

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 10, 1996, the Zoning Administrator approved with conditions a variance to allow a room addition to an existing house for the project known as Z96-080. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. Zoning Administrator Variance to reduce the required front yard setback from 25 feet to 21 feet for a 420 square foot room addition to a single family residence on 0.23± developed acres in the Standard Single Family (R-1) zone.
2. Zoning Administrator Variance to allow the existing six foot wood fence in the front yard setback to remain.

Location: 3219 Rancho Silva Drive (D1, Area 4)

Assessor's Parcel Number: 225-0714-009

Applicant: Craig Sarmento	Property	Barbara and James Mitchel
P.O. Box 2671	Owner:	3219 Rancho Silva Drive
Elk Grove, CA 95624		Sacramento, CA 95833

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas

Community Plan: Low Density Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1; Single Family Residence	Front:	25'	35'	21'
South: R-1; Single Family Residence	Side(N.):	5'	16'	16'
East: R-1; Single Family Residence	Side(S.):	12.5'	20'	20'
West: R-1; Single Family Residence	Rear:	15'	15'	15'

Property Dimensions: Irregular

Z96-080

July 10, 1996

ITEM 2

Property Area:	0.23± acres
Square Footage of Buildings:	Existing residence/garage- 1,350 square feet Proposed house addition- 420 square feet Total- 1,770 square feet
Height of Building:	Existing House- One Story, 13 feet
Exterior Building Materials:	Stucco and wood siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to add a 420 square foot room addition to the house that will encroach four feet into the front setback (east property line). The room addition will add two bedrooms. The parcel is a large irregular shaped corner lot located on the northwest corner of Rancho Silva Drive and the corresponding cul-de-sac. There are several houses on corner lots throughout the subdivision that have large front yard and street side yard setback areas. Many of the houses are oriented with their fronts actually facing the street side setback area and owners/residences have treated them like front yards, keeping them clear of fencing and structures. The Zoning Ordinance requires a 25 foot front yard setback. The applicant is requesting a variance to the front yard setback requirement.

There is also a six foot high solid wood fence located six feet away from the front property line. The Zoning Ordinance allows a maximum height of three feet for residential fences in the first 25 feet of the front yard setback area or a six foot decorative wrought iron fence. The applicant is requesting a variance to this requirement. As noted above, several homes in the area have a similar situation where the street side yard is kept clear of fencing like a front yard setback because the front door of the home is located there, and the front setback is fenced like a street side yard.

The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e) and 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the house or any other structure into the front or street sideyard setback area. {Note: The area along the south property line is now considered the front yard setback and there shall be no expansion of the house towards the south property line. Also there shall be no fence installed in the revised street side yard setback area (the existing front yard setback) and the existing fence shall remain in the current location.}
2. Size and location of the room addition shall conform to the plan submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate front yard area;
 - b. the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. the fence meets the requirements for location within a street side yard setback.
5. The project is consistent with the General Plan and the South Natomas Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Low Density Residential (4-8 du/na) respectively.

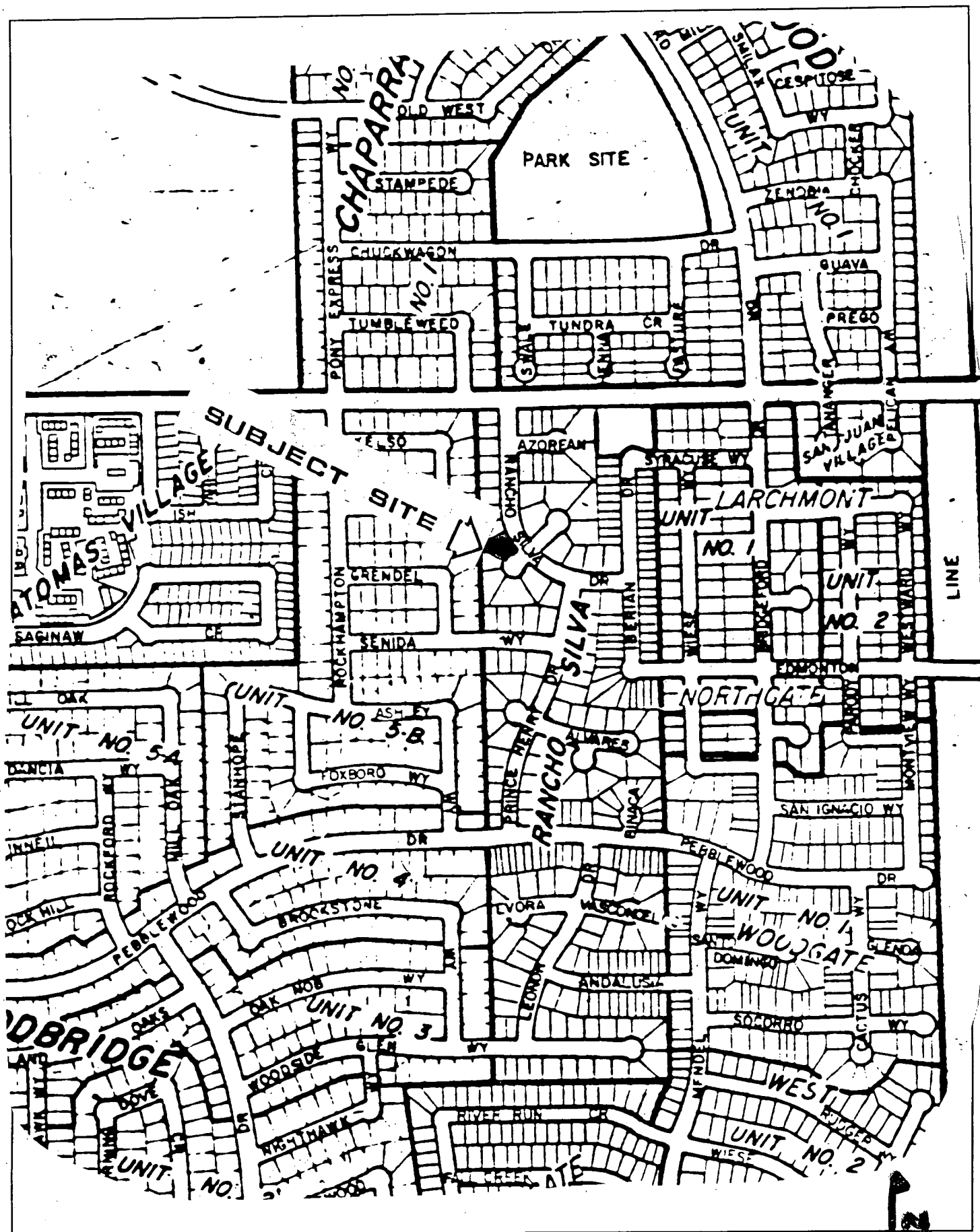
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

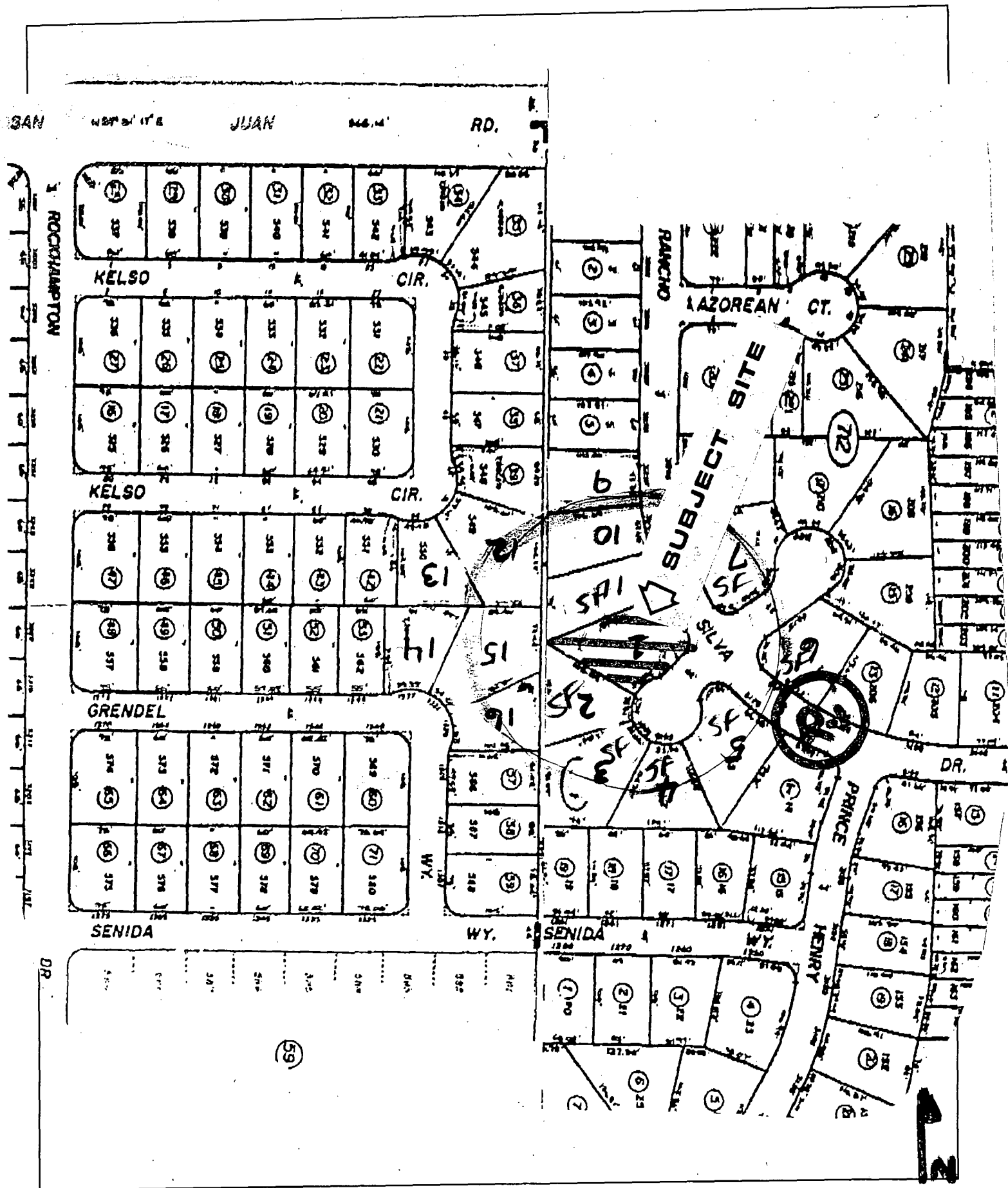
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓
ZA Log Book ✓
Owner ✓



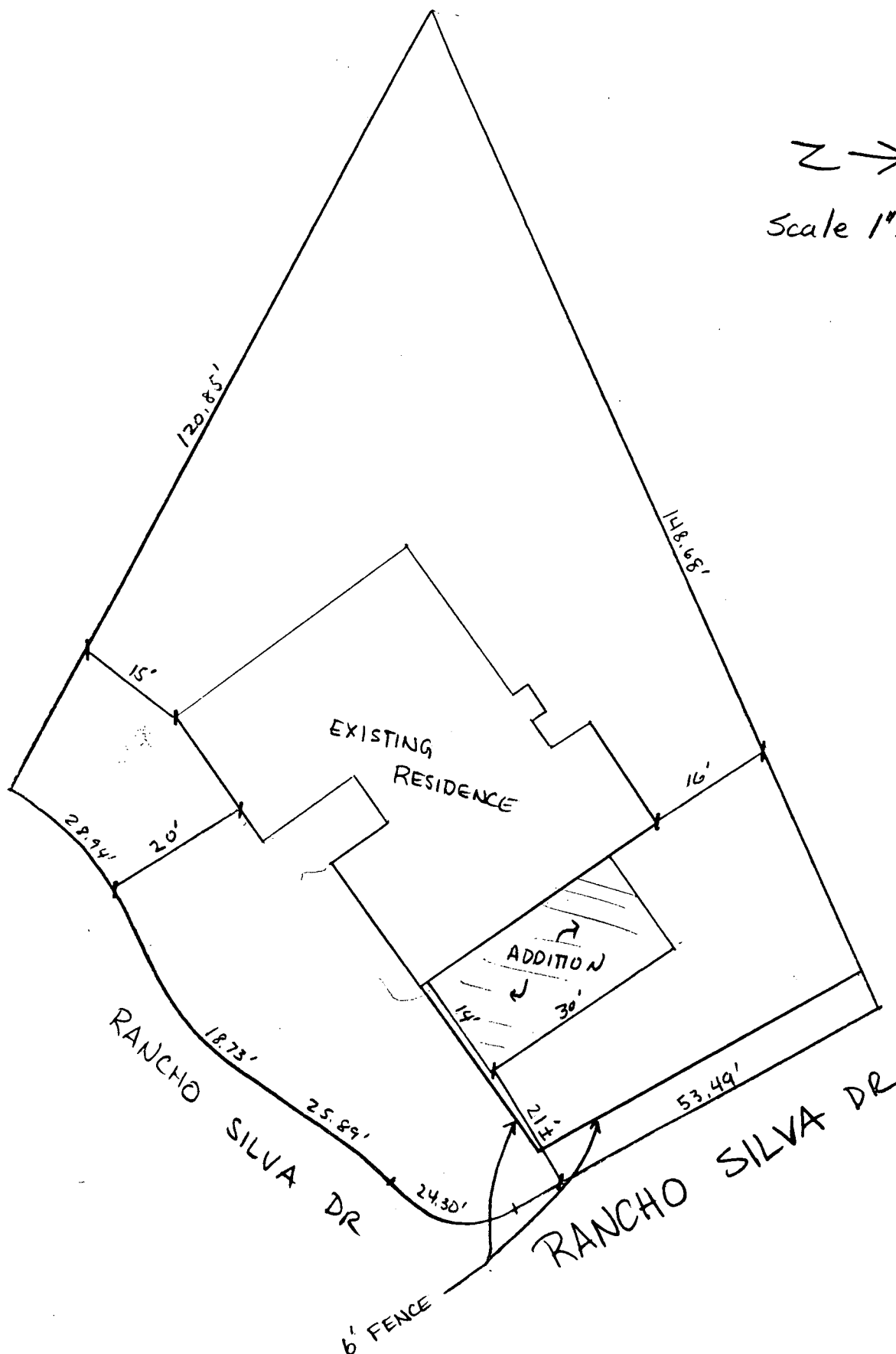
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

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Scale 1" = 20'



296-080

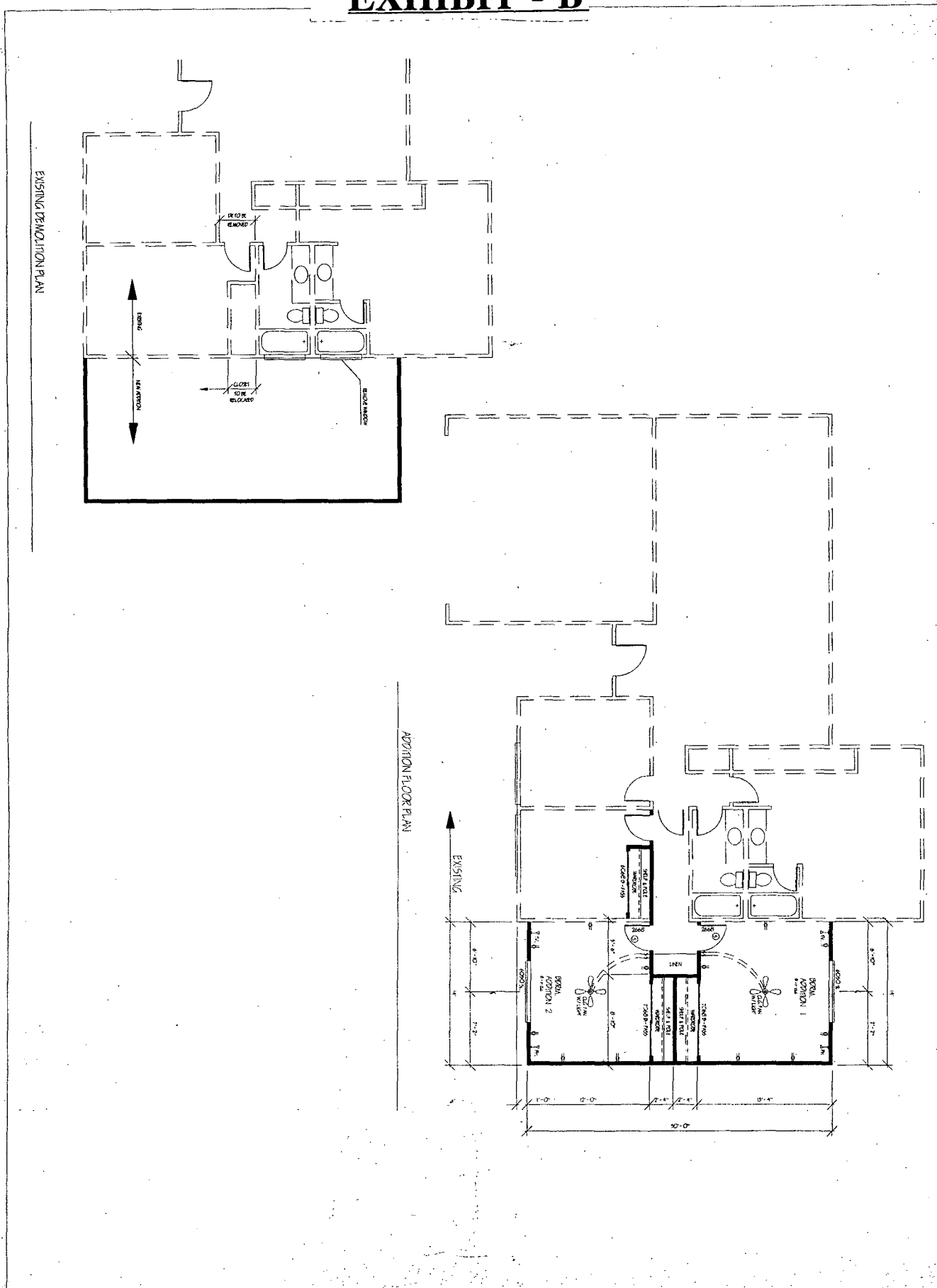
JULY 10, 1996

296 080

ITEM 2

EXHIBIT - B

#296-080



2.4
 SHEET
 CHECKED BY
 DATE
 BARBRA MITCHEL
 FLOOR PLAN AND DEMOLITION PLAN

MITCHEL ADDITION
 3219 RANCHO SILVA DR.
 SACRAMENTO CALIF.

REV.	DATE

BARBRA AND JAMES MITCHEL
 3219 RANCHO SILVA DR.
 SAC. CA. 95833
 (916)-925-64331

295-080

JULY 10, 1996

ITEM 2

