

PLANNING DIRECTOR'S VARIANCE

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

| | | | | | |
|----------------------------|--|--------------------|---------|------------------|-------|
| APPLICANT | PHILLIP L. HARRISON, 1428 Elkhorn Blvd., Rio Linda, CA 95873 | | | | |
| OWNER | PHILLIP L. HARRISON, 1428 Elkhorn Blvd., Rio Linda, CA 95873 | | | | |
| PLANS BY | PHILLIP L. HARRISON, 1428 Elkhorn Blvd., Rio Linda, CA 95873 | | | | |
| FILING DATE | 8/6/87 | ENVIR. DET. | 15305 a | REPORT BY | PW/vf |
| ASSESSOR'S-PCL. NO. | 0237-0212-015 | | | | |

APPLICATION: Planning Director's Variance to construct a house within eight feet of the street side property line on 0.09+ vacant acres in the Standard Single Family (R-1) zone.

LOCATION: 1101 O'Donnell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the street side setback from the required 12.5 ft. to 8 ft. in order to construct a single family home.

PROJECT INFORMATION:

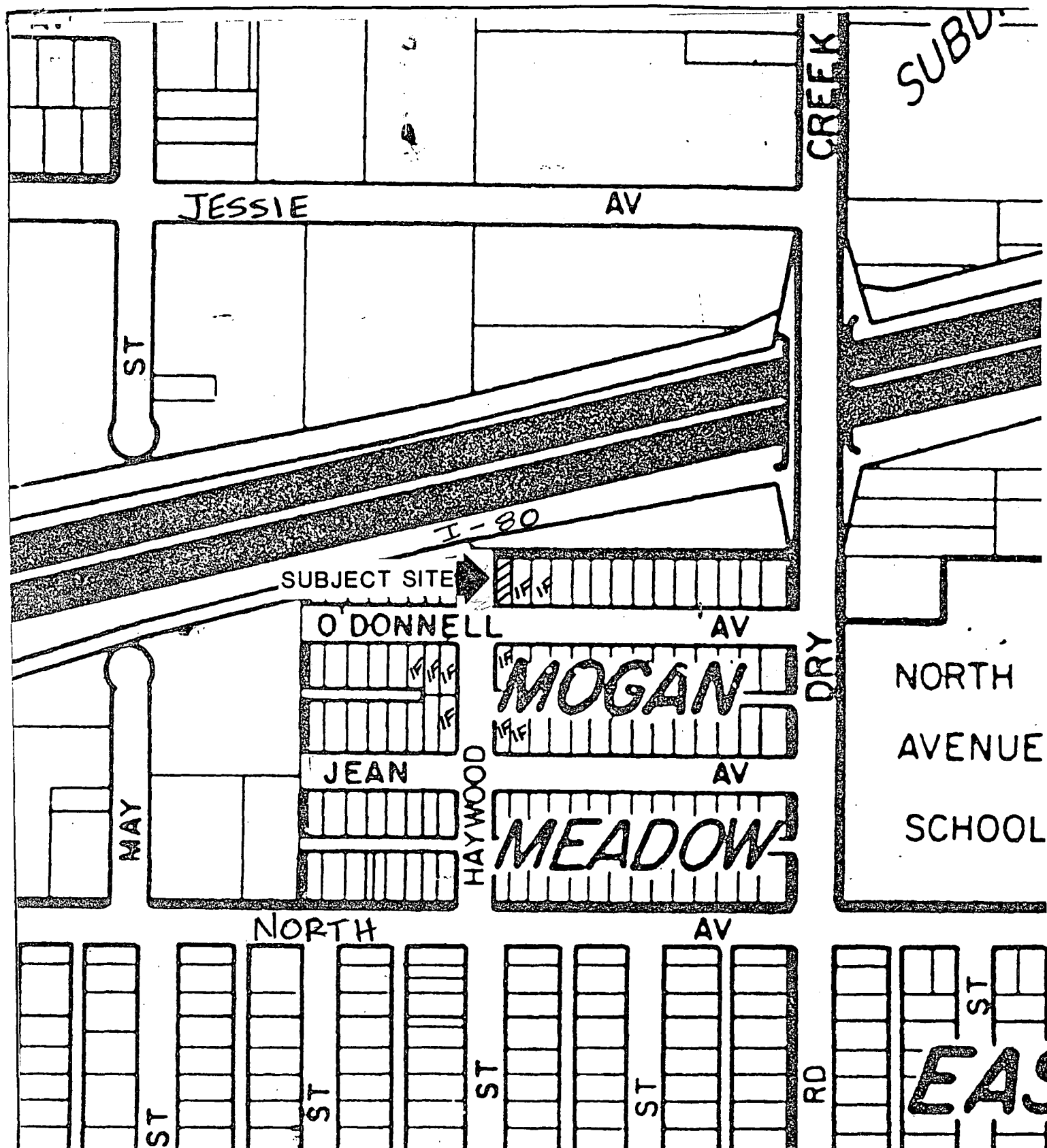
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|---|-----------------------|
| 1974 General Plan Designation: | Residential |
| 1984 North Sacramento Community Plan Designation: | Residential 4-8 du/na |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Vacant |

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|---|------------|----------|----------|
| North: I-80 Freeway; R-1 | Front: | 25' | 25' |
| South: Residential; R-1 | Side(Int): | 5' | 8' |
| East : Residential; R-1 | Side(St): | 12.5' | 8' |
| West : Haywood Avenue (Open Ditch) R-1 | Rear: | 15' | 29' |

| | |
|----------------------------------|----------------|
| Parking Required: | 1 space |
| Parking Provided: | 1 space |
| Property Dimensions: | 40' x 100' |
| Property Area: | 0.09+ acres |
| Square Footage of Building: | 1,020 sq. ft. |
| Height of Building: | 12.5 ft. |
| Topography: | Flat |
| Street Improvements & Utilities: | Existing |
| Exterior Building Materials: | Brick and Wood |

PROJECT EVALUATION: Staff has made the following evaluation:

- A. The subject site is a 40 ft. x 100 ft. vacant lot in the Standard Single Family (R-1) zone. The lot is situated on the corner of O'Donnell Avenue and the future extension of Haywood Avenue. Haywood Avenue is currently an open ditch and used as a drainage canal. The 1984 North Sacramento Community Plan designates the site for residential use at a density of 4-8 du/na. The applicant is proposing to construct a 1,020 sq. ft. single family home on the subject site. In order to build the home as planned, the applicant is requesting a variance to reduce the street side setback from the required 12.5 ft. to 8 ft.



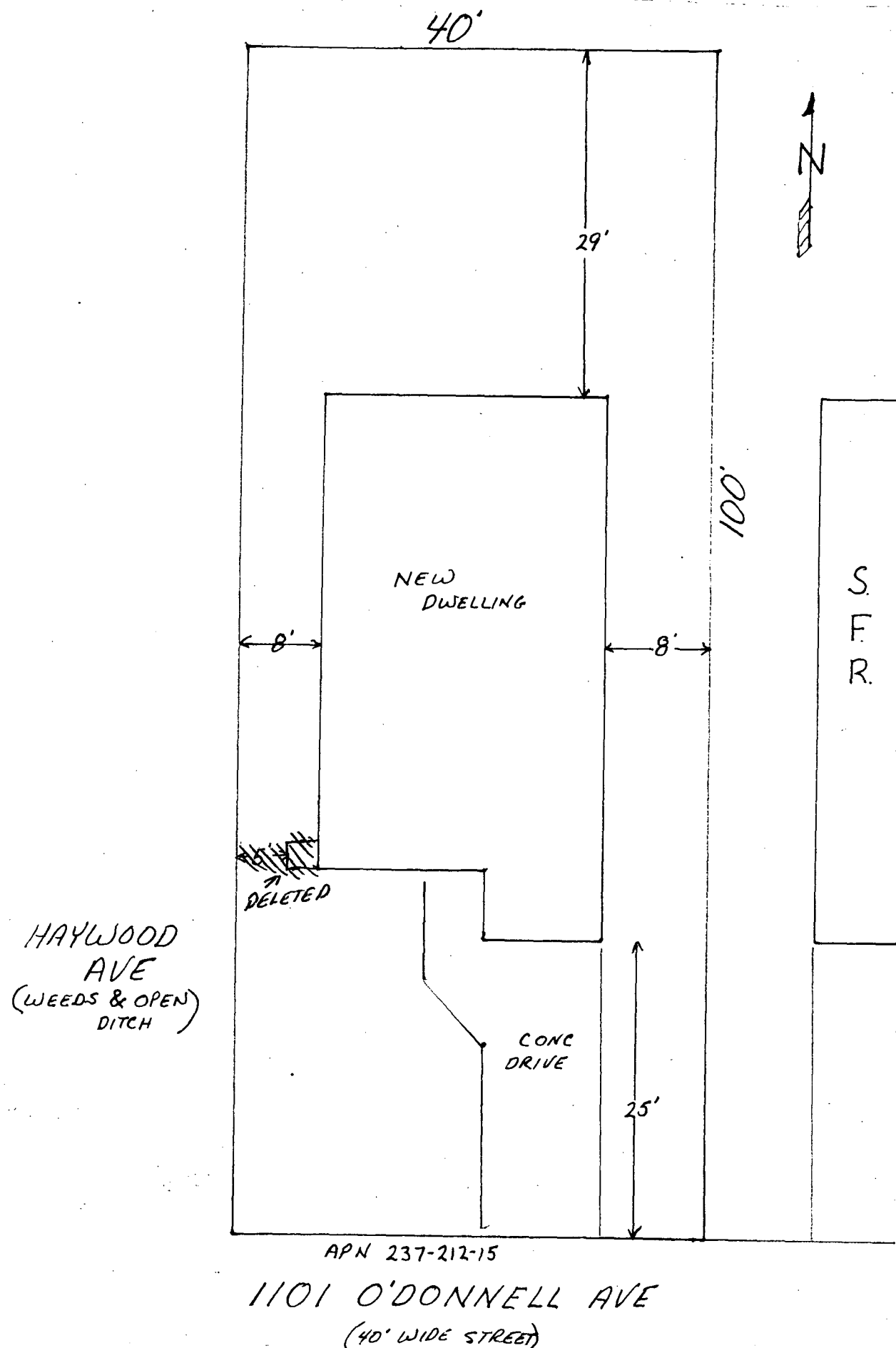
SUBJECT SITE

ALL SURROUNDING ZONING IS R-1

001862 VICINITY - LAND USE - ZONING

P87-356

EXHIBIT A

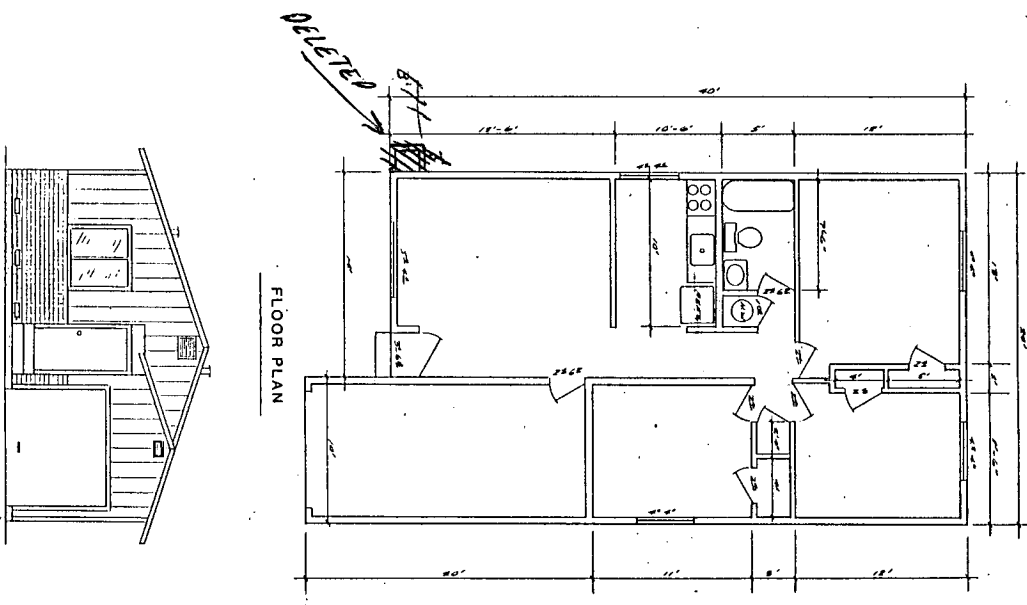


001864

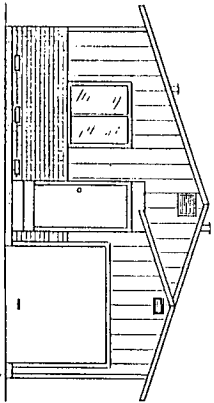
APN 237-212-15
1101 O'DONNELL AVE
(40' WIDE STREET)

EXHIBIT B

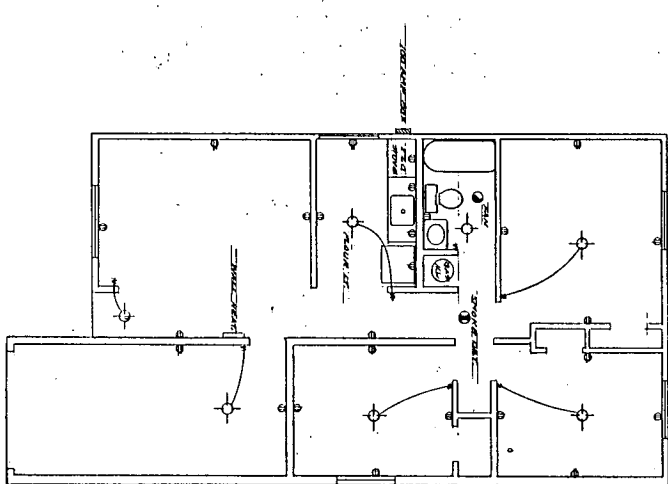
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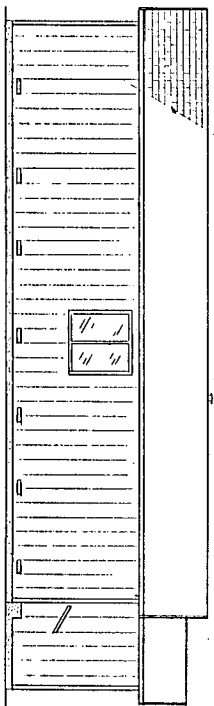
FRONT ELEV.



ELECT. PLAN



SIDE ELEV.



EQUIPMENT SCHEDULE

1) KITCHEN: 10000
 2) LIVING AREA: 10000
 3) DINING AREA: 10000
 4) BATHROOM: 10000
 5) BEDROOM: 10000
 6) BEDROOM: 10000
 7) HALLWAY: 10000
 8) ENTRY: 10000
 9) PORCH: 10000
 10) GARAGE: 10000

BLANK

1) KITCHEN: 10000
 2) LIVING AREA: 10000
 3) DINING AREA: 10000
 4) BATHROOM: 10000
 5) BEDROOM: 10000
 6) BEDROOM: 10000
 7) HALLWAY: 10000
 8) ENTRY: 10000
 9) PORCH: 10000
 10) GARAGE: 10000

PHILIP HARRISON RESIDENCE
 1101 O'DONNELL AVE
 SACRAMENTO, CA.

Date: 5-16-84
 Scale: 1/4" = 1'-0"
 Drawn: JFS
 Check: JFS
 Sheet: 1
 Of 2 Sheets

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| NO. | DESCRIPTION |
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