



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

Date: August 13, 2021
To: RCONA
Subject: 328 Roseville St.

Dear Board Members:

You may be interested to know that the Roseville Planning Division has received a development application for the project identified below. Notice will be mailed to property owners adjacent to the project prior to action on the application. We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL21-0249

Project Name: INFILL PCL 10 - Dyer Variance

Description: Request for a 40% variance to the required 20 foot front setback to allow an addition to the home with a 12'1" front setback distance. The addition will maintain the same setback as the existing home. A variance is also requested to allow a front porch to be constructed on the addition that varies from the 14' setback requirement by 40% and provides an 8'4" setback to the front property line.

Site Location: 328 Roseville St.

APN: 011-211-017-000

Specific Plan Area: IN

Specific Plan Parcel #: 10

Zoning: Single-Family Residential (R1)

General Plan: Low-Density Residential (R1)

Applicant: Gary Dyer

Owner: Gary Dyer

Other: Sean Morales, Assistant Planner, smorales@roseville.ca.us, (916) 746-1309

If you are interested in having this project presented at one of your neighborhood association meetings, please contact the applicant at the phone number provided above or me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

If you have any questions or comments regarding this project, I can be contacted in the Planning Division at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Sean Morales, Assistant Planner
smorales@roseville.ca.us

Find us online at
www.roseville.ca.us