

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:

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.

B. Staff has no objections to this request. The proposed house has gone through Design Review and been approved by staff. The City's Traffic Engineering Division has indicated that Haywood Avenue will not be developed and that the City will continue to use it as a drainage canal.

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 based upon Findings of Fact, which follow:

Findings of Fact

1. The requested variance does not constitute a special privilege in that:
 - a. a variance would be granted to any other property owner facing similar circumstances.
2. The granting of this variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. it will not interfere with the privacy of the adjacent property owners; and
 - b. it will not significantly change the characteristics of the single family residential area.
3. The requested variance 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 City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1984 North Sacramento Community Plan and the proposed single family residential use conforms with the Plan Designation.

REPORT PREPARED BY:

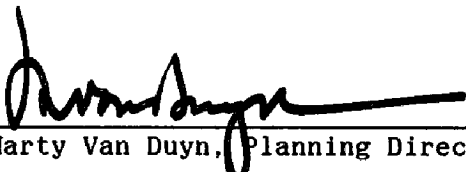


 Price Walker, Assistant Planner

9/4/87

 DATE

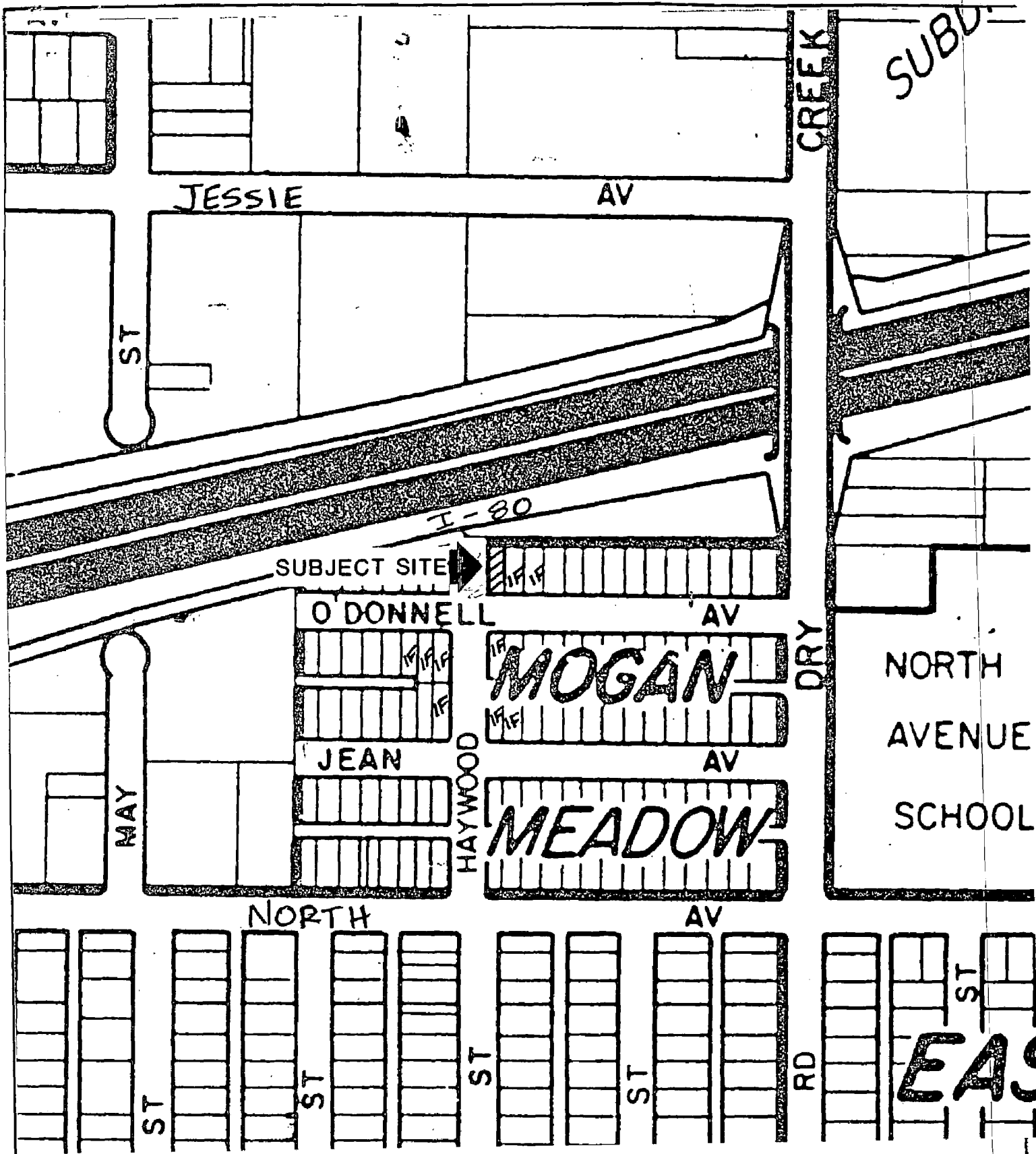
RECOMMENDATION APPROVED:



 Marty Van Duyn, Planning Director

9/4/87

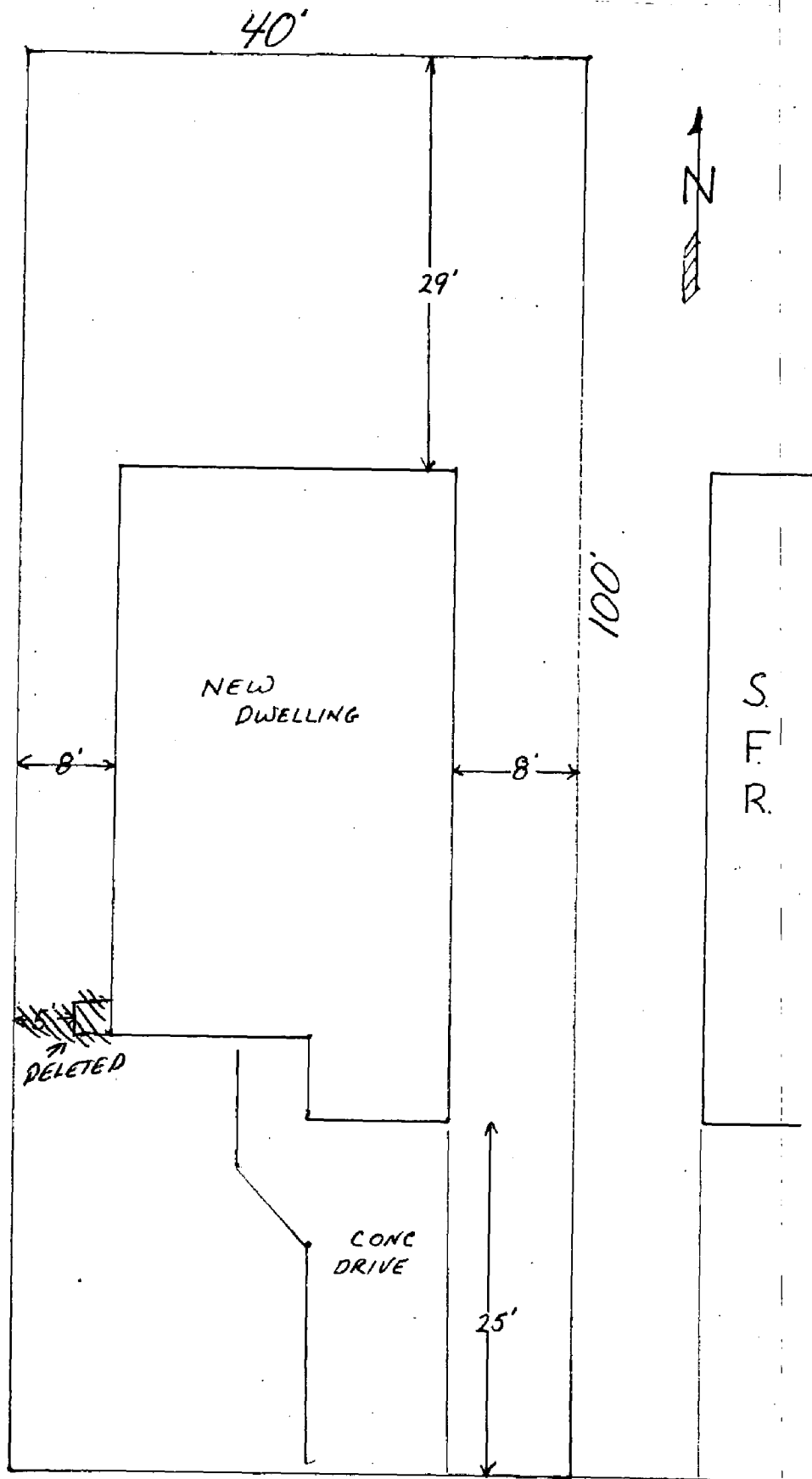
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ALL SURROUNDING ZONING IS R-1

00186 VICINITY - LAND USE - ZONING

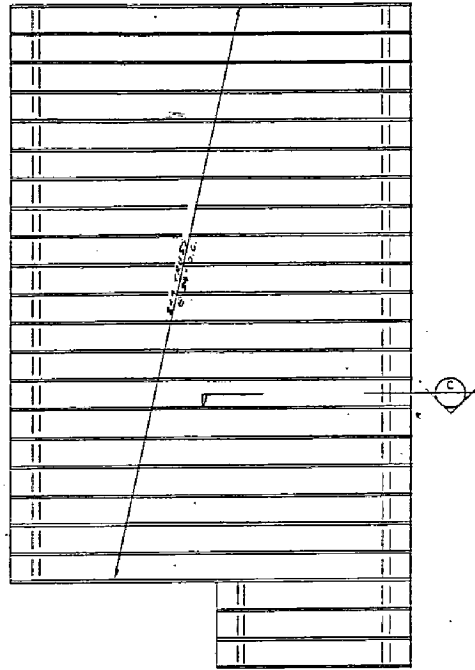
EXHIBIT A



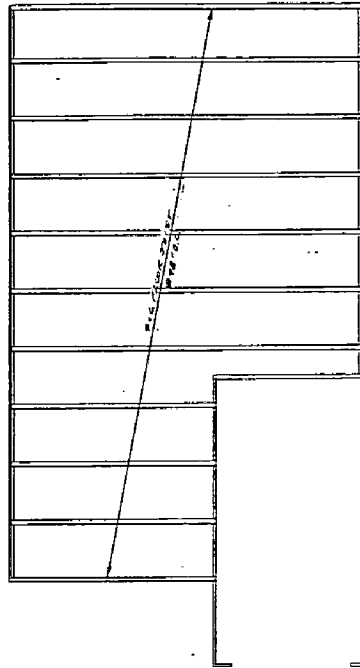
APN 237-212-15

1101 O'DONNELL AVE
(40' WIDE STREET)

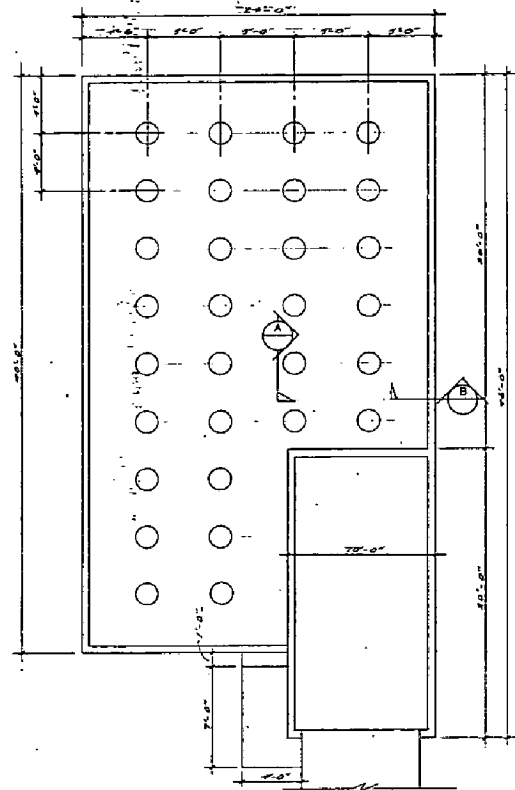
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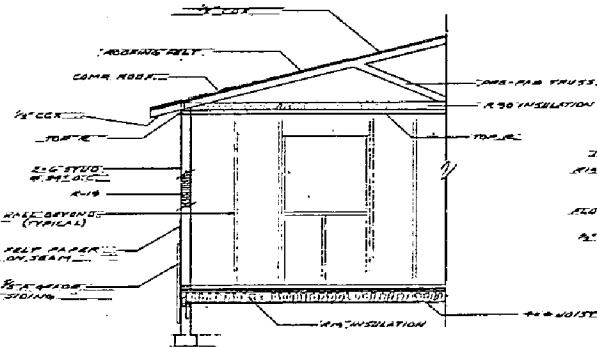
ROOF FRAMING PLAN
14'-7 1/2" x 24'-11 1/2"



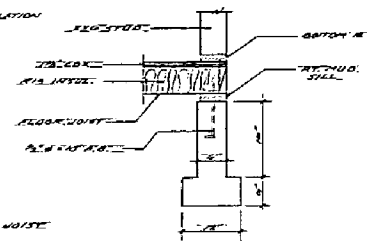
FLOOR FRAMING PLAN
24'-11 1/2" x 24'-11 1/2"



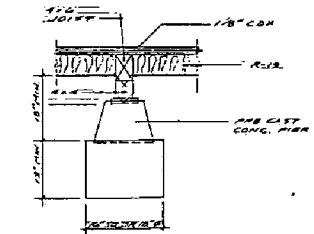
FOUNDATION PLAN
24'-11 1/2" x 24'-11 1/2"



TYPICAL HALF SECTION
36" x 12'-0"



SECTION B
12'-0" x 12'-0"



SECTION A
12'-0" x 12'-0"

REVISIONS BY

PHILIP HARRISON RESIDENCE
1101 OGDEN AVE
SACRAMENTO, CA.

Date 7-10-04

Scale NOTED

Drawn J.S.

Job

Sheet

Of 2 Sheets

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