

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Dale E. Ordas, 1520 - 38th Street, Sacramento, CA 95816		
OWNER	Dale and Ruth Ordas, 1520 - 38th Street, Sacramento, CA 95816		
PLANS BY	Ray Redpath, Sacramento, CA		
FILING DATE	3/30/87	ENVIR. DET.	Ex 15303 (e)
ASSESSOR'S-PCL. NO.	008-402-04		
		REPORT BY	KMB/vf

APPLICATION: Planning Director's Variance to exceed the 25 percent rear yard coverage for an accessory building by 12.5 percent on 0.18+ developed acres in the Single Family (R-1) zone.

LOCATION: 1520-38th Street

PROPOSAL: The applicant is requesting the necessary entitlements to replace an existing detached garage with a new two-car garage, study and bathroom.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Main Residence Provided	Accessory Structure Provided
North: Residential; R-1	Front:	Existing	34'	--
South: Residential; R-1	Side(N):	5'	7'3"	0'
East: Residential; R-1	Side(S):	5'	6'8"	10'
West: Residential; R-1	Rear:	15'	73'3-1/2"	7' 3-1/2"

Parking Required: one space
Parking Provided: two spaces
Property Dimensions: 50' x 160'
Property Area: 0.18+ acres
Square Footage of Building Addition: 960 sq. ft.
Height of Building: one floor
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick and stucco
Roof Material: Heavy shake
Exterior Colors: Brick red and white

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of a single family residence and detached garage on a 50' x 160' lot in the R-1 zone. The site is designated "Residential" by the 1974 General Plan. Surrounding zoning is also R-1, and land uses are predominately single-family with some duplexes.

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B. Project Description

The applicant proposes to demolish an existing detached garage and replace it with a larger accessory structure consisting of a new two-garage, study and bathroom. The applicant's desired location for placement of the new structure requires that a variance be approved.

C. Rear Yard Setback/Rear Yard Percent Coverage:

The required rear yard setback in the R-1 zone is 15 feet. An accessory structure may only cover 25 percent of the required rear yard area. The Planning Director has the authority to issue a variance to vary this standard by up to 50 percent, which would allow 37.5 percent of the required rear yard area to be covered. Twenty-five percent rear yard coverage for this site is 187.5 sq. ft., 37.5 percent is 281.25 sq. ft., and the applicant's proposal, with a seven foot three and one-half inch accessory structure setback from the rear property line, is 308.3 sq. ft. Under the applicant's proposal, the Planning Director would not have the authority to grant the necessary variance, thus, the Planning Commission would need to consider the project. When the applicant was informed of this fact, it was decided to move the proposed building eight feet away from the rear property line, which would result in a rear yard coverage of 280 sq. ft., which is under the 281.25 sq. ft. that the Planning Director has the authority to grant via a Planning Director's Variance.

The existing garage is located only two and one-half feet from the rear property line. The subject site has a 20 foot wide alley to the rear of the property. Staff finds that this increased separation between the rear yards of adjacent dwelling units will significantly decrease any potential impact of the extra 92.5 sq. ft. of rear yard coverage on the subject site. In addition, there are several garages similar in size on the same block. Therefore, staff has no objection to the proposed variance.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 e).

STAFF RECOMMENDATION: Staff recommends approval of the variance request subject to conditions and based on the findings of fact which follow:

Variance - Condition

1. Revised plans, which show a minimum eight foot setback of the proposed accessory structure from the rear property line, shall be submitted to the Planning Director for review and approval prior to issuance of a building permit.

Variance - Findings of Fact

1. The variance request is not a special privilege extended to one property owner in that a variance would be granted to other property owners facing similar circumstances.

2. The project will not be injurious to the public health, safety or welfare, nor to surrounding properties, in that:
 - a. the proposed accessory structure will be set back from the rear property line further than the existing accessory structure;
 - b. there is a 20 foot wide alley to the rear of the property that will reduce any potential impacts of the increased rear yard coverage.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for Residential use by the 1974 General Plan and the proposed accessory structure is consistent with the plan designation.

Approved:

Marty Van Duyn
For Marty Van Duyn, Planning Director

by: *Fred Goodrich*
Kathy Barbaro, Associate Planner &
Fred Goodrich, Associate Planner

Date: 4-29-87

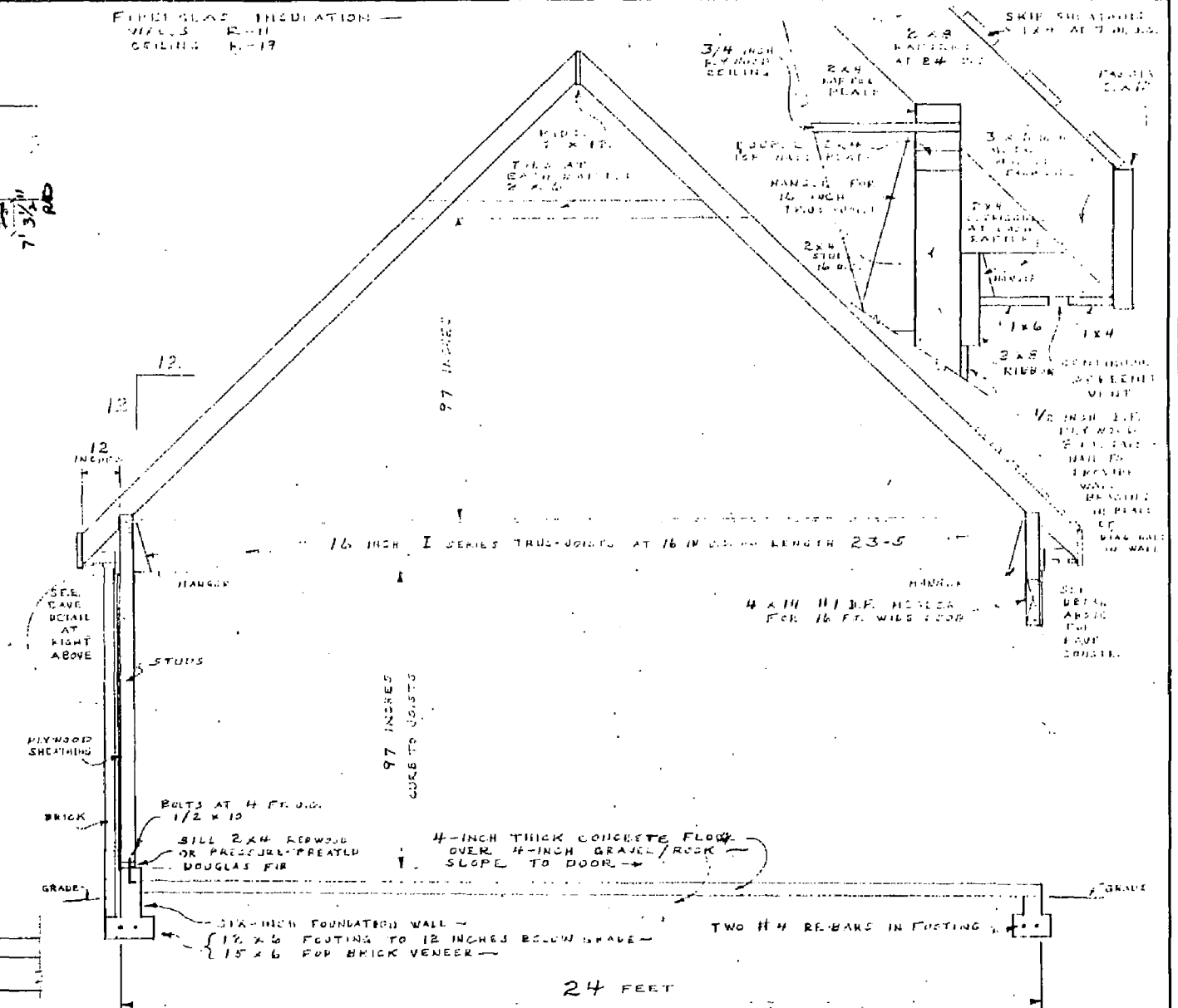
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FIRST FLOOR INSULATION -
WALLS R-11
CEILING R-19

7' 3 1/2" R/O



400
Z
FEET

CROSS SECTION
ONE INCH = TWO FEET

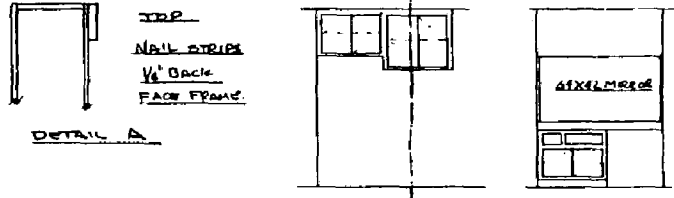
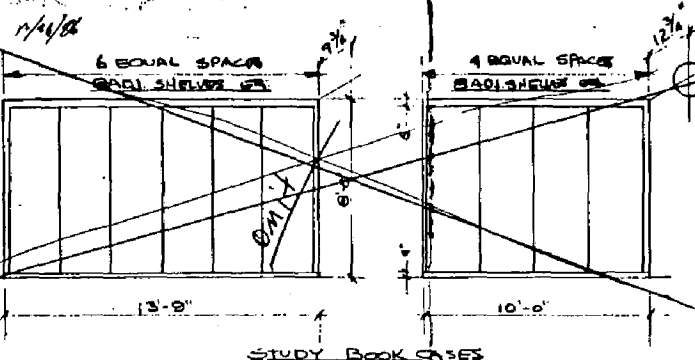
REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
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10			

DATE: DAVIDSON
CONSTRUCTION
7512 WINDING WAY
FAIR BAKE 9504

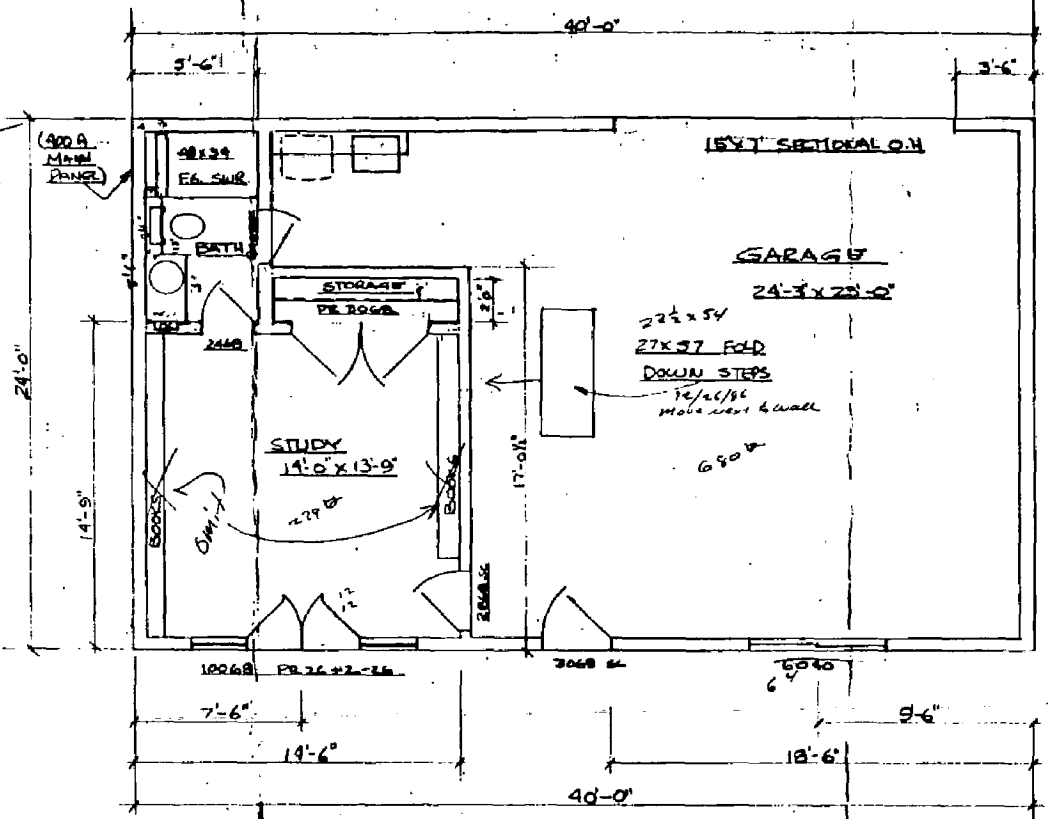
DALE E. CRDAS
444-0321
1030 STREET 15

Date: 24 MARCH
Scale:
Drawn:
Job:
Sheet:
FIVE Sheets

David Dawson
967-7651



CABINET DETAILS



FLOOR PLAN
SCALE 1/8" = 1'-0"

GARAGE AND STUDY PLANS
 FOR
 MR & MRS DALE ORDAS
 1520 - 38 TH STREET
 SACRAMENTO, CALIF.

FLOOR PLANS

P87-165

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DESIGN BY
RAY REDPATH, GENERAL CONTRACTOR, SACRAMENTO, CA. 95833

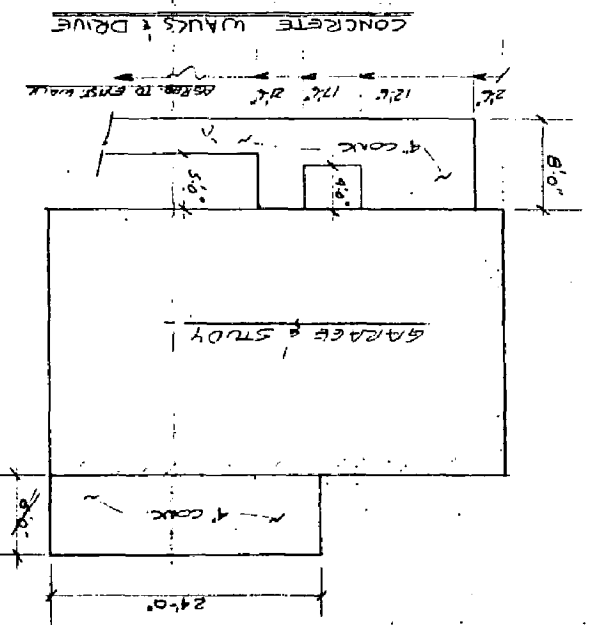
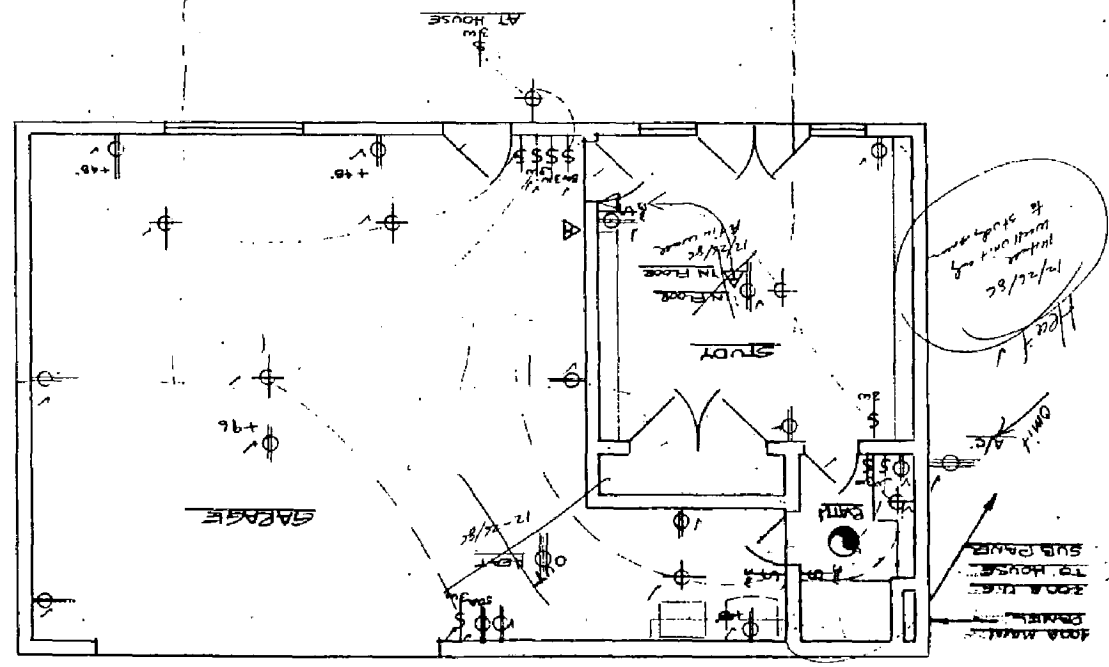
FLOOR & CABINET PLANS
 FOR
 MR & MRS DALE ORDAS

P87-165

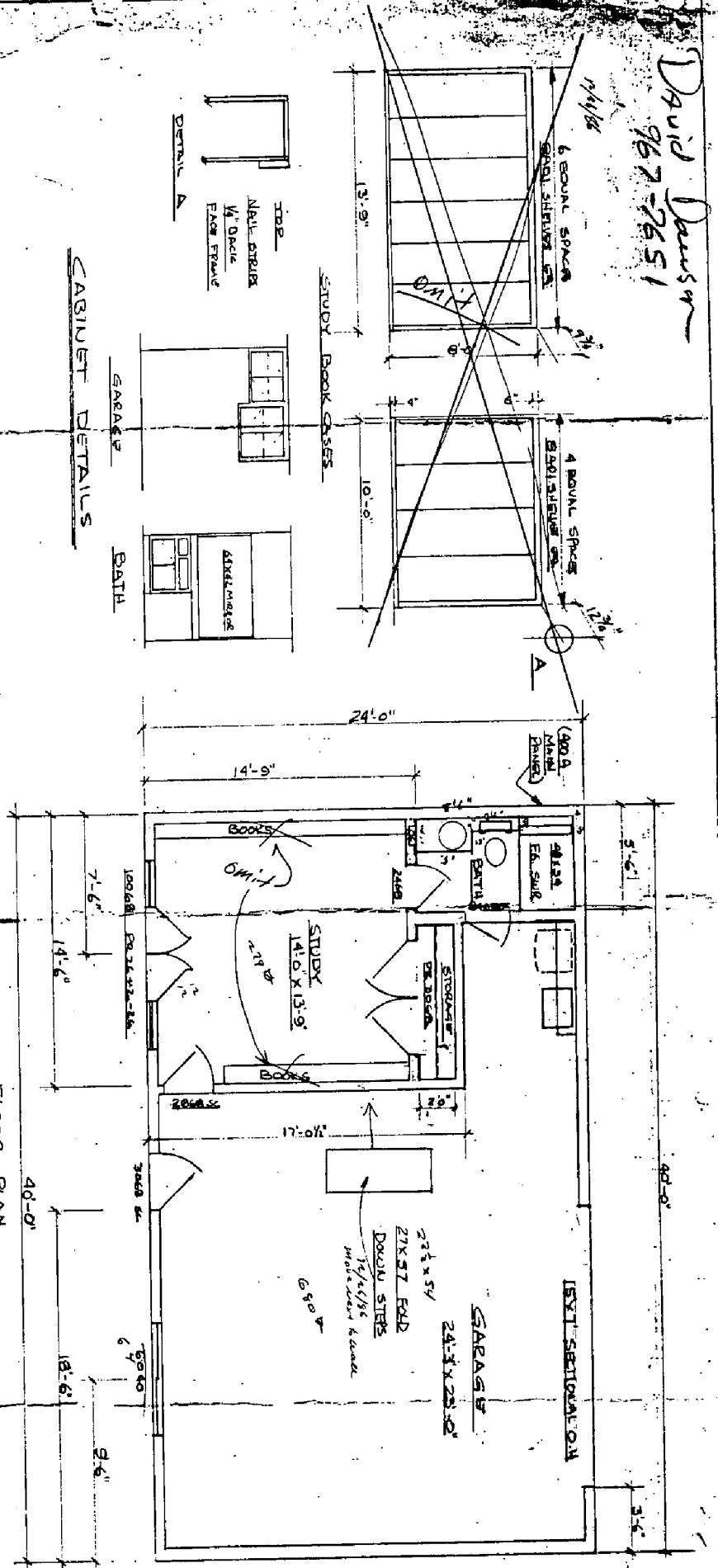
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ELECTRICAL PLAN



David Dawson
967-7651



GARAGE AND STUDY PLANS
FOR
MR & MRS DALE ORDAS
1520 - 38 TH STREET
SACRAMENTO, CALIF.

FLOOR PLAN
SCALE 1/8" = 1'-0"

7-11-50 61 920

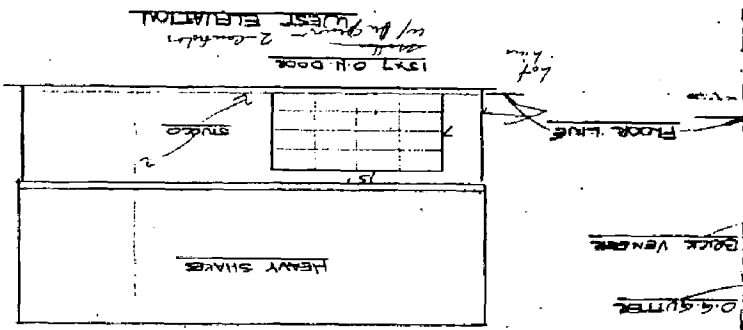
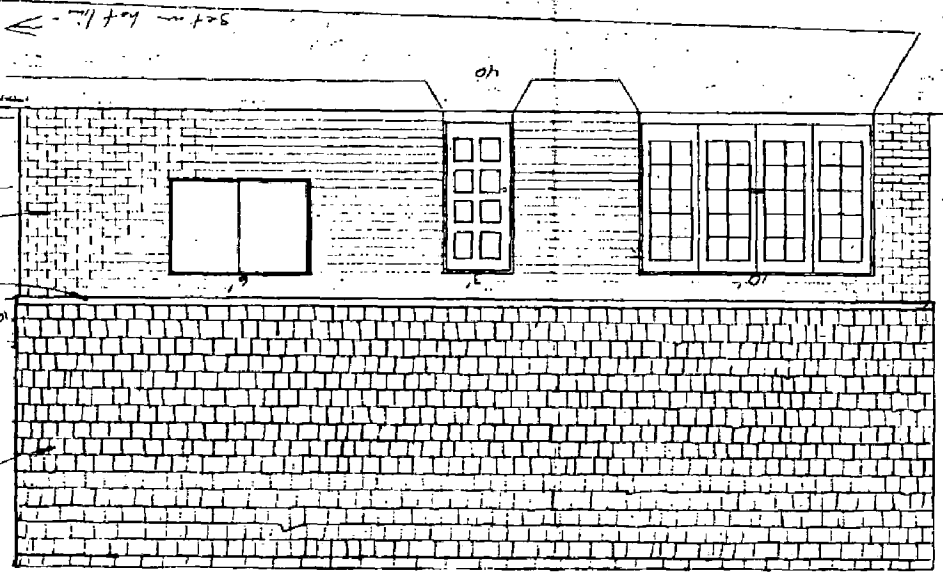
DR. EX. BY
R. REDBATH, SEVERAL CONTRACTOR, SACRAMENTO, CA 95833

FLOOR & CABINET PLANS
BY
MELINDA DICKSON

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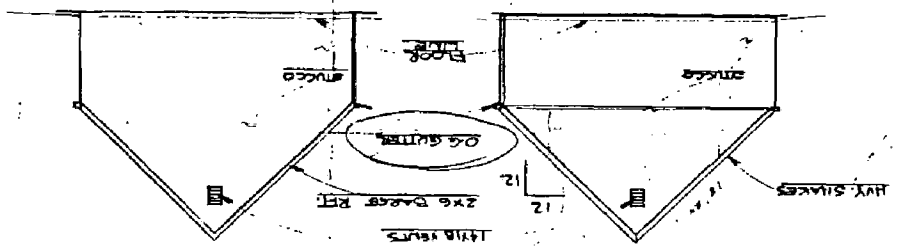
SHEET
1 OF
5

EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



ROOF PLAN
SCALE 1/4" = 1'-0"

