

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

<b>APPLICANT</b>	Michael I. Delamore, 3217 B Street, Sacramento, CA 95816		
<b>OWNER</b>	Jim Burke, (702) 322-9862		
<b>PLANS BY</b>	Michael I. Delamore, 3217 B Street, Sacramento, CA 95816		
<b>FILING DATE</b>	07-16-92	<b>ENVIR. DET.</b>	Exempt 15303(e)
		<b>REPORT BY</b>	D Holm
<b>ASSESSOR'S PCL. NO.</b>	003-0062-012-0000		

**APPLICATION:** Planning Director's Variance to increase the allowable wall height for a detached accessory structure from 10 feet to 12 feet 6 inches for a proposed 560 $\pm$  square foot two car garage on 0.13 $\pm$  developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 3217 B Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to increase the allowable wall height for a detached garage in order to incorporate an upper storage loft into the design of the proposed garage.

**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:**

North: Southern Pacific R/R; R-1  
South: Church, Multiple & Single Family; R-1  
East: Single Family & Multiple Family; R-1  
West: Single Family; R-1 & R-1A

Property Dimensions:	51' x 113'
Property Area:	.13 $\pm$ acres
Square Footage of Existing Residence:	984 $\pm$ square feet
Square Footage of Proposed Garage:	560 $\pm$ square feet
Height of Proposed Garage:	18 feet
Proposed Exterior Building Materials:	Horizontal Wood Siding
Proposed Roofing Materials:	Composition Shingle
Allowable Lot Coverage:	40%
Proposed Lot Coverage:	27%

Topography:  
 Street Improvements:  
 Utilities:

Flat  
 Existing  
 Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is zoned Standard Single Family (R-1) and is designated for low density residential (4-15 du/na) by the General Plan. The site is a .13± developed parcel which has an existing single family residence constructed on it. The surrounding land use and zoning is: single family residences, zoned Standard Single Family (R-1) and Single Family Alternative (R-1A) to the west; a church, multiple family and single family residences, zoned Standard Single Family (R-1), to the south; the Southern Pacific Railroad, zoned Standard Single Family (R-1), to the north; and single family and multiple family residences, zoned Standard Single Family (R-1), to the east.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements in order to allow for the construction of a detached two car garage with enough height to allow for a small loft area above the parking area sometime in the future. The Zoning Ordinance requires that the walls of a detached accessory structure not exceed 10 feet in height (to the plate line), the maximum height of the structure measured from grade should not exceed 18 feet and only one story is permitted. The proposed garage will not exceed the 18 foot maximum height but the walls will exceed the 10 foot wall requirement.

C. Staff Analysis

The existing codes regulating detached accessory structures was adopted in June of 1987. Planning staff is currently reviewing this section of the Zoning Ordinance in order to allow for higher walls in garages and possibly to allow for the addition of a second floor. As the proposed ordinance changes are being researched and will require public hearings the applicant is requesting a variance to allow an additional 2 1/2 feet of wall height for the proposed detached garage. The applicant would like to include a small second floor loft at some time in the future when the Zoning Ordinance is changed but is not requesting the second floor at this time. During the past five years planning staff has had a chance to review the problems of the existing restrictions and has found that the existing wall height is not adequate for trucks and recreational vehicles. The proposed garage will be located in the rear of the subject site and is adjacent to the Southern Pacific Railroad Tracks. As proposed the additional 2 1/2 feet of height should not impact the adjacent residences and will not be apparent from the public street. Planning staff has visited the subject site and has reviewed the applicant's proposal and has no objections to the proposed garage height as proposed.


2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate open space and light will be provided.
3. The proposed project is consistent with the General Plan which designates the site as residential (4-15 du/na).

## REPORT PREPARED BY:

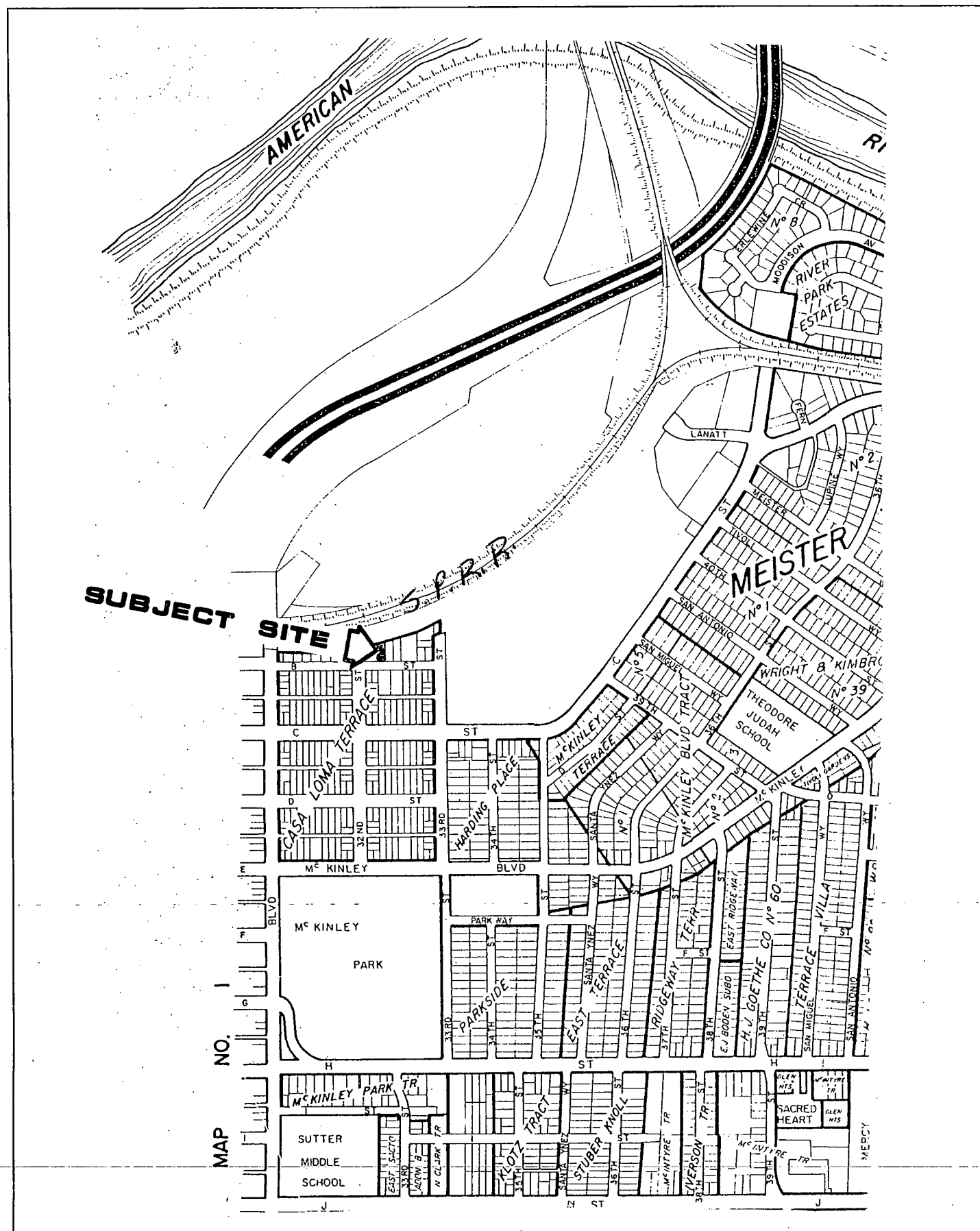
  
Dawn T. Holm, Planner

9/28/92  
Date

## REPORT APPROVED BY:

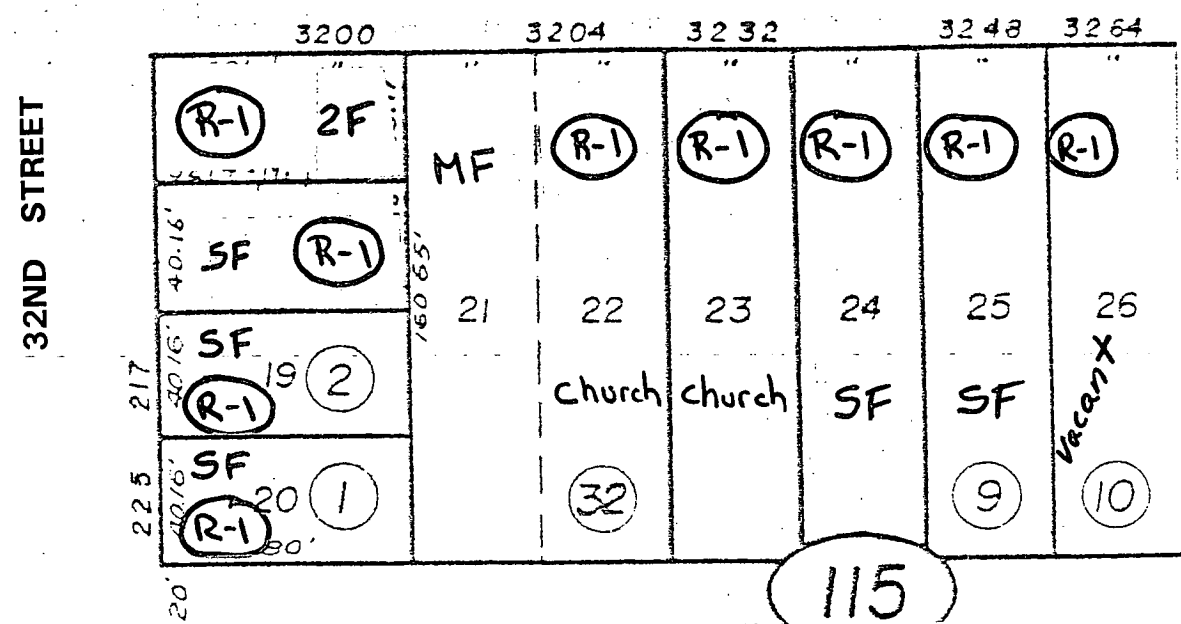
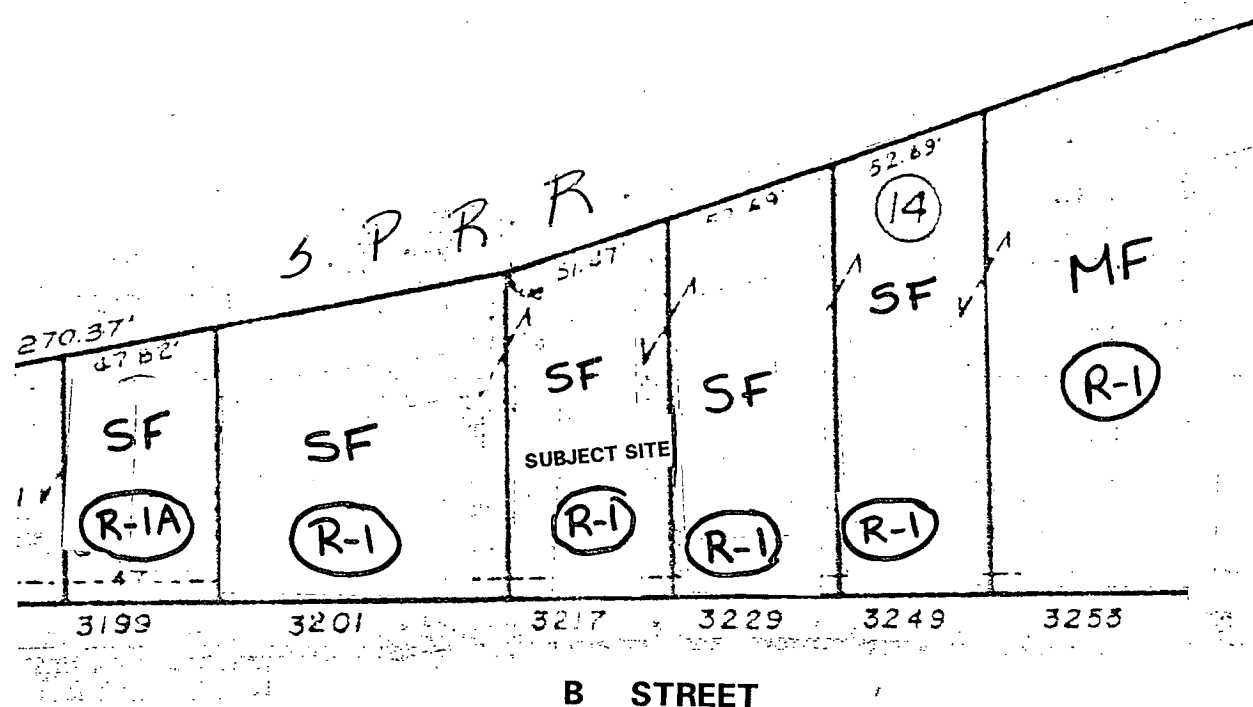
  
Gary Stonehouse, Planning Director

9-29-92  
Date



VICINITY MAP

833



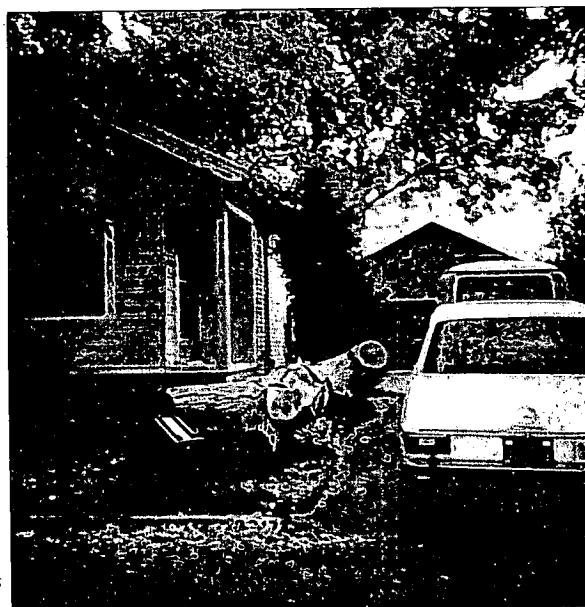


PHOTO OF SUBJECT SITE

837



A-1



A-1



(A-1)



A-

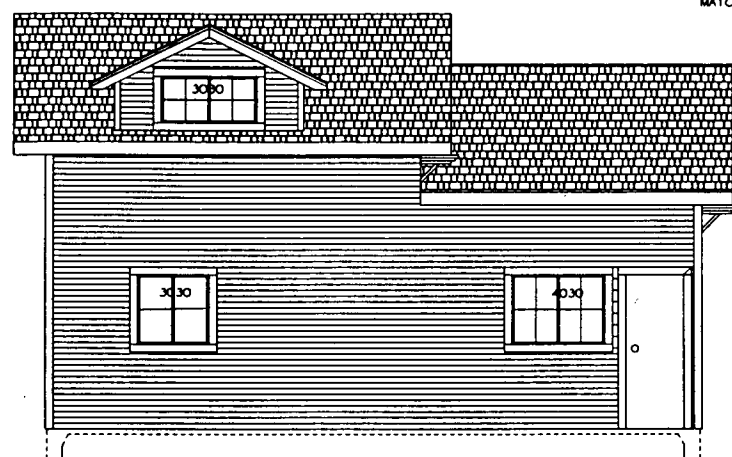
# EXHIBIT A

DWG. NO.  
A -  
1 OF 2

83



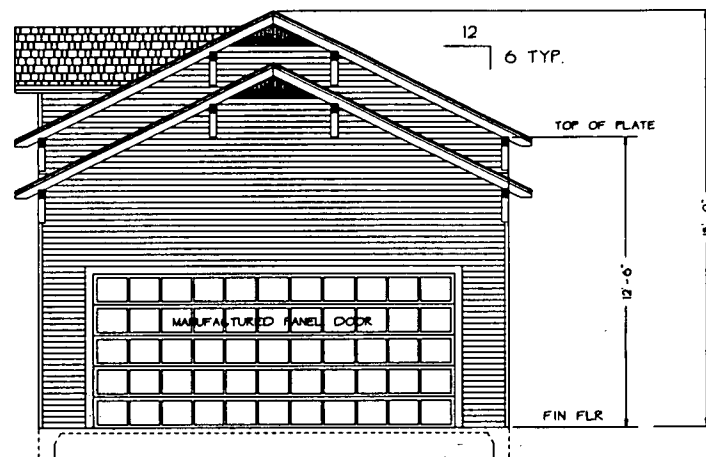
P92-199



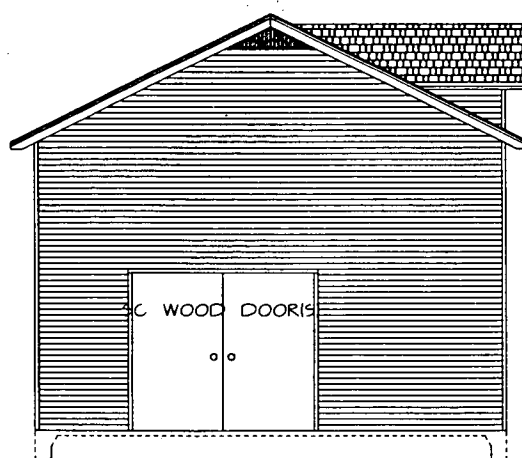
**WEST ELEVATION**  
Scale: 3/8" = 1'-0"

MATCH EXIST' EXTERIOR  
OF MAIN HOUSE  
AS MUCH AS POSSIBLE

EXT. ROOF SLOPE 6/12  
TO MATCH EXISTING HOUSE  
AND LOCAL/HISTORIC STYLE  
(TYPICAL)



**SOUTH ELEVATION**  
Scale: 3/8" = 1'-0"

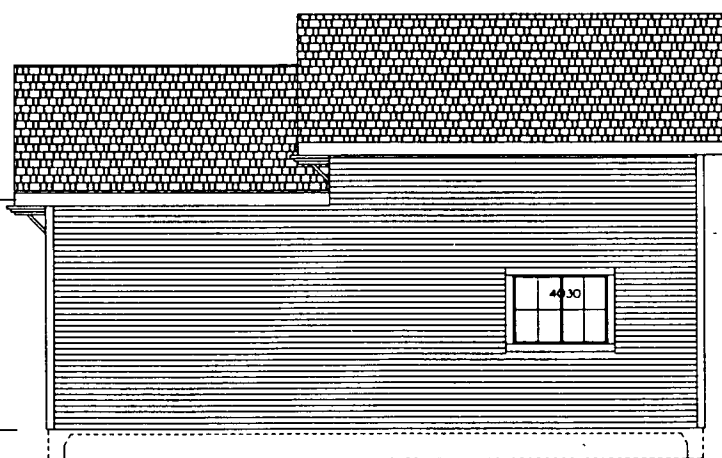


**NORTH ELEVATION**  
Scale: 3/8" = 1'-0"

ALL TRIM &K  
MATCH EXISTING HOUSE STYLE

TOP OF PLATE

FIN FLR



**EAST ELEVATION**  
Scale: 3/8" = 1'-0"

REVISIONS

DESIGN PROVIDED BY:

5-8602

DATE: 8/1/12

# EXHIBIT B ELEVATIONS

ADDITION - GARAGE  
3217 "B" STREET SA.  
OWNER: MIKE DELAMORE 3217 "B"

DWG. NO.  
A-2  
2 OF 2



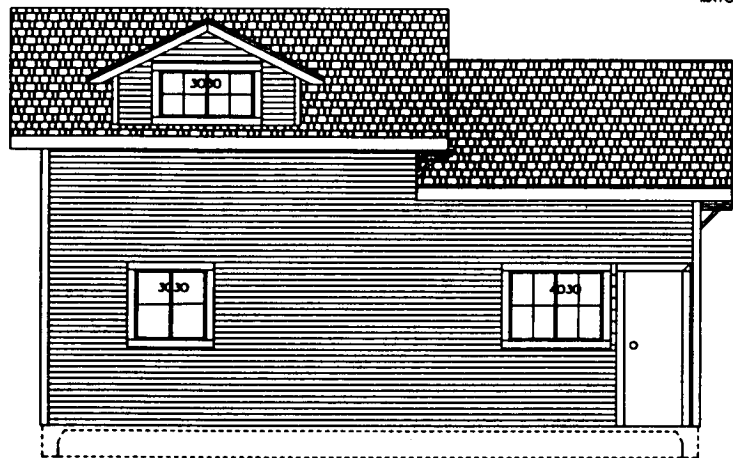


REVTS-1000

DRAFTING SERVICES PROVIDED BY:  
JIM DUKE  
MO# 323-1862

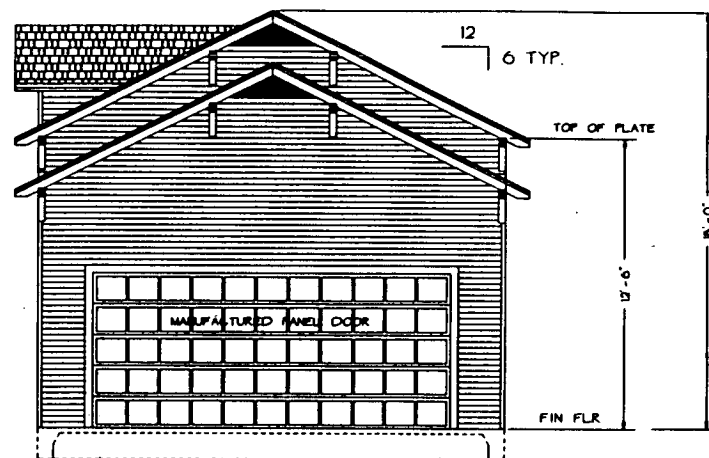
ADDITION - GARAGE NEW CONSTRUCTION  
3217 "B" STREET SACRAMENTO, CA. 95816  
OWNER: MIKE DELAUNE 3277 "B" ST. SACRAMENTO CA 95816

DWG. NO.  
A -  
1 OF 2



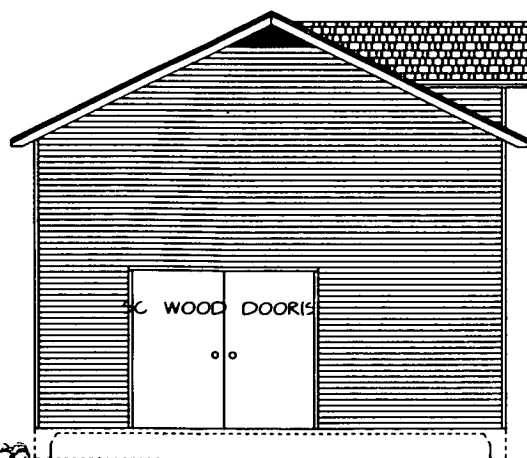
A  
A-2 WEST ELEVATION  
Scale: 3/8" = 1'-0"

MATCH EXIST. EXTERIOR  
OF MAIN HOUSE  
AS MUCH AS POSSIBLE



B  
A-2 SOUTH ELEVATION  
Scale: 3/8" = 1'-0"

EXT. ROOF SLOPE 6-12  
TO MATCH EXISTING HOUSE  
AND LOCAL/HISTORIC STYLE  
(TYPICAL)



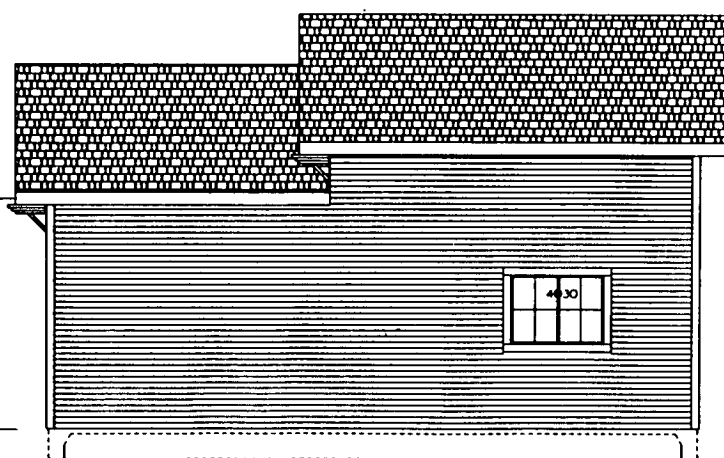
C  
A-2 NORTH ELEVATION  
Scale: 3/8" = 1'-0"

ALL TRIM 1x4  
MATCH EXISTING HOUSE STYLE

TOP OF PLATE

10'-0"

FIN FLR



D  
A-2 EAST ELEVATION  
Scale: 3/8" = 1'-0"

REVISIONS

DRAFTING SERVICES PROVIDED BY:  
JIM BLAKE  
702.322.4602

DATE: 8/11/13

ADDITION - GARAGE (NEW CONSTRUCTION)  
3217 D STREET SACRAMENTO, CA 95816  
OWNER: MIKE DELANDRE 3217 D ST. SACRAMENTO CA 95816

DWG. NO  
A-2  
2 OF 2