

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Kenneth E. Peterson/Sonja G. Peterson		
OWNER	Kenneth E. Peterson/Sonja G. Peterson		
PLANS BY	L. Stapleton		
FILING DATE	7/6/88	ENVIR. DET.	Ex. 15305 a
ASSESSOR'S-PCL. NO.	007-0255-004		
REPORT BY	BW/vf		

APPLICATION: Planning Director's Variance to reduce a portion of the required ten foot courtyard requirement to eight feet.

LOCATION: 2312 N Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce a portion of the required ten foot court yard to eight feet of an existing unit to allow the construction of a two family dwelling unit to the rear of the lot.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29) du/na
1980 Community Plan Designation:	Multi-family residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:	Setbacks:	Existing Required	Existing Provided
North: Multi-family(apt); R-3A	Front:	25'	17.5'
South: Multi-family(apt); R-3A	Side(East):	10' x 5'	8'-5'
East : Multi-family(apt); R-3A	Side(West):	5'	2.5'
West : Multi-family(duplex)R-3A	Rear:	15'	159'

	Proposed Required	Proposed Provided
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Front:	15'	61'
Side(East):	5'	5'
Side(West)	5'	5'
Rear:	15'	24'

Parking Required:	3 spaces
Parking Provided:	3 spaces
Property Dimensions:	40' x 160'
Property Area:	0.14+ acres
Square Footage of Building:	994 sq. ft. existing
Height of Building:	13 existing
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Exterior Building Materials: Horizontal Lap Siding
Roof Material: Composition Shingle

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is a 40' x 160' interior lot located in the Multi-family (R-3A) zone. A one story, 994 sq. ft. single family home is developed on the lot. The Design Review and Preservation Board recently approved two additional units on the site on July 20, 1988 (PB88-031). The site is located in the Sutter's Fort Preservation area and the existing residence is a Priority Structure. Surrounding land uses and zoning include multi-family apartments to the north, south and east, zoned R-3A; duplexes are to the west of the site, zoned R-3A.

B. Applicant's Proposal

The applicant's recent approval for two units to the rear of the existing lot, required a 10 foot courtyard clearance along the east side of the existing residential structure. The existing residence has an eight foot courtyard setback due to a bay window along the east side of the current structure. The applicant is requesting a Planning Director's Variance to reduce a portion of the required ten foot courtyard clearance to eight feet of the existing unit to allow the construction of the additional two units.

C. Staff Comment

Staff has no objections to this request. The existing bay window encroachment into the court yard clearance, along the east side of the structure, should not adversely impact the proposed units to the rear nor the surrounding land uses. In addition, the distance to the main wall of the building is 11 feet which provides adequate access to the rear yard. The applicant has notified the adjacent property owners and there were no objections to the variance to reduce the required court yard clearance from 10 feet to eight feet.

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 subject to the following condition and based on findings of fact which follow:

Condition 2

The applicant shall meet all requirements of the City's Design Review and Preservation Board for the proposed two units.

Findings of Fact

1. The requested variance does not constitute a special privilege in that:
 - a. the present court yard clearance along the east side of the structure is eight feet; and
 - b. a variance would be granted to any other property owner facing similar circumstances.
2. The granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that the eight foot court yard clearance will not adversely impact the proposed units nor alter the characteristics of the surrounding land uses.
3. The requested variance does not constitute a use variance in that single family dwellings are permitted in the R-3A zone.
4. The proposed project is consistent with the General Plan which designates the site for medium density residential and the 1980 Central City Community Plan designates the site for multi-family.

REPORT PREPARED BY:

Bridgette Williams
Bridgette Williams, Assistant Planner

8-10-88
Date

RECOMMENDATIONS APPROVED BY:

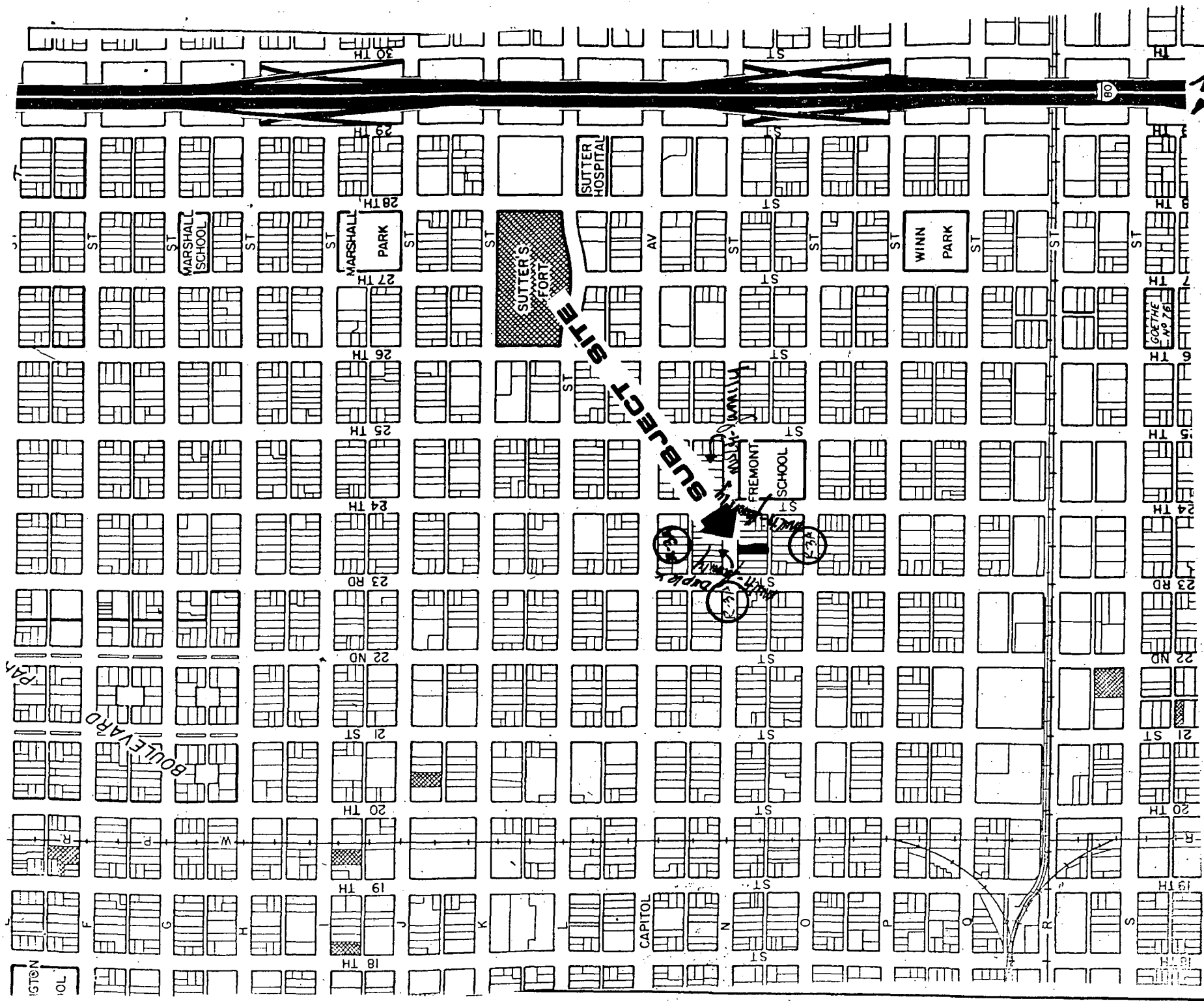
Marty Van Duyn
Marty Van Duyn, Planning Director

8-12-88
Date

MVD:BW:vf

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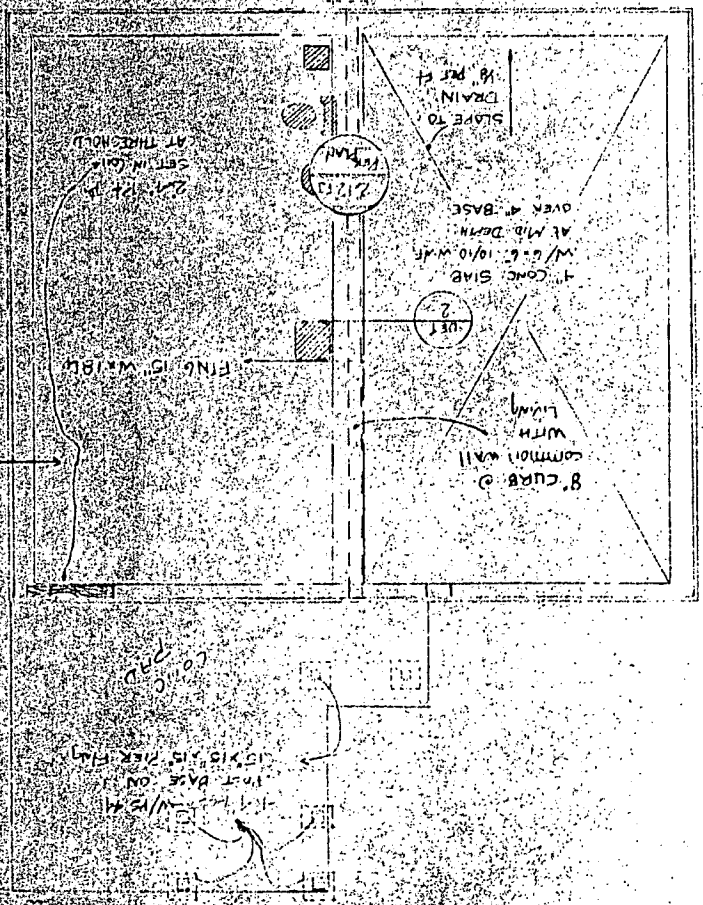
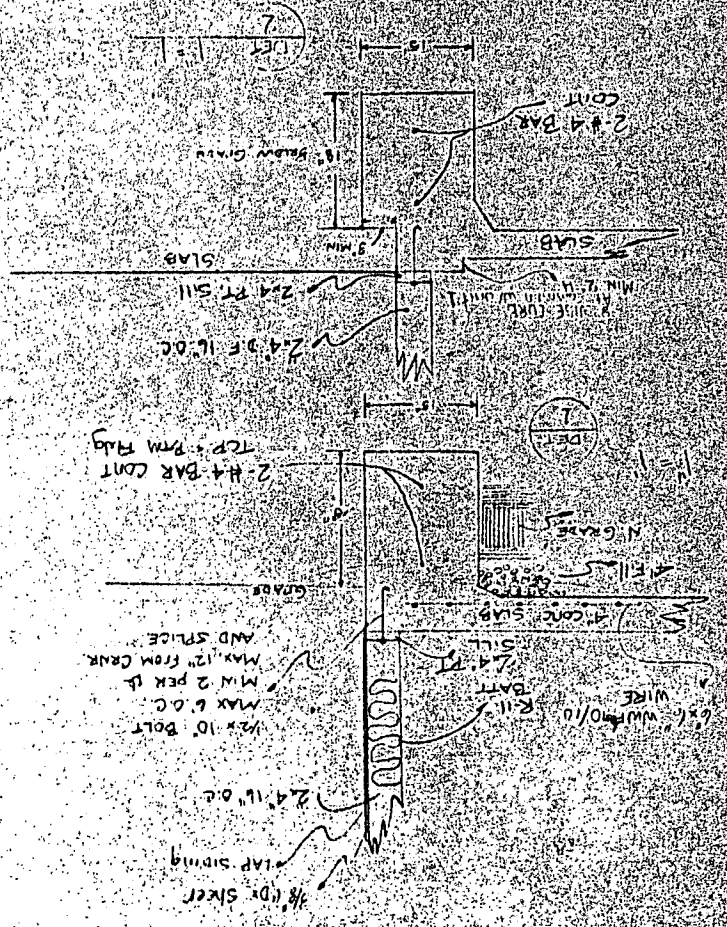


VICINITY - LAND USE - ZONING

102-888

002808

NAME: PETERSON
 ADDRESS: 2812 N. ST. SACRAMENTO
 CITY: SACRAMENTO
 STATE: CALIF.
 ZIP: 95815
 PHONE: 485-0755
 DATE: 1/1/73
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



Foundation

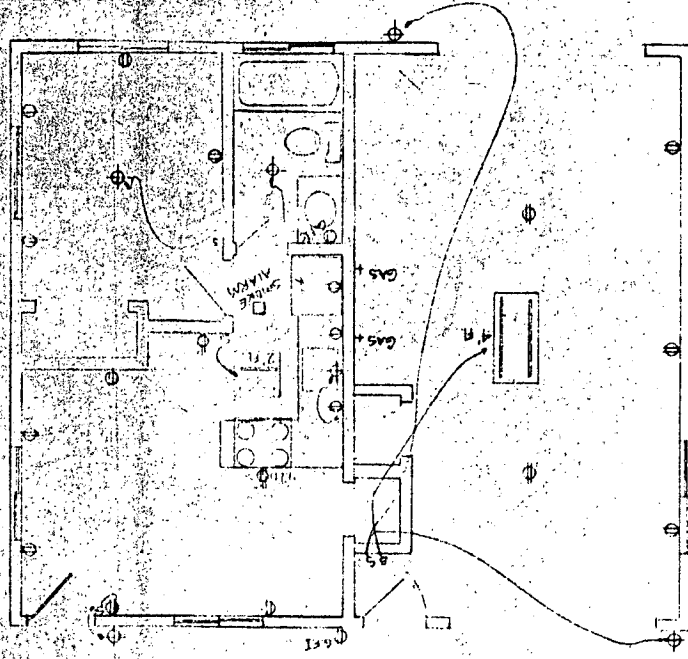
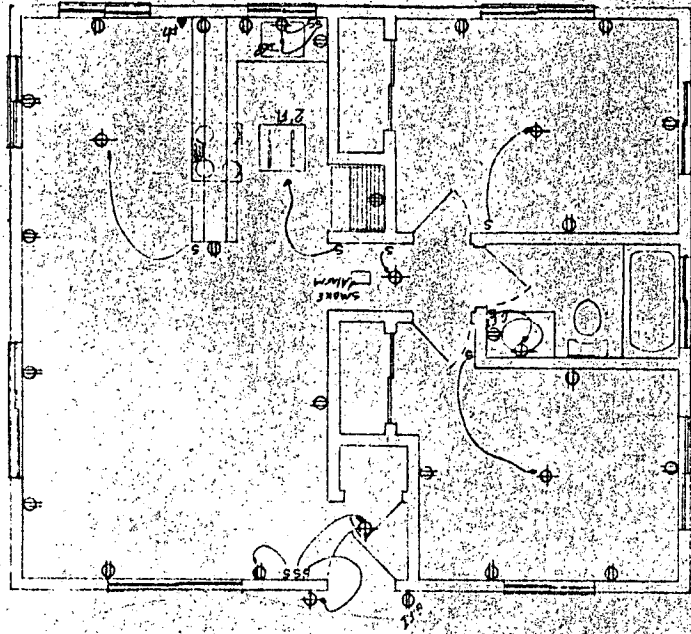
818200

102-088

EXHIBIT C

NAME	PERSON
ADDRESS	2912 N. ST SACRAMENTO
DATE	SCALE PAGE
6-88	1/4" = 1' 9
REV	001-0255-009
BY	L. Shapiro

ELECTRICAL

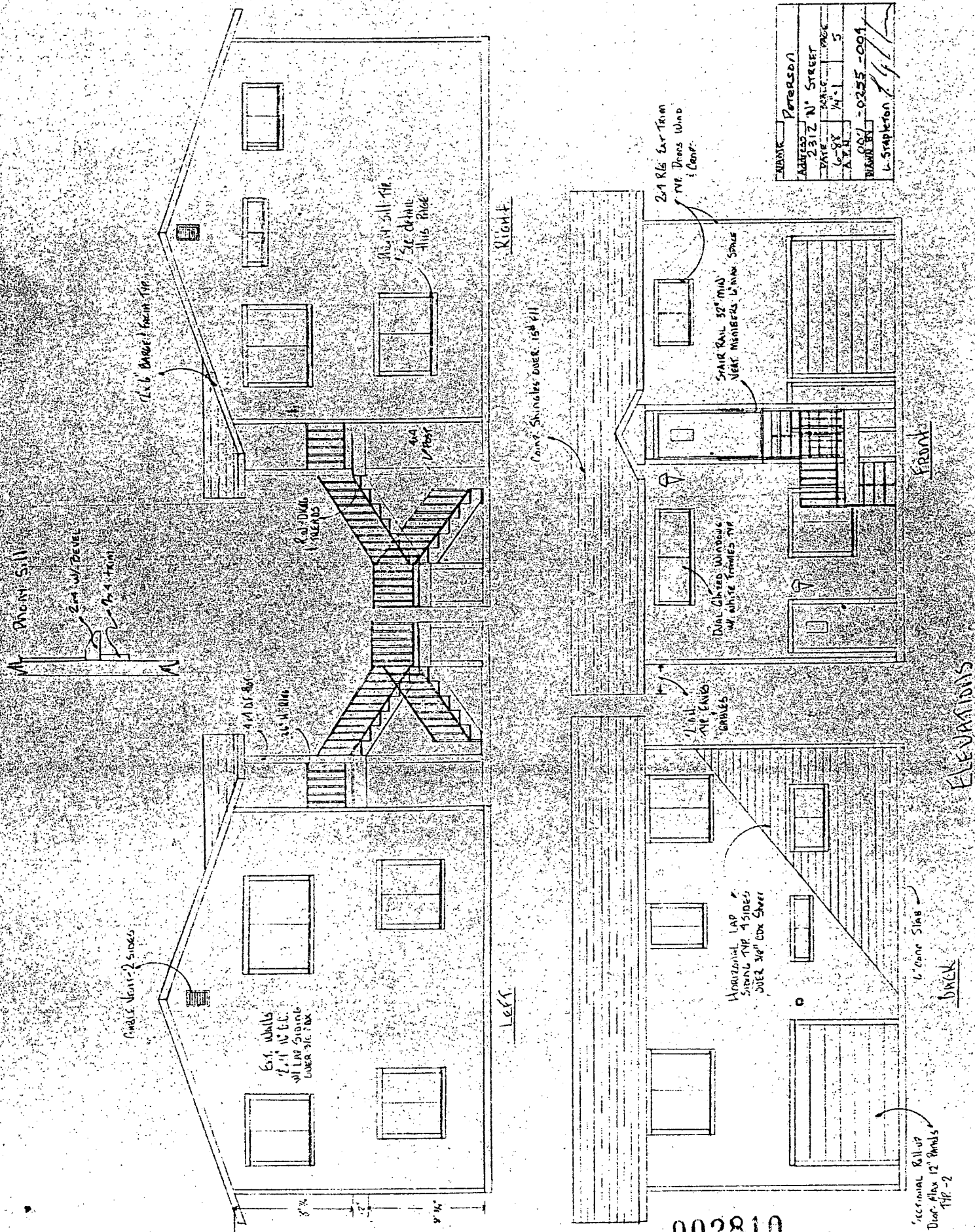


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RR291

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18E-281

EXHIBIT D



P88-281

002810

ELEVATIONS

