

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	William and Carol Seidel, 2632 Rochon Way, Sacramento, CA 95818		
OWNER	William and Carol Seidel, 2632 Rochon Way, Sacramento, CA 95818		
PLANS BY	William and Carol Seidel, 2632 Rochon Way, Sacramento, CA 95818		
FILING DATE	7/2/87	ENVIR. DET.	Exempt 15305 a JP/VT
ASSESSOR'S-PCL. NO.	013- 0086-005		

APPLICATION: Planning Director's Variance to reduce a portion of the required 25 foot front yard setback to 23 feet for a bay window addition in the Single Family (R-1) zone (P87-295).

CITY PLANNING DIVISION

LOCATION: 2632 Rochon Way

AUG 7 1987

PROJECT INFORMATION:

1974 General Plan Designation:
Existing Zoning of Site:
Existing Land Use of Site:

Residential
R-1
Single Family Residence

RECEIVED

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

Setbacks:	Front:	Required	Existing	Proposed
		25 ft.	26 ft.	23 ft.

Property Dimensions:	50' x 110'
Square Footage of	
Proposed Addition:	21 sq. ft.
Exterior Building Materials:	Stucco, wood trim, shake roof

PROJECT EVALUATION: Staff has made the following evaluation:

1. The subject site is a 50' x 110' interior lot located in the Single Family (R-1) zone. A single family residence is located on the site. Surrounding land uses are also single family residential. The General Plan designates the site for residential uses.
2. The applicant proposes to remodel the front of the single family residence on the site and add a 3' x 7'4" bay window. Presently the front yard setback is 26 feet. The public right-of-way extends four feet behind the sidewalk for street trees making the front building setback 30 feet from back sidewalk. The proposed bay window addition would project two feet into the required 25 foot setback. The applicant is requesting a variance to allow this projection.

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P87-295

3. Staff has no objections to the applicant's request. The proposed bay window does not extend to the ground and is a proposed architectural feature designed to enhance the appearance of the residence. Total square footage projecting into the required setback is 15+ sq. ft. which should not adversely impact surrounding land uses nor significantly impact the characteristics of the surrounding residential neighborhood. Adjacent property owners have indicated that they have no objections to the bay window addition.

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 based upon Findings of Fact which follow:

Findings of Fact

1. The requested variance does not constitute a special privilege extended to one property owner in that:
 - a. a 27 foot front yard area will be maintained between the bay window projection and the back of the sidewalk;
 - b. the proposed bay window does not extend all the way to the ground, leaving a 26 foot setback from the main wall of the structure to the front property line; and
 - c. 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. the bay window is an architectural projection which 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 residential use by the 1974 General Plan and the proposed bay window addition to the single family residential land use conforms with the plan designation.

REPORT PREPARED BY

Joy Patterson
Joy Patterson, Associate Planner

August 4, 1987
DATE

RECOMMENDATION APPROVED

Marty Van Duyn
Marty Van Duyn, Planning Director

8/6/87
DATE

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MVD:JP:vf
P87-295

EXHIBIT A

SITE PLAN

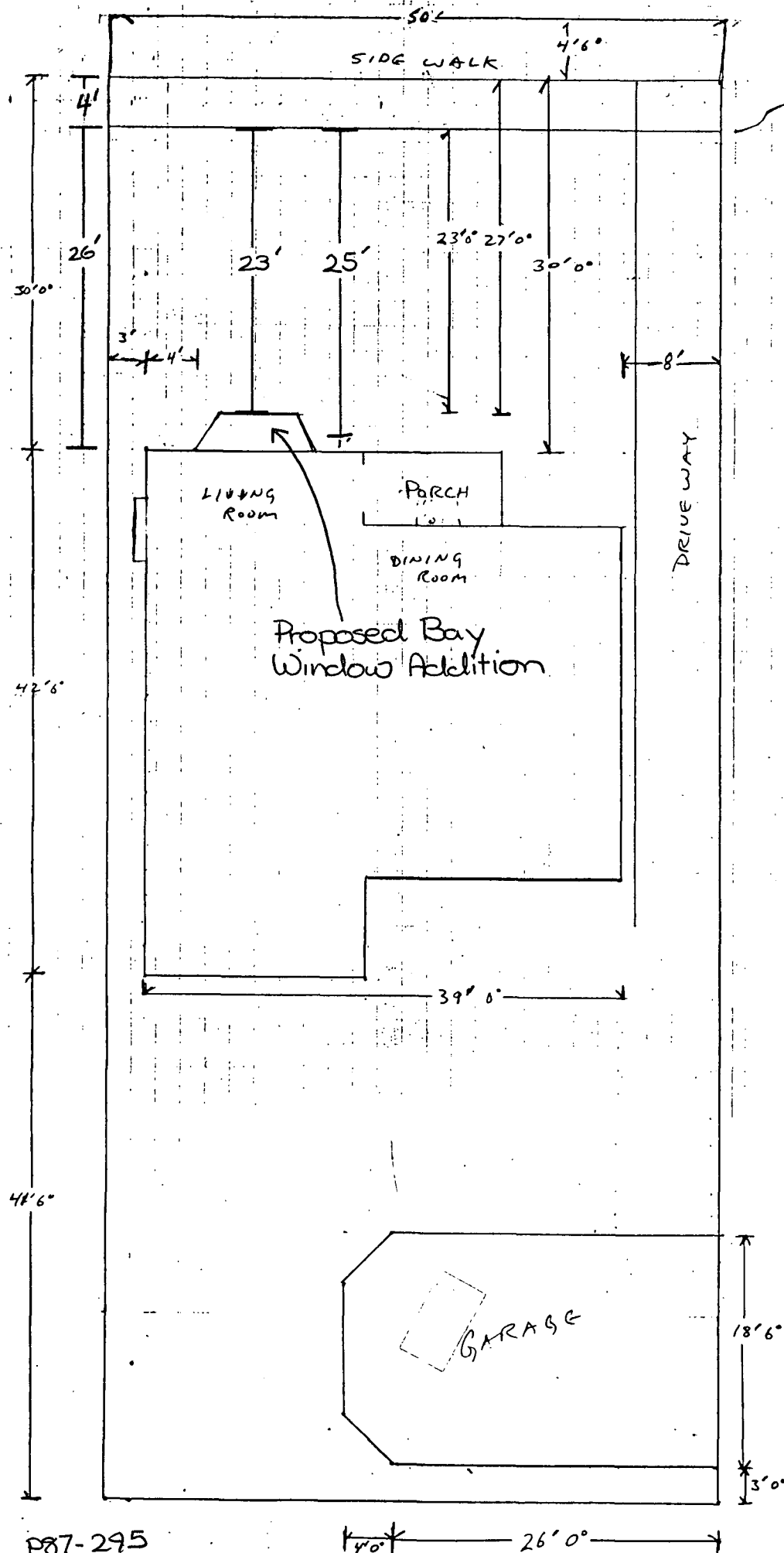
PAGE 1 of 3

SEIDEL RESIDENCE
2832 ROCKYON WAY
SACRAMENTO, CA.

1" = 8'

4' 0' 8'

LOT PLAN



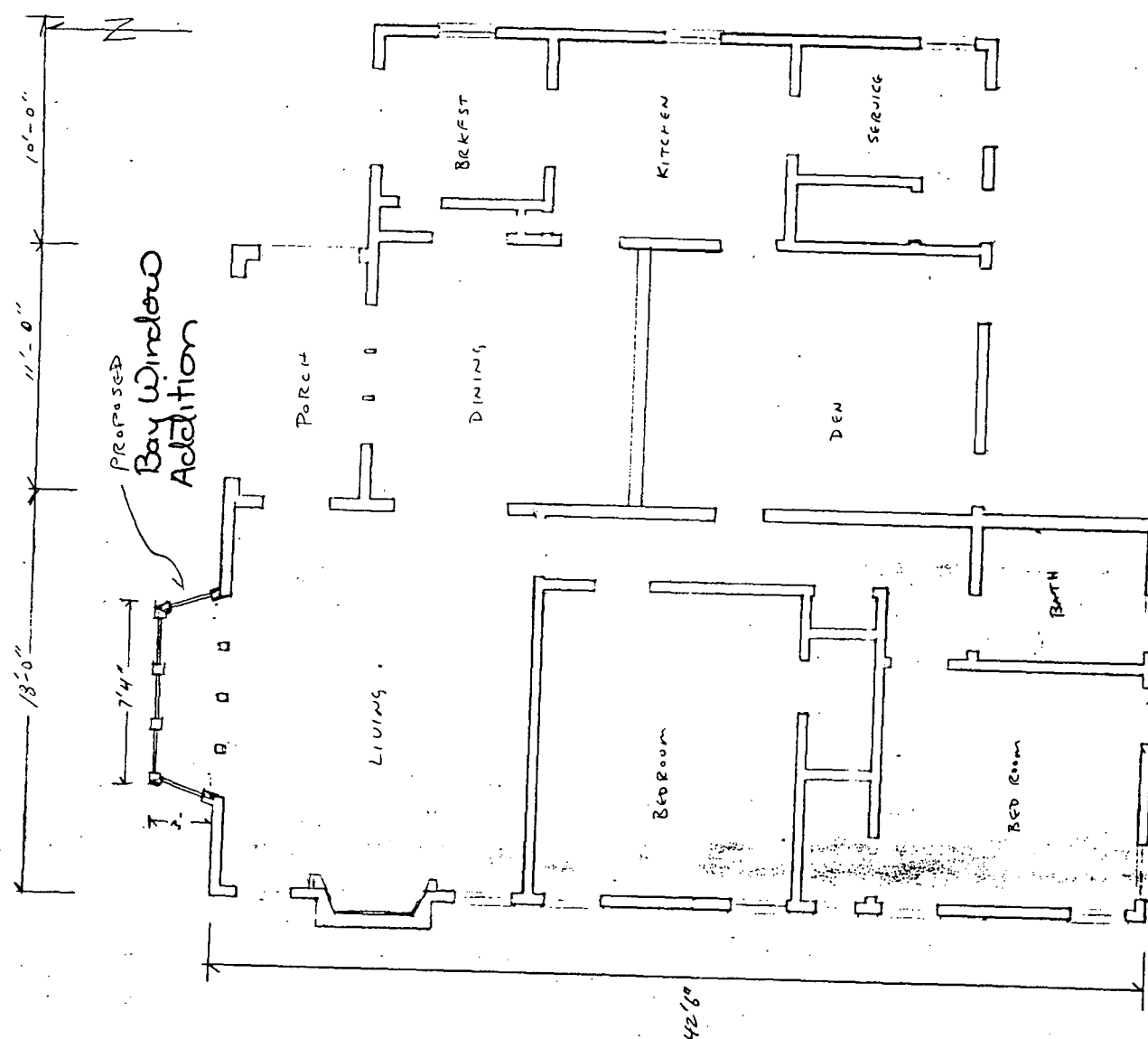
P87-295

26'0"

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EXHIBIT B

FLOOR PLAN



SEIDEL RESIDENCE
2632 ROCKAWAY W.
SACRAMENTO, CA
Page 2 of 3

FLOOR PLAN
1/4" = 1'-0"
1" 0 2' 4"

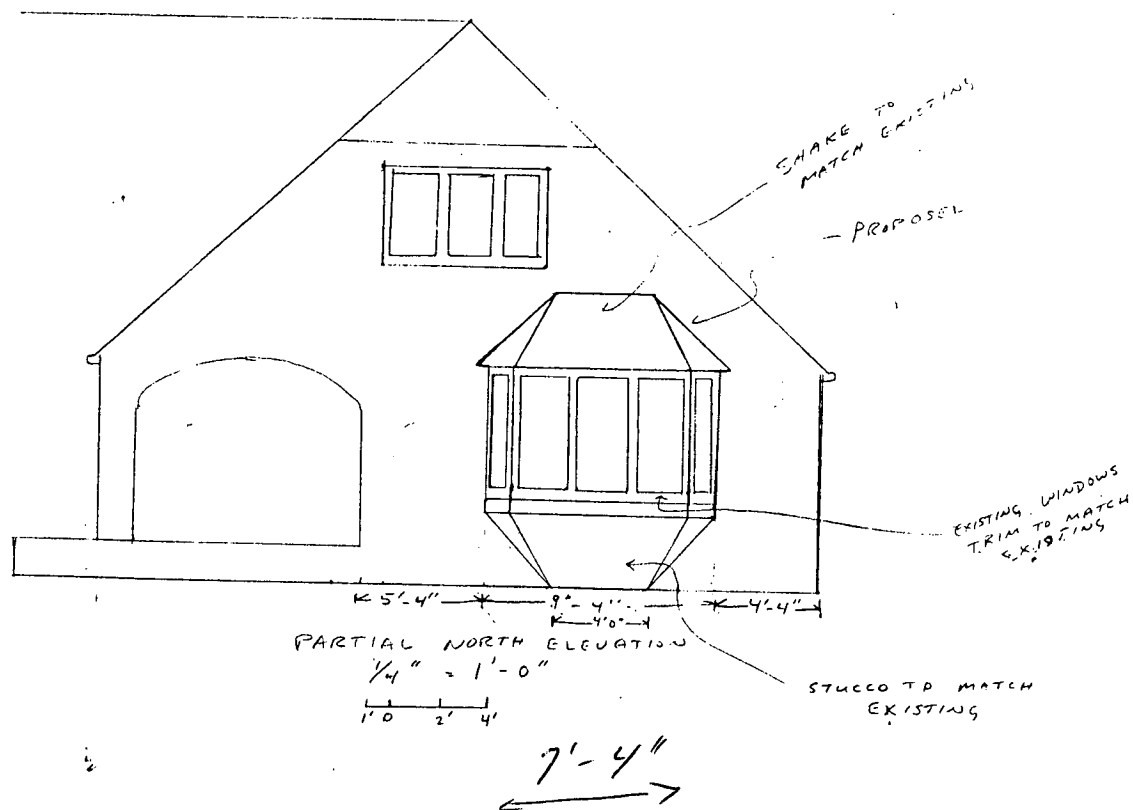
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SEIDEL RESIDENCE
2632 RUCHON WAY
SACRAMENTO 95818

PAGE 3 of 3

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ELEVATION

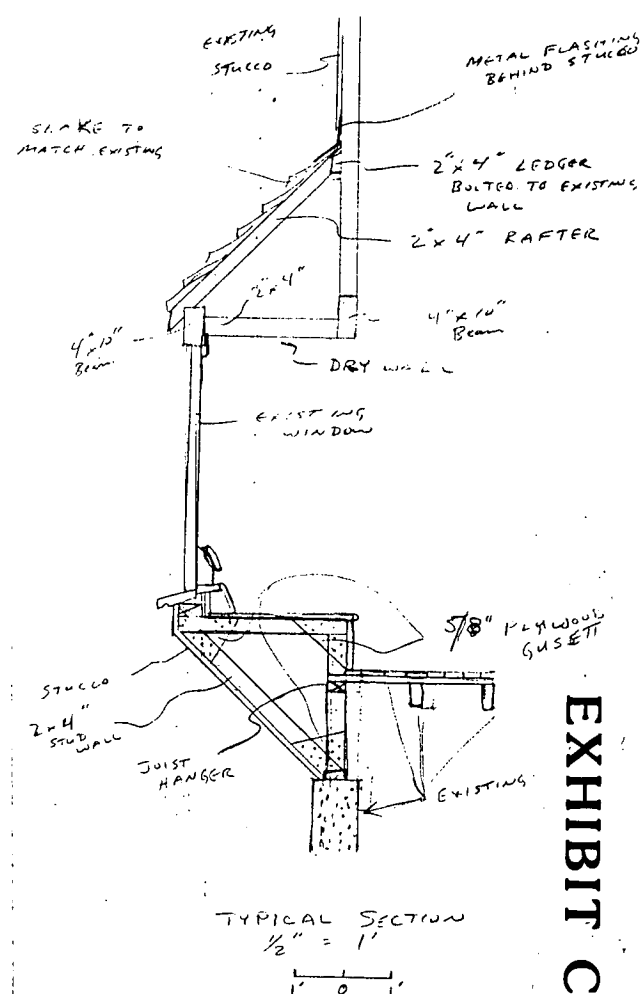


EXHIBIT C