

# PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	BERND KORNOW, 520 Pala Way, Sacramento, CA 95819		
OWNER	BERND KORNOW, 520 Pala Way, Sacramento, CA 95819		
PLANS BY	BERND KORNOW, 520 Pala Way, Sacramento, CA 95819		
FILING DATE	7/10/87	ENVIR. DET.	Ex. 15305 a
ASSESSOR'S-PCL. NO.	004-0261-003	REPORT BY	PW/vf

**APPLICATION:** Planning Director's Variance to reduce the five foot side yard setback to three feet on a 0.14 developed acre in the Standard Single Family (R-1) zone.

**LOCATION:** 530 Pala Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a two story house addition within the five foot side yard setback.

## PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Home

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	30'
South: Residential; R-1	Side(Int):	5'	1' (existing garage)
East : Residential; R-1	Side(Int):	5'	3'
West : Residential; R-1	Rear:	15'	7' (existing garage)

Parking Required:	1 space
Parking Provided:	2 spaces
Property Dimensions:	47' x 130'
Property Area:	0.14+ acre
Square Footage of Building:	748 sq. ft. addition to a 1,200 sq. ft. house; 720 sq. ft. garage
Height of Building:	22'
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Stucco and Brick
Roof Material:	Cedar Shakes

## PROJECT EVALUATION: Staff has made the following evaluation:

- A. The subject site is a 47 ft. x 130 ft. interior lot located in the Single Family (R-1) zone. A two-story, 1,200 sq. ft., single family residence is located on the site. Surrounding land uses are single family residences.

002352

The applicant is proposing to construct a 748± sq. ft., two-story addition to the existing residence. The existing residence currently has a three foot interior side yard setback from the south property line. The applicant is proposing to continue this setback another 11 ft. 8 in. for the building addition and is requesting a variance to reduce the required five foot side yard setback to three feet.

- B. Staff has no objections to this variance request. The existing side yard setback is three feet and the proposed addition would not project into the existing setback. The addition has been designed so that no windows will face the south property line. This should ensure that the adjacent neighbor's privacy is maintained. Planning staff has received written approvals by both adjacent neighbors to the applicant's request.

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

RECOMMENDATION: Staff recommends approval of the variance request, subject to the following conditions and based upon Conditions and Findings of Fact which follow:

Conditions

1. The proposed addition shall not have any windows or door entries along the south side of the addition.
2. The location and size of the addition shall conform to the plans submitted with this application.

Findings of Fact

1. The requested variance does not constitute a special privilege in that:
  - a. the present side yard setback along the south property line is three feet;
  - b. a variance would be appropriate for any property owner facing similar circumstances.
2. The granting of this variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
  - a. it will not interfere with the privacy of the adjacent property owners;
  - b. it will not significantly alter the characteristics of the single family residential area.

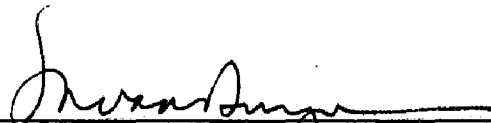
3. The requested variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1974 General Plan and the proposed single family residential use conforms with the plan designation.

Report Prepared By:

  
PRICE WALKER, ASSISTANT PLANNER

8/5/87  
DATE

Recommendation Approved:

  
MARTY VAN DUYN, PLANNING DIRECTOR

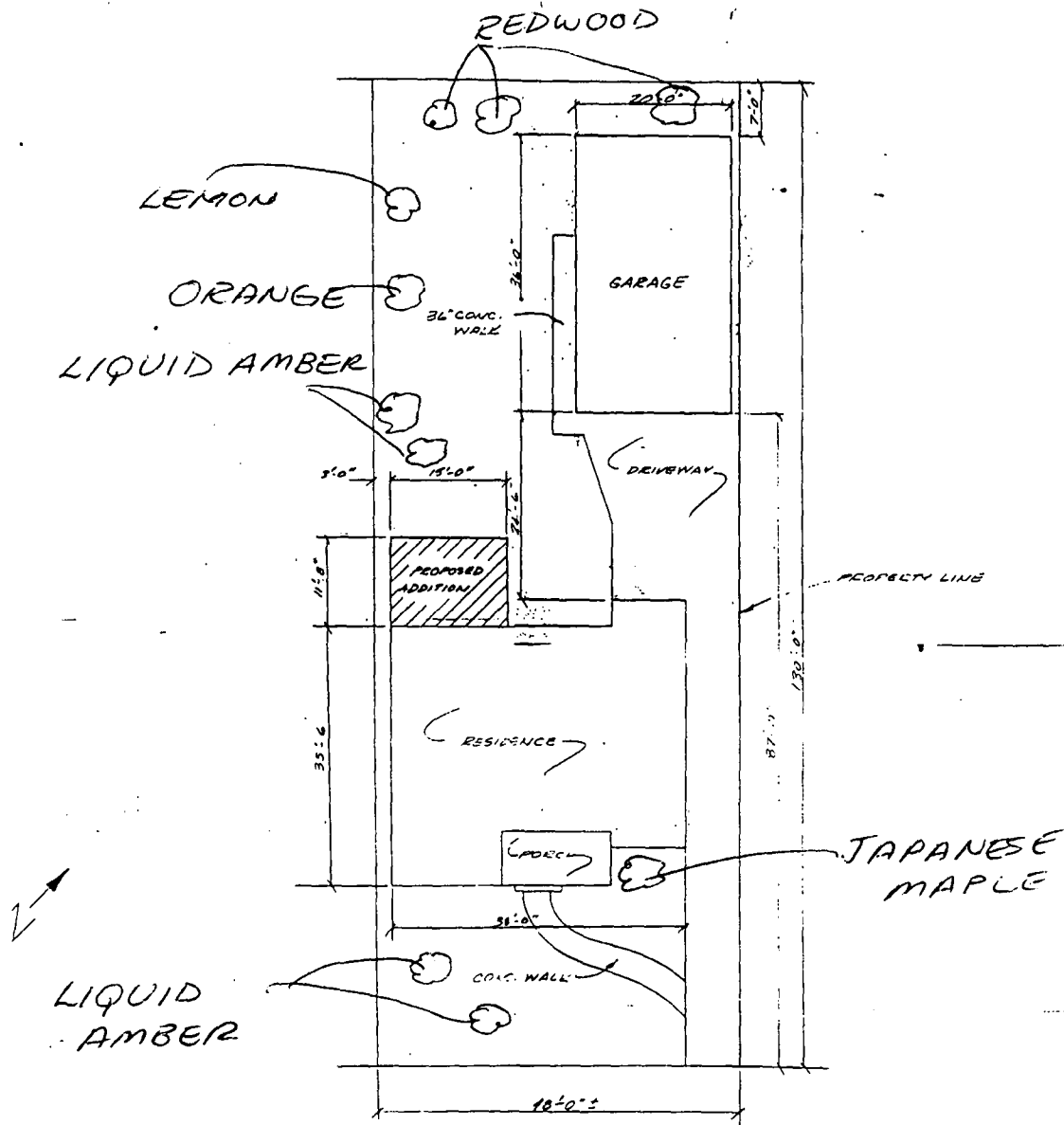
8/5/87  
DATE

MVD:PW:vf

P87-302

002354

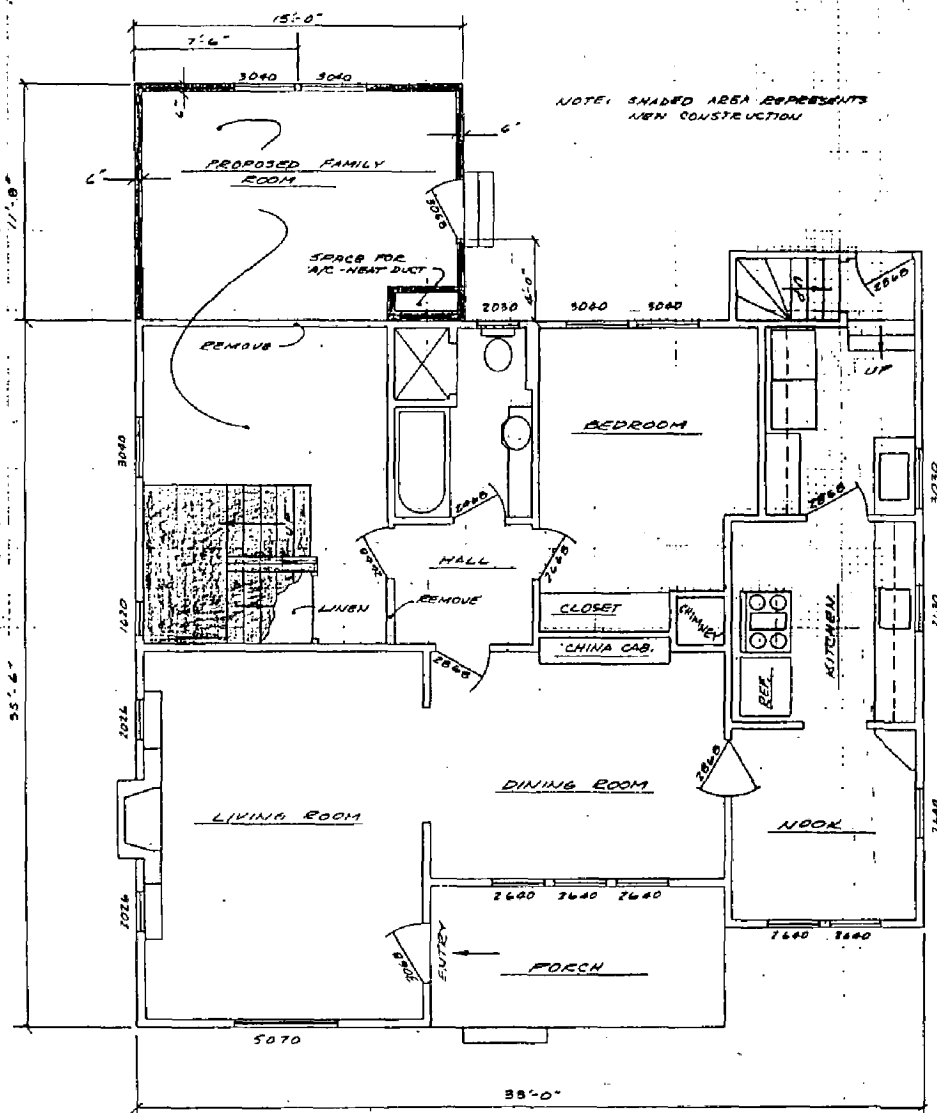
# EXHIBIT A



**PLOT PLAN**  
(SCALE: 1/8" = 1'-0")

BERND KORNOW  
520 PALA WAY  
SACRAMENTO, CA 9

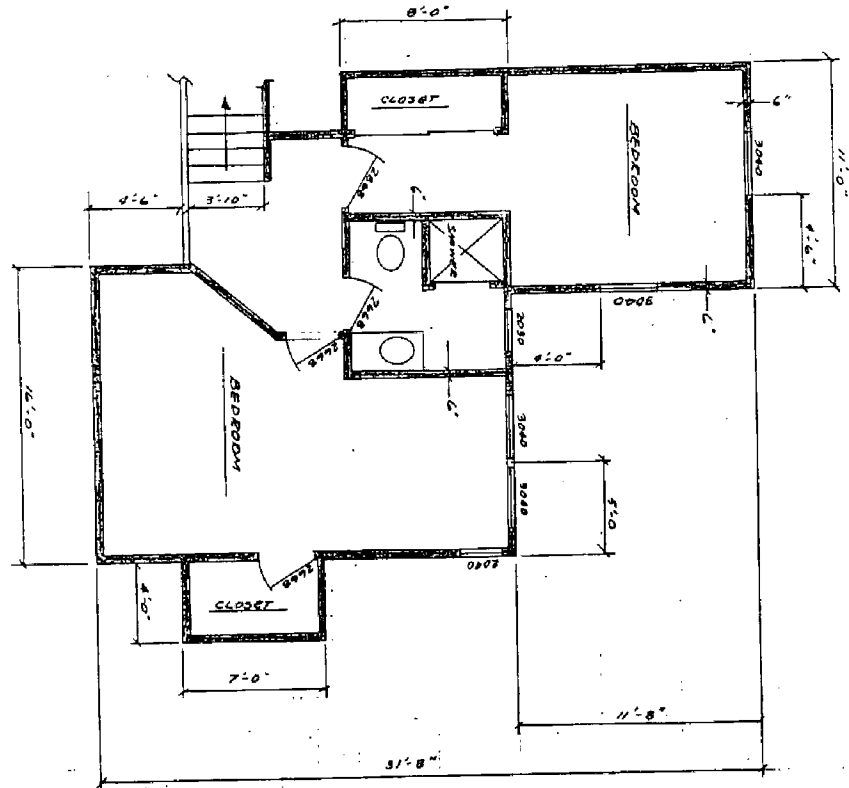
# EXHIBIT B



### FLOOR PLAN

BERND KORNBY  
520 PALA WAY  
SACRAMENTO, CA 95811

# EXHIBIT C

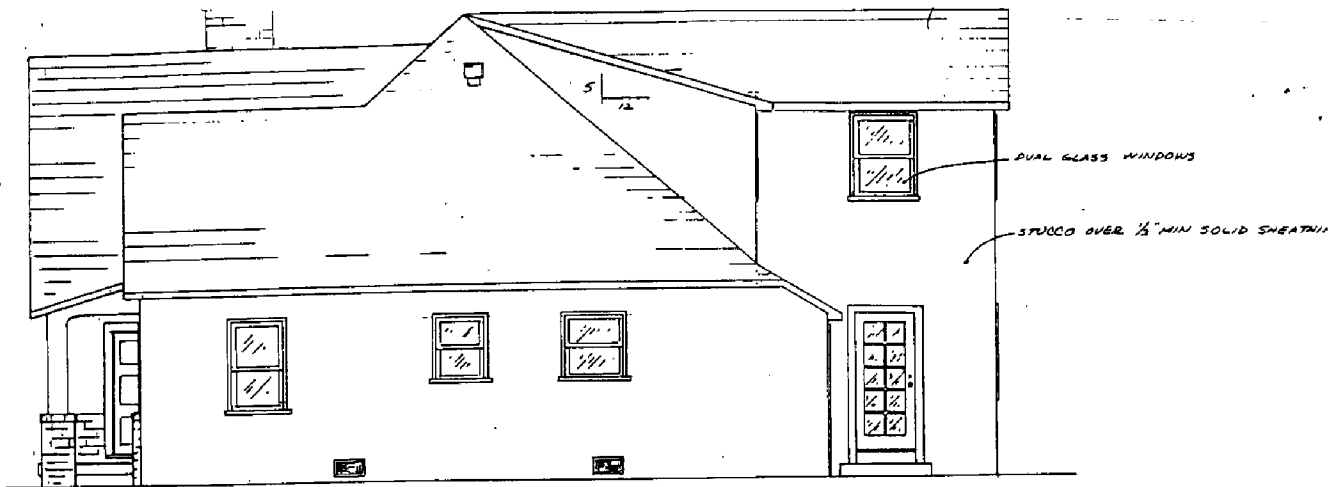


SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

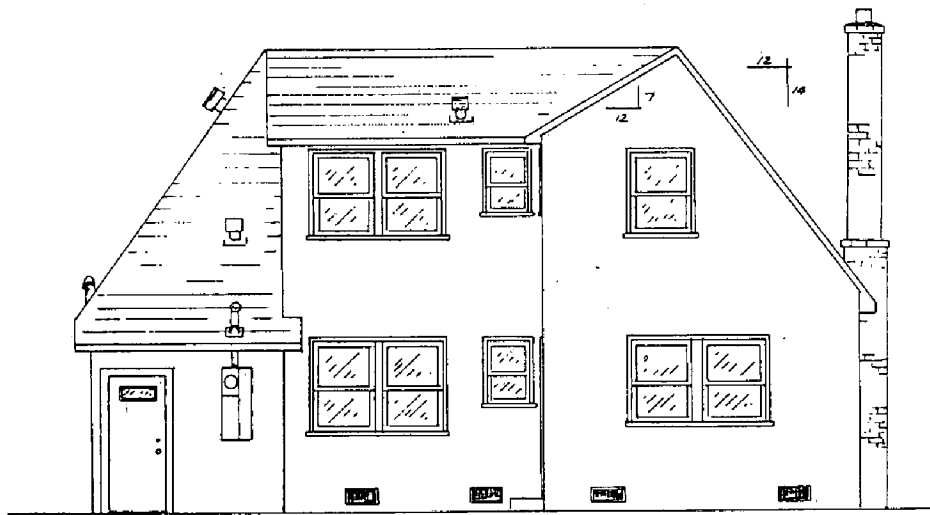
- NOTES:
1. SHADED WALLS INDICATE NEW CONSTRUCTION
  2. ALL WALLS TO BE 5/8" OR 1/2" THICK
  3. ALL FLOORS OTHER THAN NOTED TO BE 1 1/2" OR 1 3/4" THICK
  4. ALL STAIRS TO BE 1 1/2" OR 1 3/4" THICK

BREND KOENIG  
520 PALA WAY  
SACRAMENTO, CA 95819

# EXHIBIT D



RIGHT SIDE ELEVATION



REAR ELEVATION

BERNARD KOENIG  
520 PALA WAY  
SACRAMENTO, CA 95815