

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Dennis Greenbaum, 700 Alhambra Blvd., Sacramento, CA 95814
OWNER	Michael Fiorile, 2761 13th Street, Sacramento, CA 95818
PLANS BY	Dennis Greenbaum, 700 Alhambra Blvd., Sacramento, CA 95814
FILING DATE	April 1, 1992 ENVIR. DET. Cat Ex (15301(e) and 15305(a))
REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	012-0064-029

APPLICATION: Planning Director's Special Permit to reduce the required side yard setback from five feet to three feet four inches on .16± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2761 13th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 123 square foot room addition to a single family residence on a 50'X 138' lot.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
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 Residence; R-1	Front:	25'	25'
South: Single Family Residence; R-1	Side(North):	5'	8'
East: Single Family Residence; R-1	Side(South):	5'	3'4"
West: Single Family Residence; R-1	Rear:	15'	45'

Property Dimensions: 50'X 138'
Property Area: 0.16± acres
Square Footage of Building: Main Dwelling: 2,000± sq.ft., addition: 123 sq.ft.
Height of Building: Main Dwelling: 25± feet, addition: 10± feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Cement Plaster
Roof Material: Cedar shakes

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 50 foot wide by 138 foot deep parcel in the Standard Single Family (R-1) zone. A 2,000± sq.ft. residence is now located on the lot. The General Plan designates the

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subject site as Low Density Residential (4-15 du/na). The surrounding land uses are single family residential in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to construct a 123 square foot addition to the existing residence to increase the living area of the house. The main dwelling is two stories. The proposed room addition is one story approximately 10 feet high.

C. Staff Analysis

Staff has no objections to the applicant's request. The addition would not have significant impacts on the surrounding properties. The main dwelling was constructed 3'4" from the side property line. The proposed addition would extend the existing wall along the property line keeping the same setback as the main dwelling. The addition would also be constructed of exterior materials to match the existing dwelling. There is adequate space between the addition and the property line even with the fireplace which extends an additional 11 inches into the setback area.

Staff supports the approval of the Planning Director's Special Permit in that the proposed house is compatible with the existing adjacent residential properties; the project would work toward the enhancement of the neighborhood; and the project will not negatively affect the other land uses in the area.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is a categorical exemption in accordance with CEQA guidelines (Sections 15301(e) and 15305(a)).

RECOMMENDATION: Staff recommends the Planning Director take the following action:

Approve the Planning Director's Special Permit to reduce the required minimum side yard setback from five feet to three feet four inches subject to the conditions and based upon the findings of fact which follow.

Conditions:

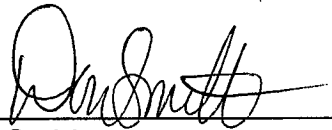
1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.

Findings of Fact:

1. Granting the request is based upon sound principles of land use planning in that the project is an expansion of a residential use in a residential zone.

2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that the proposal is compatible in size and style with the adjacent residential properties.
3. The proposed project is consistent with the General Plan and Central City Community Plan in that the project is a use permitted in the Low Density Residential (4-15 du/na) designation.

Report Prepared By:



Don Smith,
Associate Planner

5-5-92

Date

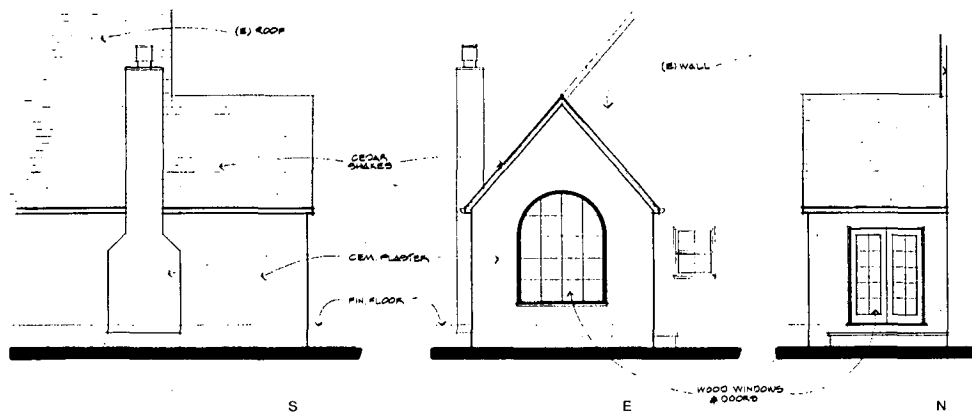
Recommendation Approved By:



Gary Stonehouse,
Planning Director

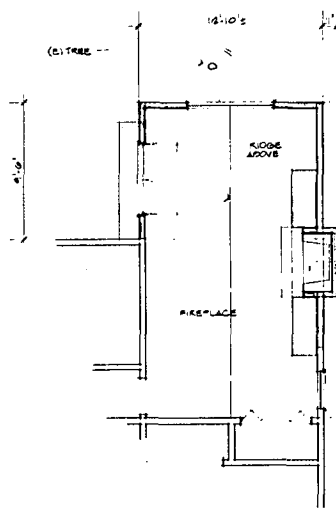
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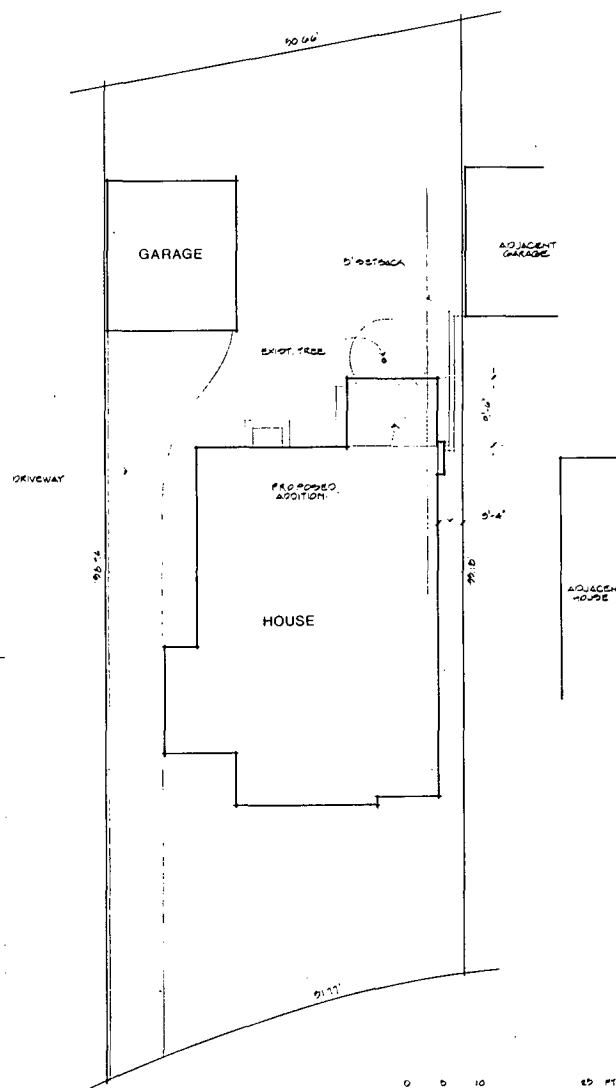
EXT. ELEVATIONS

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



SITE PLAN

1/4" = 1'-0"

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WHITELAM
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BRUCE GREENBAUM OWNER
BRUCE WHITELAM ARCHITECT

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FIORILE HOUSE

2761 13th Street
Sacramento CA

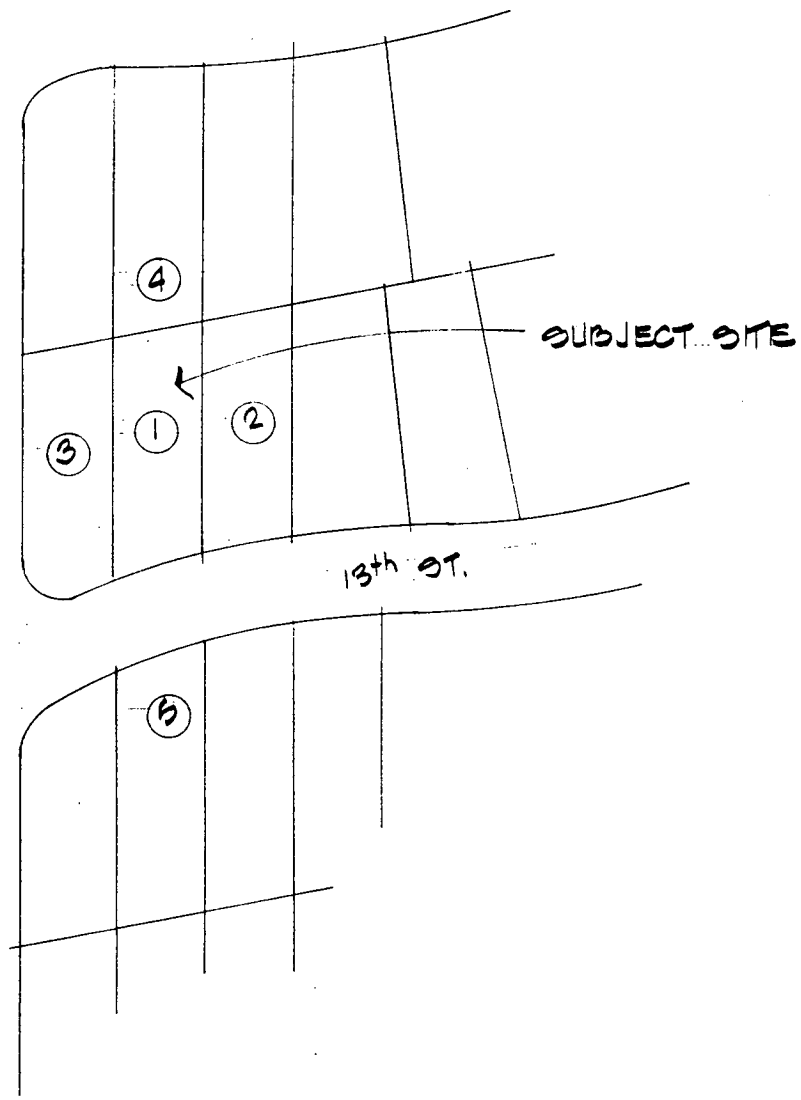
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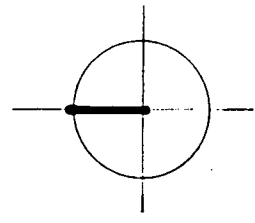
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MARKHAM WY.



SUBJECT SITE

13th ST.



PROPERTY OWNERSHIP MAP
1" = 100'-0"

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