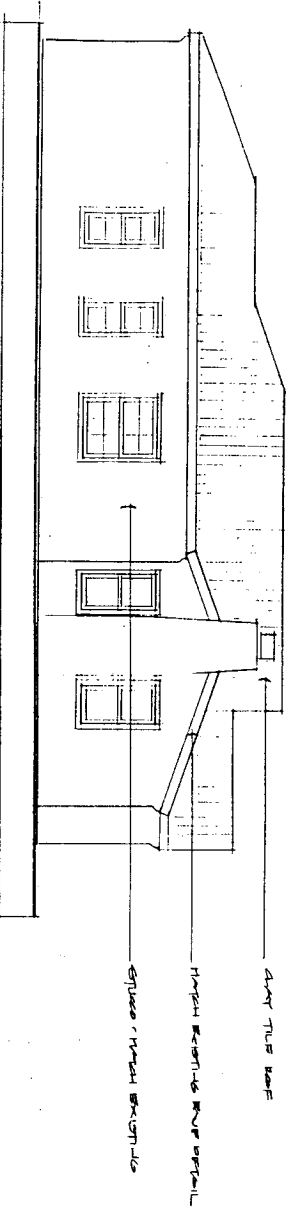
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Job No.	
Drawing No.	
Checked By	Date
Scale	
Revision No.	

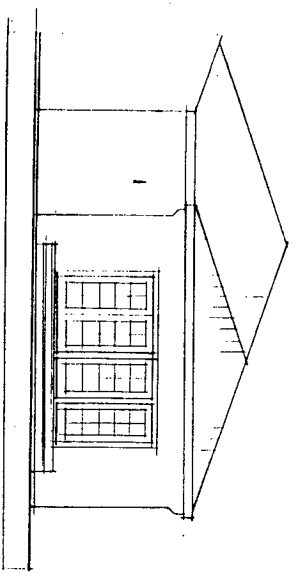
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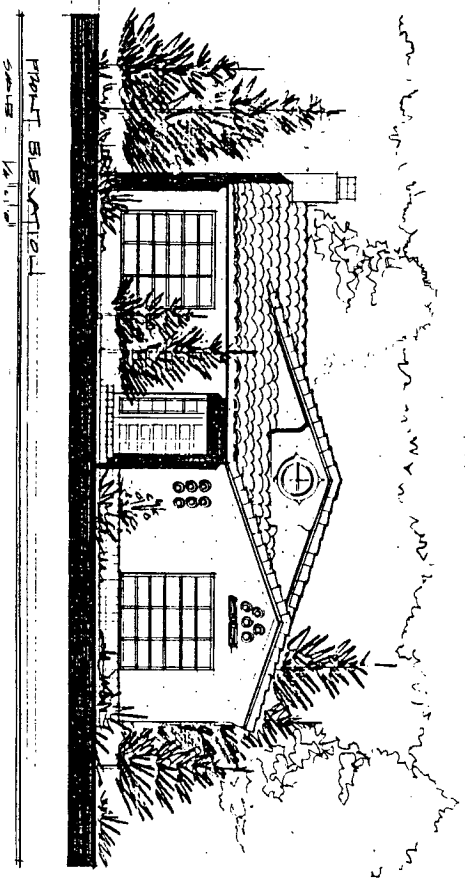
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REAR ELEVATION



FRONT ELEVATION



FRONT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS

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Job No.	
Drawing No.	
Drawn By	Date
Checked By	Date
Scale	
Revision No.	

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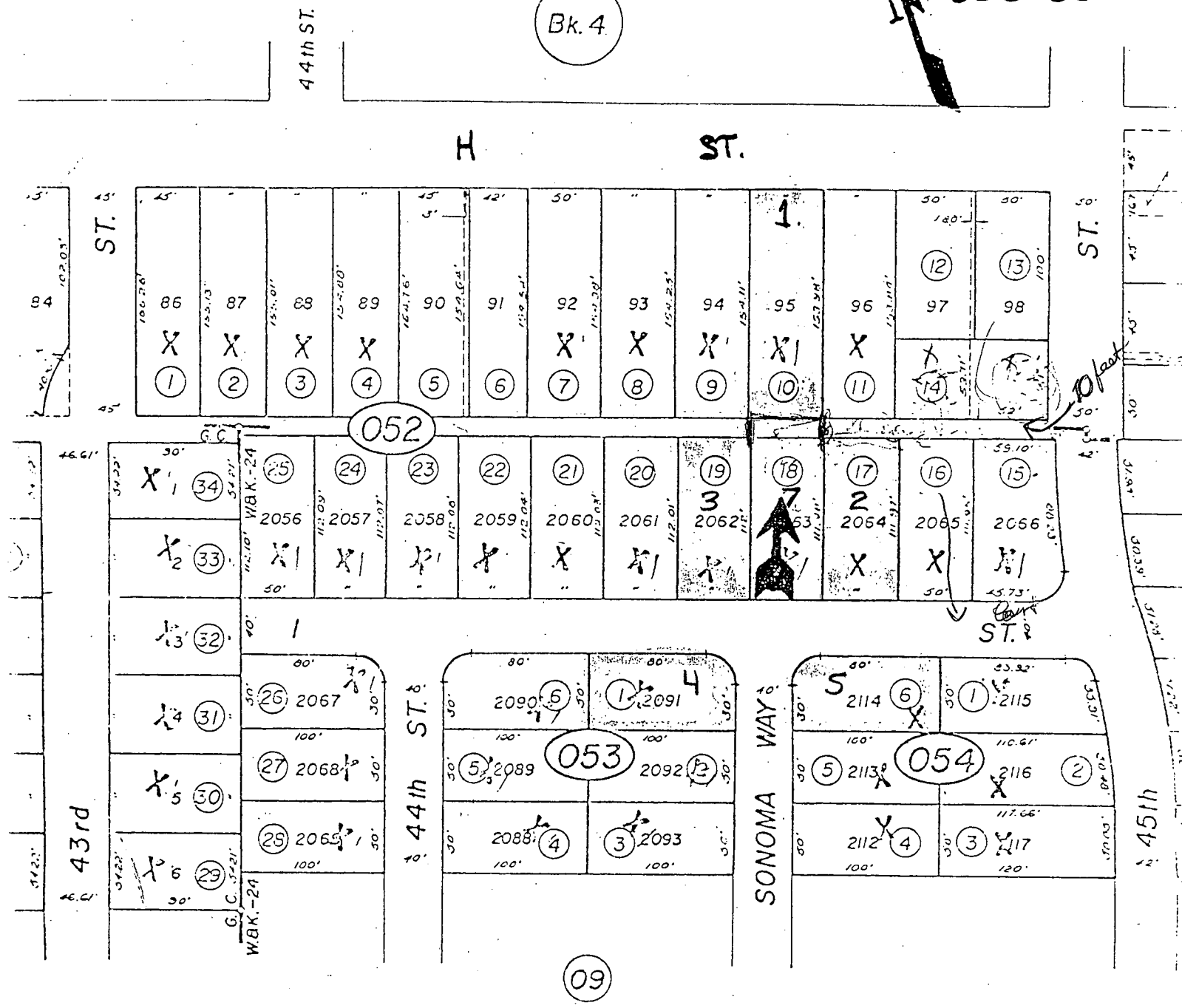
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AIR, NOBLE CT., WRIGHT & KIMBROUGH TR. 24 ANNEX
& WRIGHT & KIMBROUGH TR. 33

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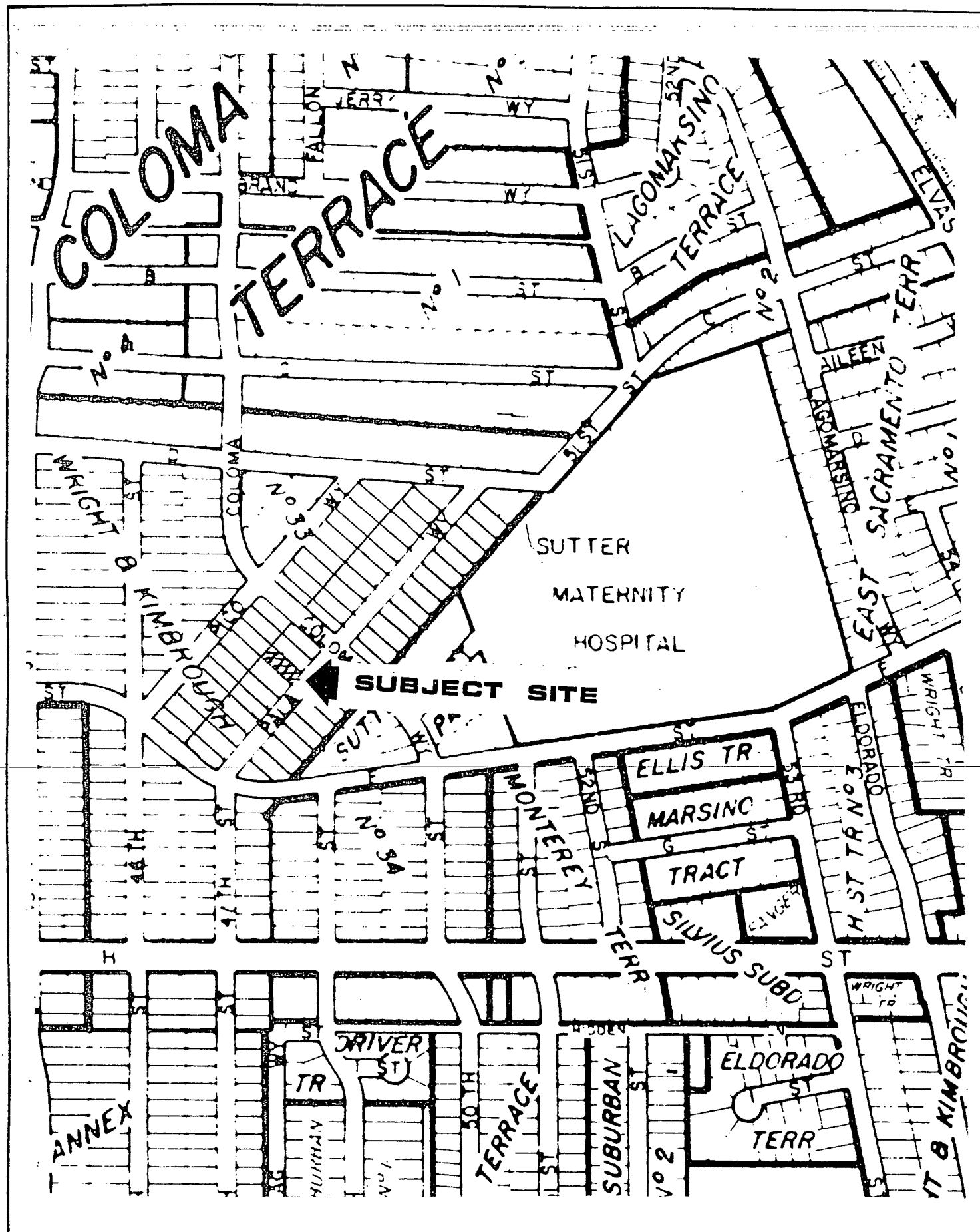
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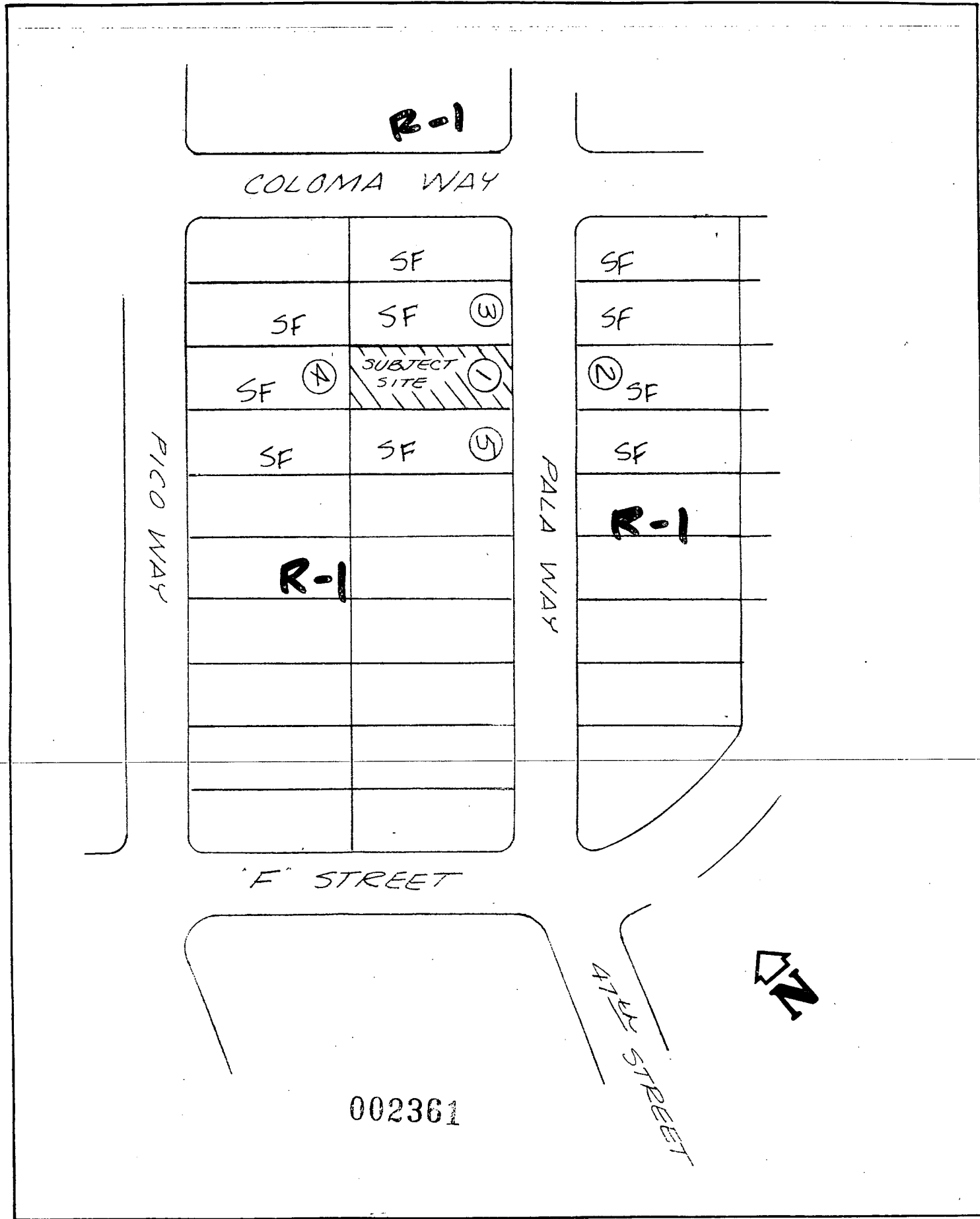
Also ~~000877~~ Brooke Realty Co's Sub. No. 106
NOTE—Assessor's Block Numbers Shown in Ellipses.

Ass
C.C.U.



VICINITY MAP

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LAND USE & ZONING MAP

