

# PLANNING DIRECTOR'S VARIANCE

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

<b>APPLICANT</b>	M.J. Barton and Company, Inc., 9621 Oates Drive #G, Sacto., CA 95827		
<b>OWNER</b>	Polly Sanders, 1117 47th Street, Sacramento, CA 95819		
<b>PLANS BY</b>	M.J. Barton and Company, 9621 Oates Drive #G, Sacto., CA 95827		
<b>FILING DATE</b>	4-12-89	<b>ENVIR. DET.</b>	15305a
<b>ASSESSOR'S-PCL. NO.</b>	008-0214-020		
		<b>REPORT BY</b>	JC:rt

**APPLICATION:** Planning Director's Variance to reduce the required five foot sideyard setback to three feet.

**LOCATION:** 1117 47th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to reduce the required five foot side yard setback to three feet to construct a 623 square foot second story addition and balcony.

**PROJECT INFORMATION:**

1974 General Plan Designation: Low Density Residential (4-15 du/ac)  
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; R-1	Front:	25'	41'
South: Single Family; R-1	Side (south):	5'	3'
East: Single Family; R-1	Side (north):	5'	16'
West: Single Family; R-1	Rear:	15'	46'

Parking Required: 1 space  
Parking Provided: 1 space  
Property Dimensions: 50' x 142'  
Property Area: 0.16+ acres  
Density of Development: 6 du per acre  
Square Footage of Building: Existing = 1449 sq.ft. (house) 198 sq.ft. (garage)  
Proposed = 623 sq.ft. (2nd story) addition  
Height of Building: 24 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco  
Roof Material: Tile

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PROJECT EVALUATION: Staff has the following comments:

The site is a 50' x 142' interior lot in the standard Single Family (R-1) zone. It is developed with a 1,449 square foot house and a 198 square foot garage. The General Plan designates the site as Low Density Residential (4-15 du/ac). Surrounding land uses and zones are family residential, R-1 to the north, south, east and west.

The applicant proposes to construct a 623 square foot second story addition to the existing house. The addition will consist of a bedroom and bath plus two unidentified rooms approximately 10' x 7' and 9' x 7'. The plans also show a proposed balcony to be constructed by the owner at a future date. The house is four feet from the detached garage. The proposed addition will follow the line of the house which is located three feet from the south (side) property line. The neighbor's house to the south is located three feet from the common property line.

Staff has some concerns regarding the balcony located at the rear of the house. Since this balcony is proposed to be three feet from the south property line, the privacy of the neighbors will be impaired. Staff recommends that the balcony, when constructed, be set back five feet from the property line and screened on the south to provide privacy for the adjacent neighbor.

Staff has no objection to the applicant's request. The proposed second story addition along the south property line will not project further into the current setback established by the existing house. The fifteen foot rear yard setback will be maintained and the lot coverage will not exceed 40 percent. The materials and design are proposed to match the existing house. All adjacent property owners have been notified of the applicant's request. Staff has received no objections to this project.

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

RECOMMENDATION: Staff recommends approval of the Planning Director's Variance, subject to conditions and based upon findings of fact which follow:

Conditions:

1. The proposed balcony at the rear of the house shall be setback five feet (handrails) from the existing property line.
2. The proposed balcony shall be screened on the south side to provide privacy to the adjacent neighbors.
3. Building materials shall match existing house.

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4. Size and location of addition (except for balcony) shall conform to the plans submitted.
5. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

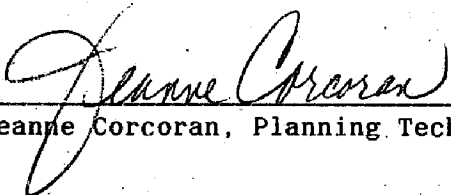
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Findings of Fact:

1. The project, as conditioned, does not constitute a special privilege in that:
  - a. The present side yard setback along the south property line is three feet;

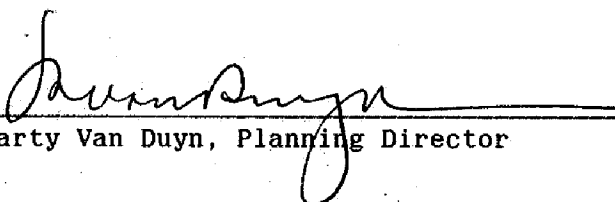
- b. There is only one window proposed on the south elevation; and
  - c. A variance would be granted to any other property owner facing similar circumstances.
2. The project, as conditioned, will not be detrimental to the public welfare nor to the properties in the vicinity in that the proposed addition will not significantly alter the characteristics of the single family residential area.
  3. The project, as conditioned, 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 General Plan, which designates the site for low density residential (4-15 du/ac).

Report Prepared By:

  
\_\_\_\_\_  
Jeanne Corcoran, Planning Technician II

5-12-89  
Date

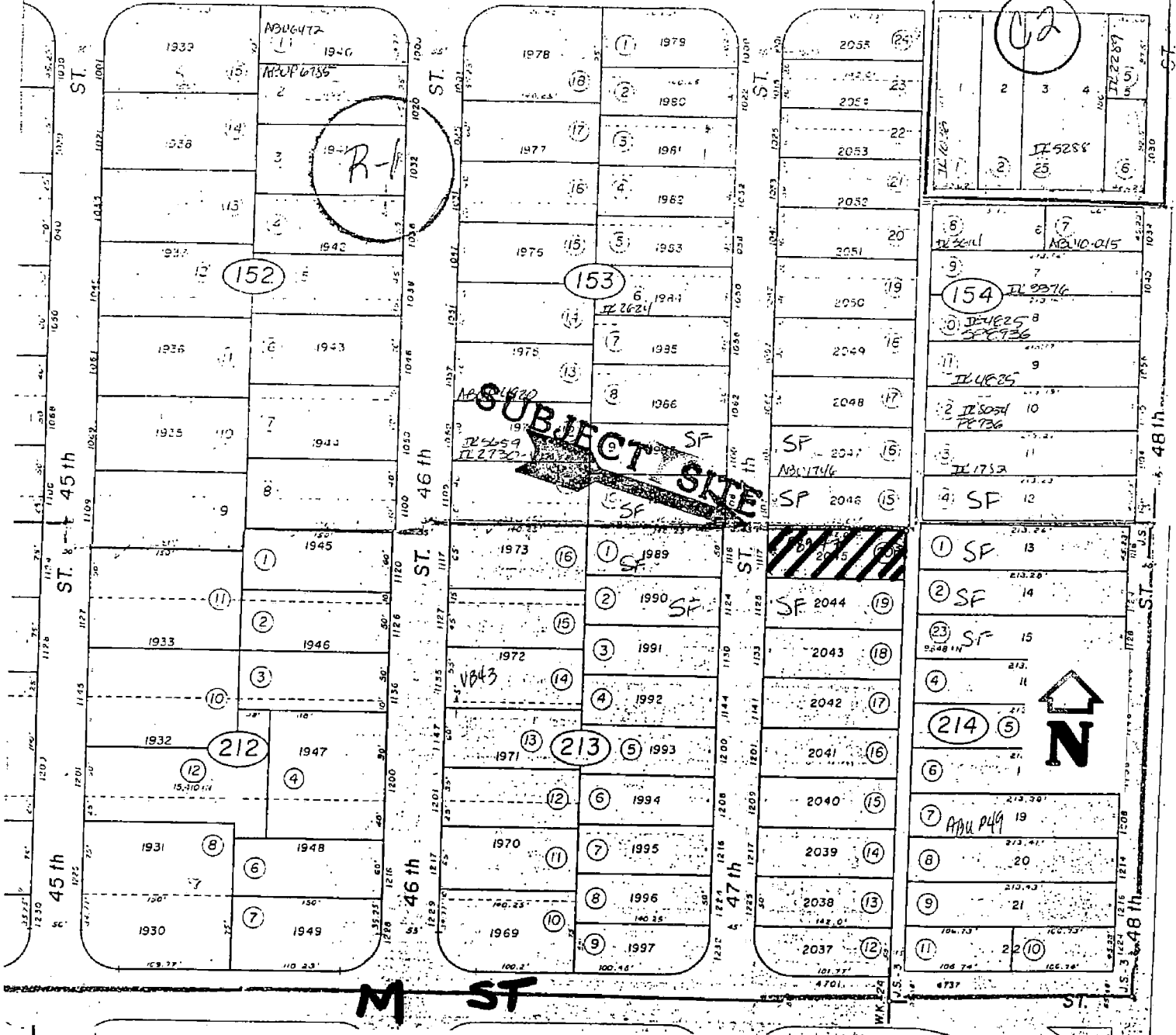
Recommendation Approved By:

  
\_\_\_\_\_  
Marty Van Duyn, Planning Director

5-15-89  
Date

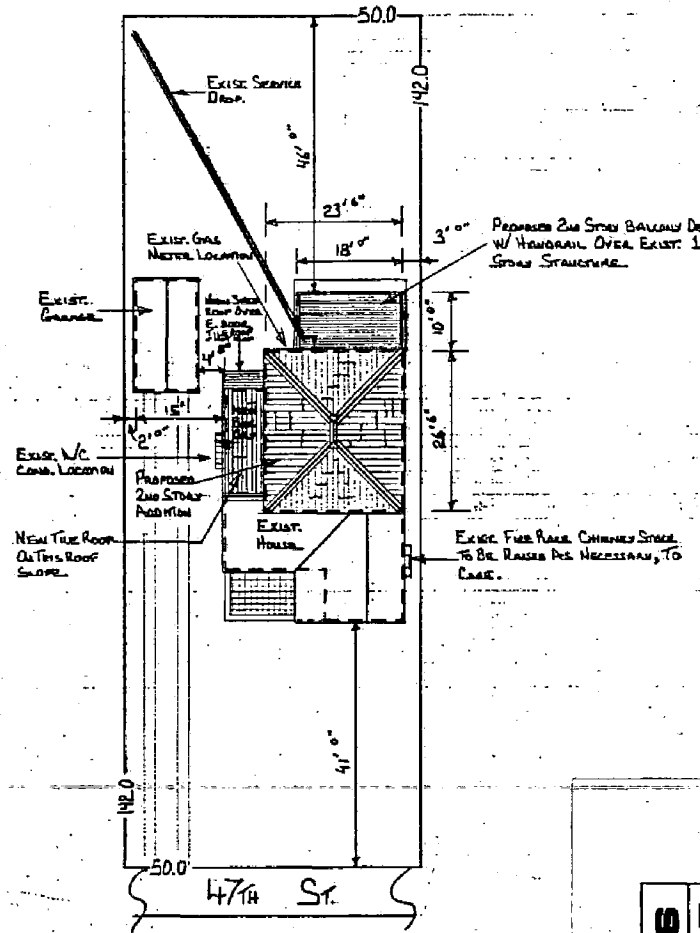
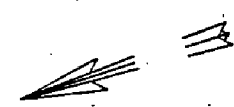
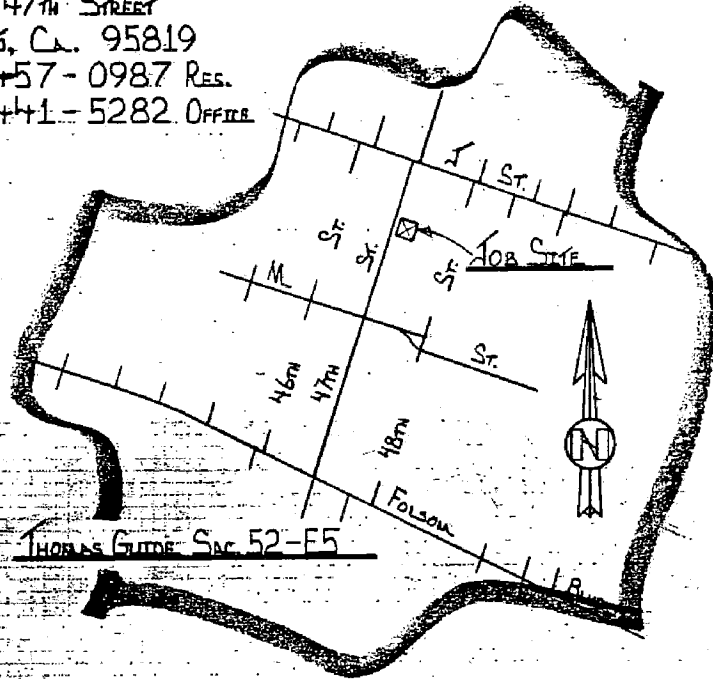
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J ST



PROPOSED 2ND STORY BEDROOM W/ BATH ADDITION FOR:  
POLLY SANDERS  
1117 - 47TH STREET  
SACRAMENTO, CA. 95819  
PHONE: 457-0987 RES.  
441-5282 OFFICE

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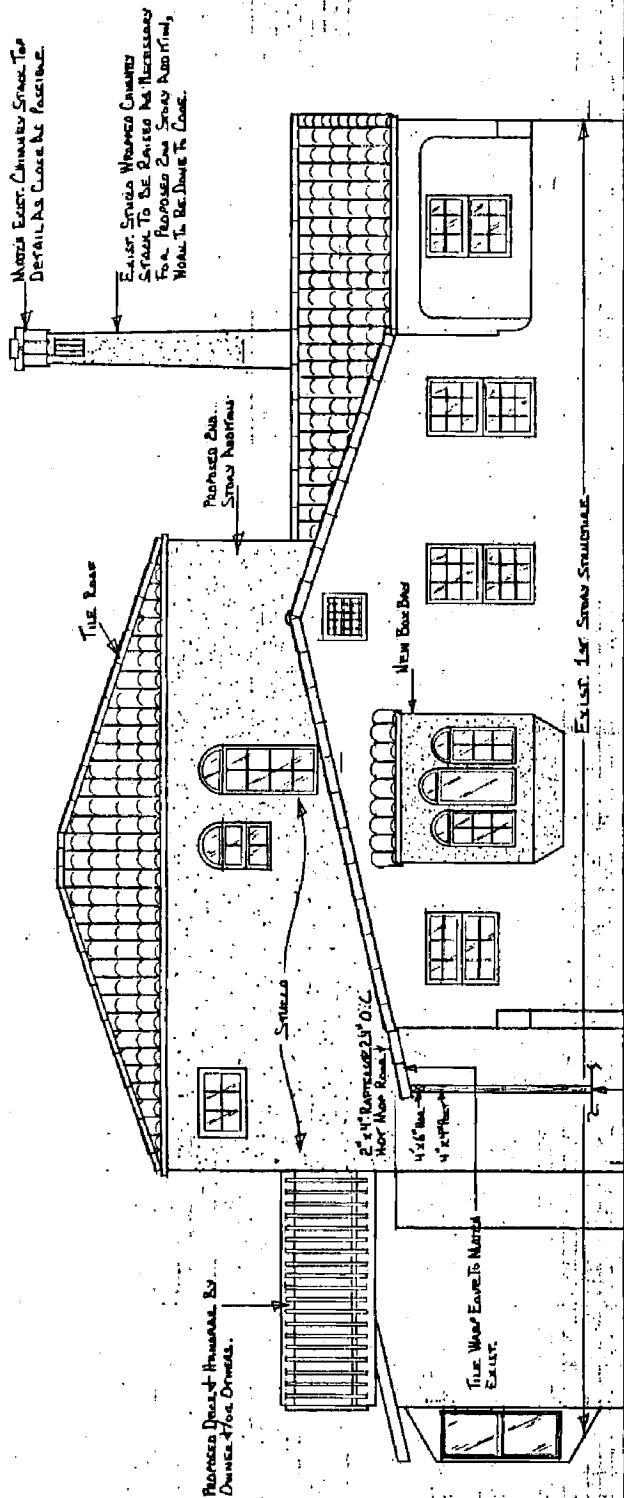
EXHIBIT A  
SITE PLAN

P 891

12352-A

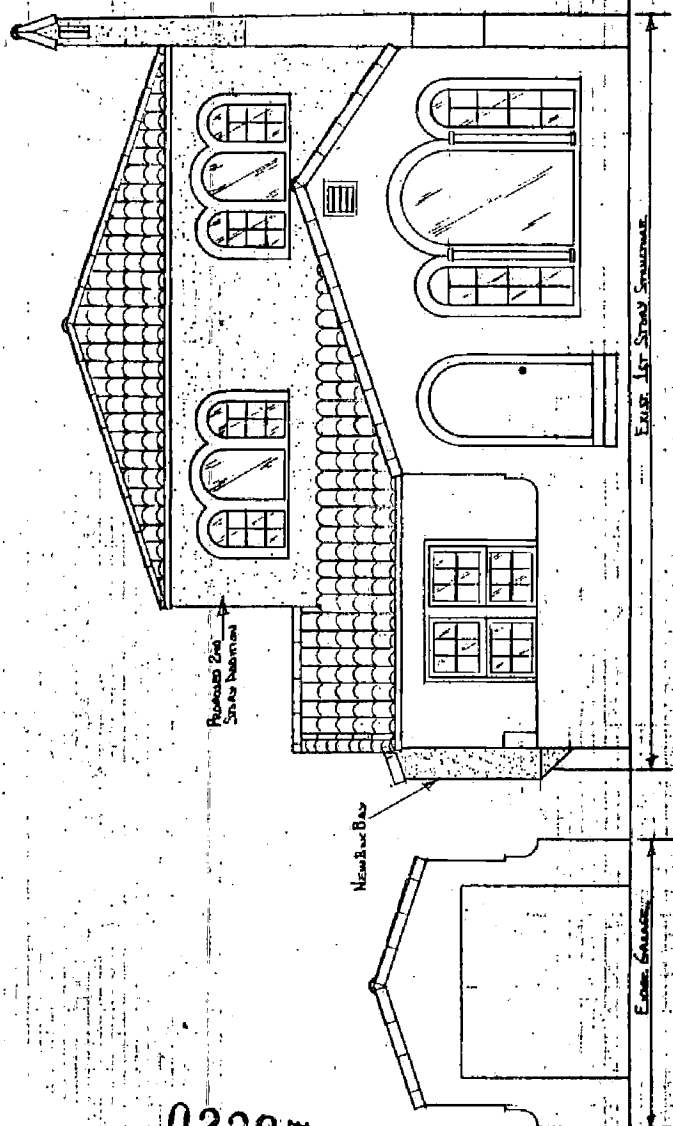


**EXHIBIT C  
ELEVATIONS**



**NORTH ELEVATION**

**NOTE:** ELEVATION DIMENSIONS ARE DIMENSIONER'S CONSTRUCTION ONLY, NO SCALE.

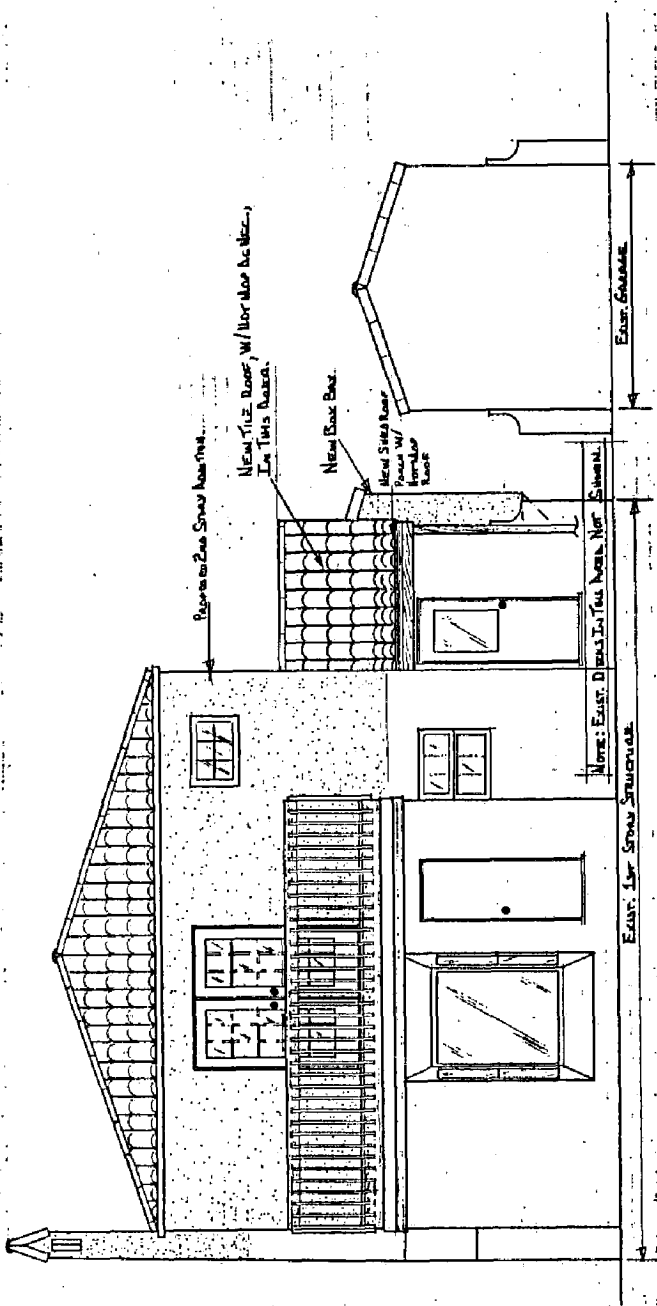


**FRONT ELEVATION**

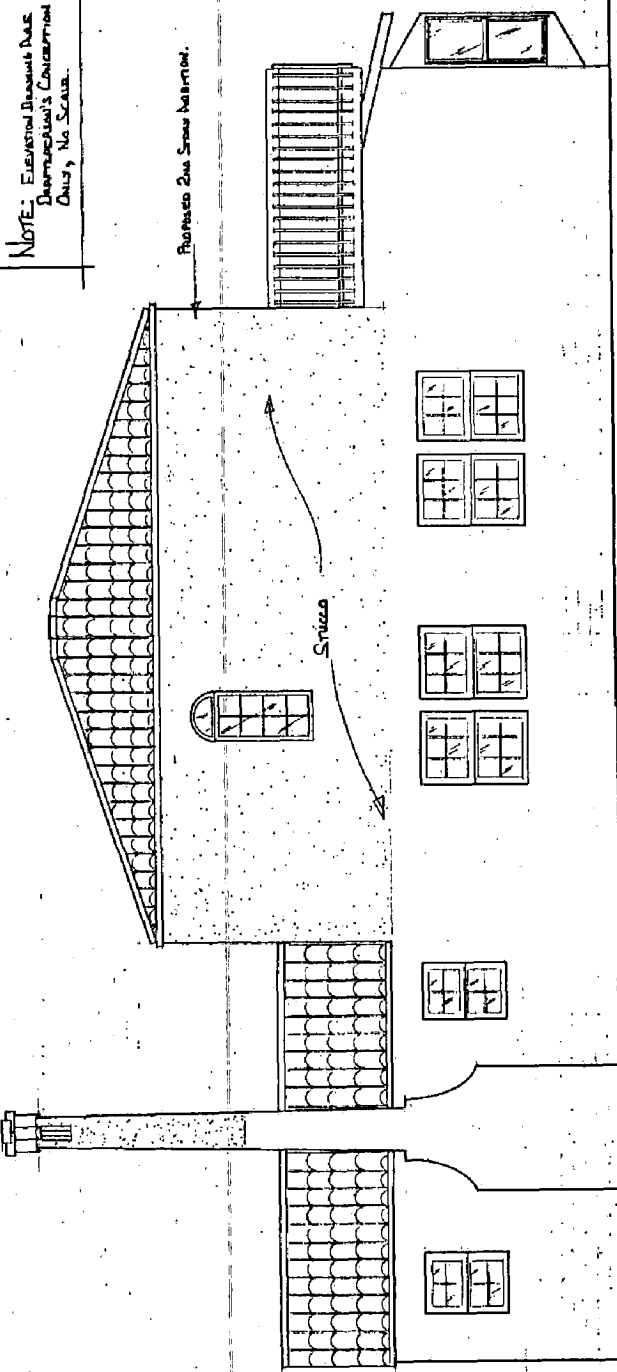
**NOTE:** GARAGE NOT SHOWN. INSTALLED PER 2011 IBC. E. WIND DESIGN PER IBC.

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**EXHIBIT C  
ELEVATIONS**



REAR ELEVATION



SOUTH ELEVATION

NOTE: ELEVATIONS DRAWN DATE  
DRAFTSMAN'S CONSTRUCTION  
ONLY, NO SCALE.

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SANDERS.

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