

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday November 2, 1993, the Zoning Administrator approved with conditions a variance to waive a portion of the required six foot solid masonry wall for the project known as Z93-080. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to waive the required six foot solid masonry wall along the interior property lines on 0.14± developed acres in the General Commercial (C-2) zone.

Location: 1906 21st Street

Assessor's Parcel Number: 010-0026-010

Applicant: Mary and James Maniery **Property** Same
2116 T Street **Owner:** As Applicant
Sacramento, CA 95816

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Vacant (office under construction)

Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:
North: C-2; Single Family Residence
South: C-2; Single Family Residence
East: C-2; Commercial
West: C-2; Apartments

Property Dimensions: 80 feet x 80 feet
Property Area: 0.14± acres
Square Footage of Building: 3,230 square feet
Height of Building: Two Stories, 31 feet
Exterior Building Materials: Stucco
Roof Materials: Composition shingles

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A and B

Additional Information:

A single family residence was originally located on the site. The house burnt down and a two story office building is currently under construction on the commercial site. The office was reviewed and approved by the Design Review/Preservation Board (PB93-008). The site is located between two single family dwellings and apartments. The Zoning Ordinance requires a six foot high solid masonry wall along the property lines to separate commercial uses from adjacent residential uses. The applicant requested to waive this requirement and to construct a six foot high solid wood fence with lattice instead (Exhibit B). The single family residences to the north and south of the site have submitted letters of support for the variance (see Exhibits C and D). The owner of the apartment complex to the west was present at the public hearing and would like the wall to be constructed along the west property line for the protection of the apartment tenants.

The site is located in the Central City Design/Review area and within the boundaries of the Poverty Ridge Neighborhood Association. The proposed plans have been submitted to the Design Review/Preservation Board staff and the neighborhood association. The Design Review staff has reviewed the request and supports the proposed fence with the lattice. The Poverty Ridge Neighborhood Association recommended approval of the variance.

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, Section 15303(e)}.

Conditions of Approval

1. A solid wood fence as submitted (Exhibit B) may be constructed adjacent to the north and south property lines in lieu of a wall. A wall shall be constructed adjacent to the west property line.
2. The applicant shall continue to comply with the conditions of the Design Review/Preservation Board (PB93-008).

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. a wall will be constructed next to the property line of the apartment complex where the impact from adjacent vehicles in the parking lot is the greatest;

- b. the proposed fence is compatible with the adjacent single family residences; and
 - c. a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that an office building is allowed in the General Commercial (C-2) zone.
 3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed fence is compatible in size and style with the adjacent residential properties; and
 - b. the adjacent single family home owners prefer the fence to a wall.
 4. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and General Commercial respectively.

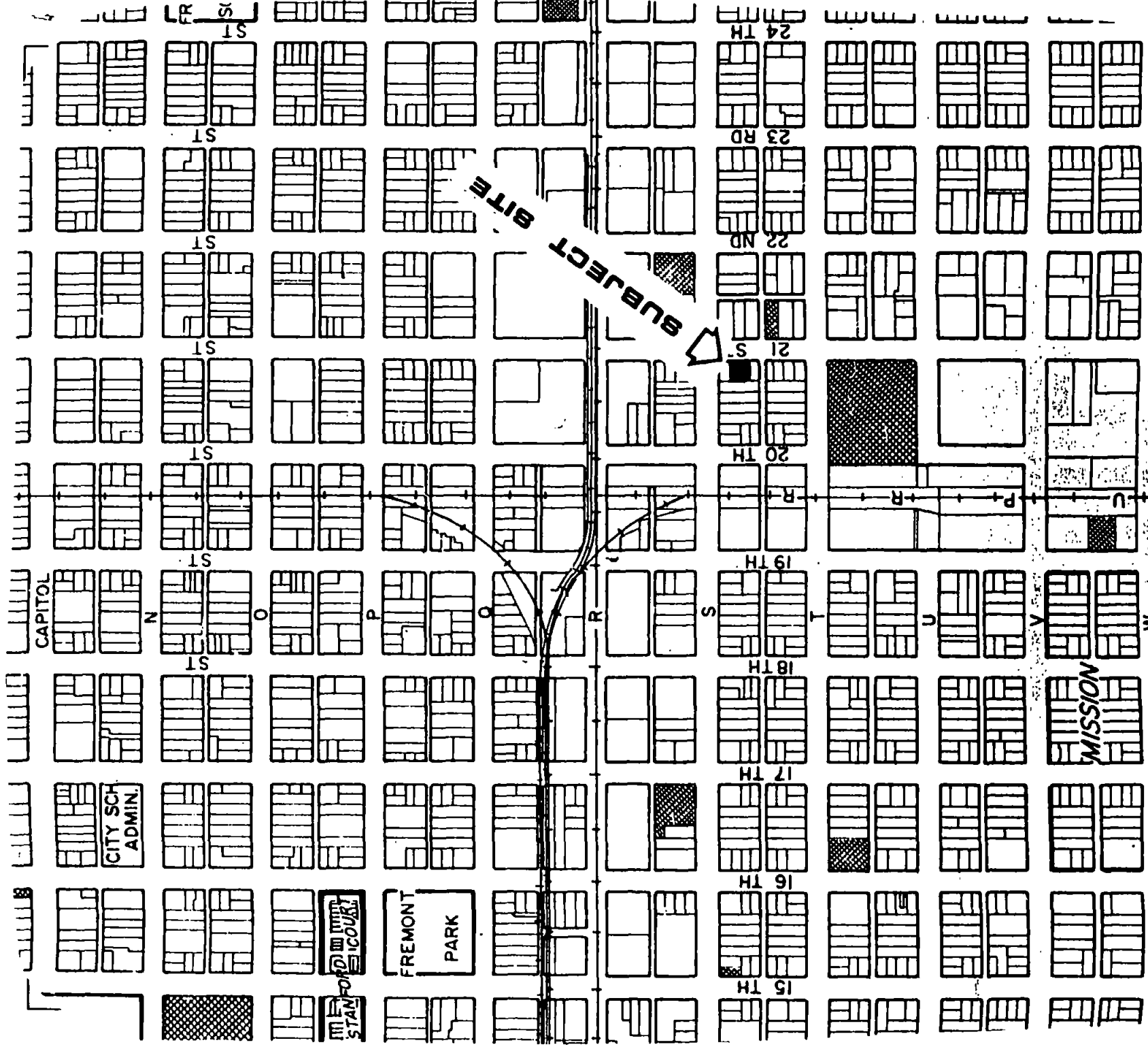


Joy D. Patterson
Zoning Administrator

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 use 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.

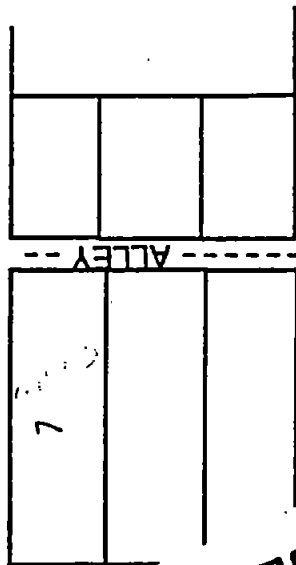
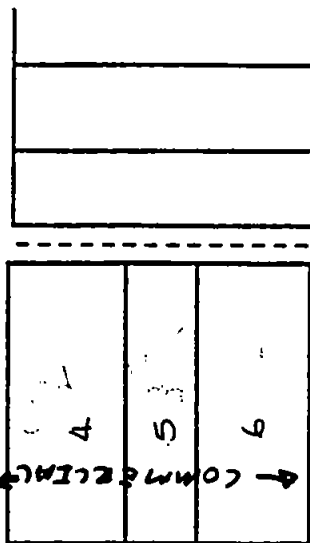
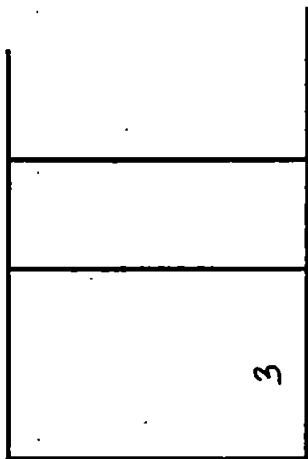
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ZA Log Book
Applicant File BP93-008



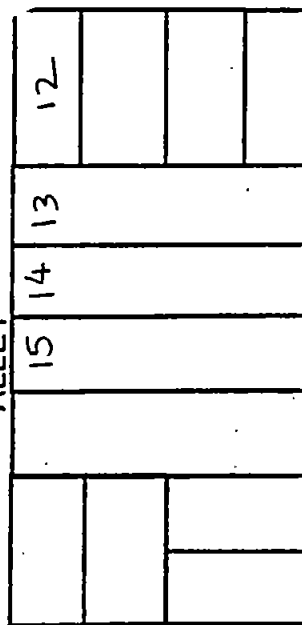
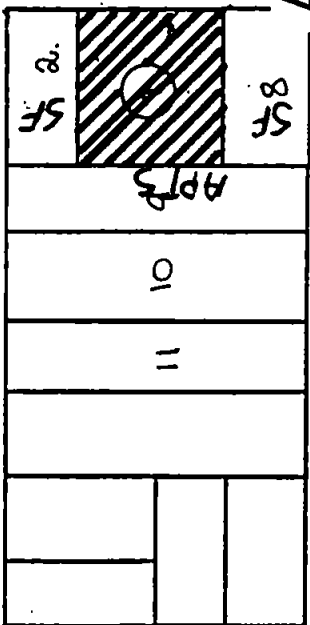
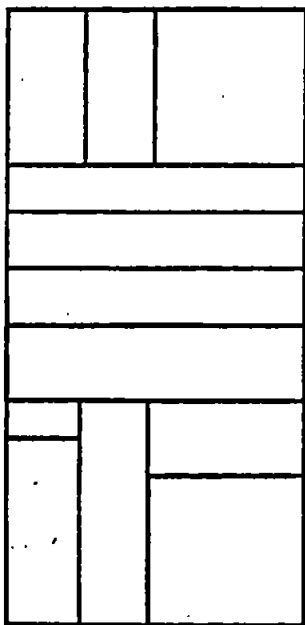
VICINITY MAP

LAND USE & ZONING MAP



21ST STREET

SUBJECT SITE

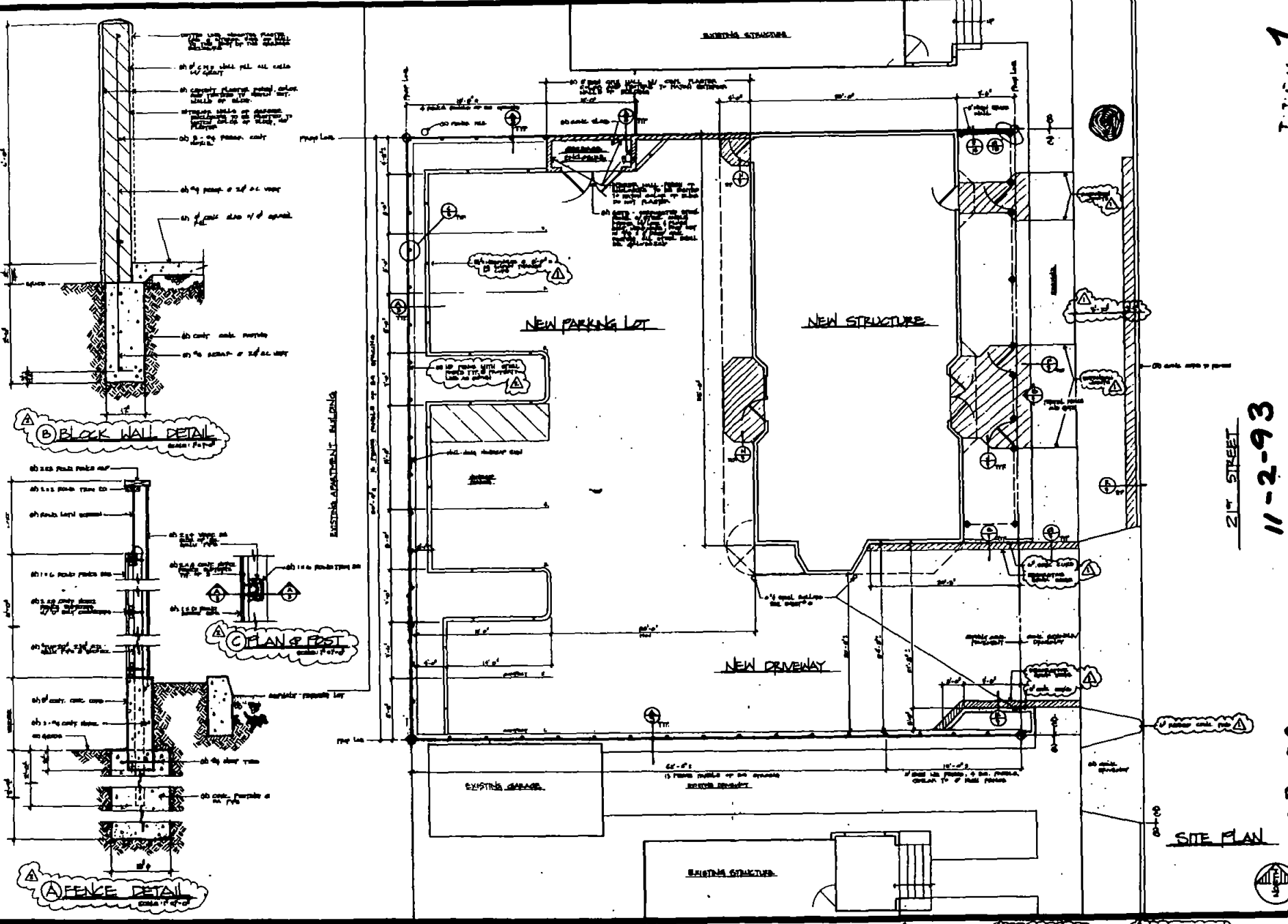


S STREET

ALLEY

T STREET

EXHIBIT A



(B) BLOCK WALL DETAIL

(C) PLAN OF POST

(A) FENCE DETAIL

SITE PLAN

21ST STREET
11-2-93

293-C9C

ITEM 1

BOB MCCABE - ARCHITECT
100 EISEN STREET - SUITE 101 - CHICAGO, ILL. 60610

MANUSCRIPT BUILDING - SUITE 101 - 100 EISEN STREET - CHICAGO, ILL.

SITE PLAN

DATE: 11-2-93

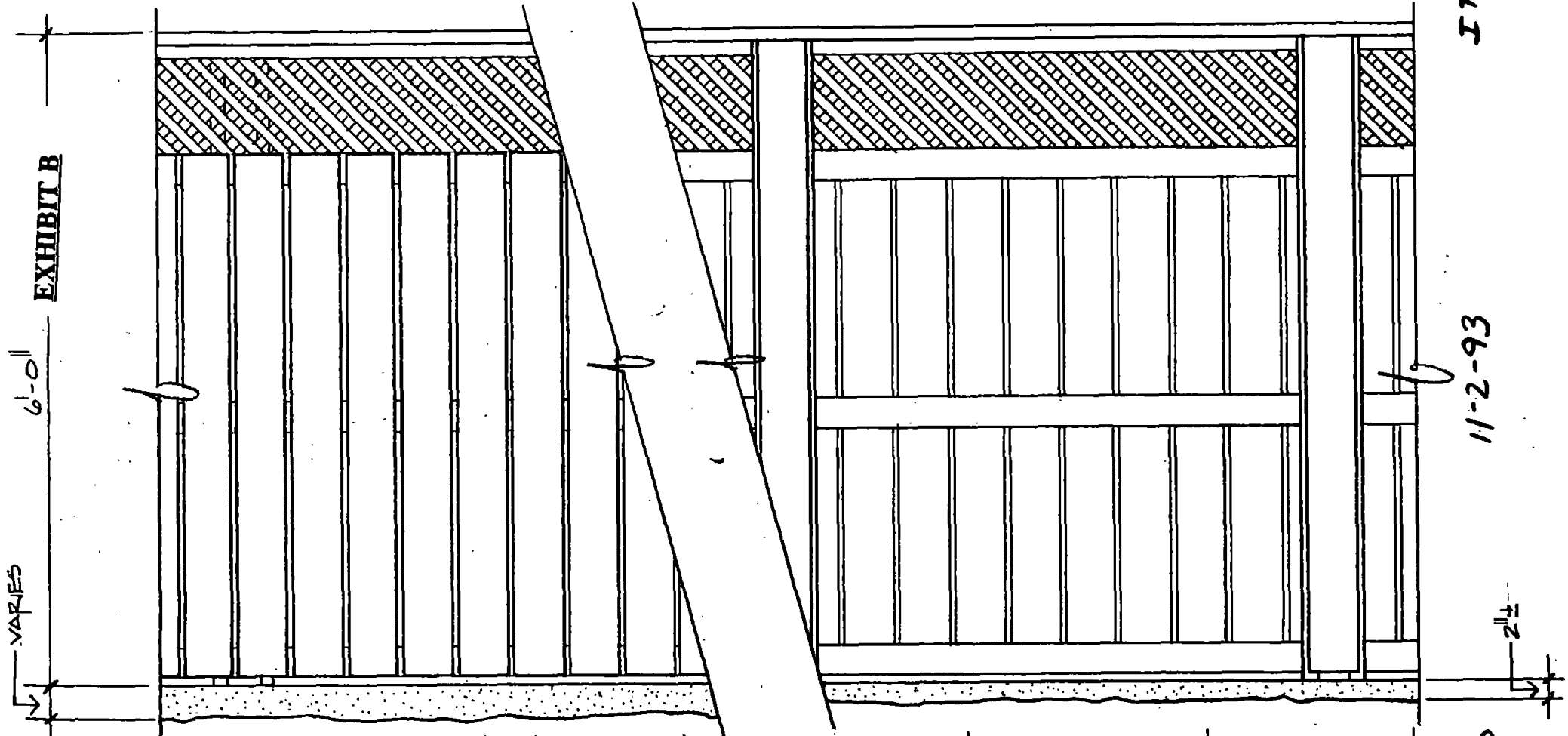
SCALE: 1/8" = 1'-0"

MANIERY BUILDING

1906 21ST STREET

SACTO.

ITEM 1



EXTERIOR ELEVATION

INTERIOR ELEVATION

11-2-93

2'-4"

293-080

SCALE: $\frac{3}{4}'' = 1'-0''$

BOB McCABE • ARCHITECT

1808-18TH STREET • SACRAMENTO • 95814 • 447-4347

293080

EXHIBIT - C

August 23, 1993

City of Scaramento Planning Divison
Attn: Richard Hastings
1231 I Street, Room 200
Sacramento, CA 95810

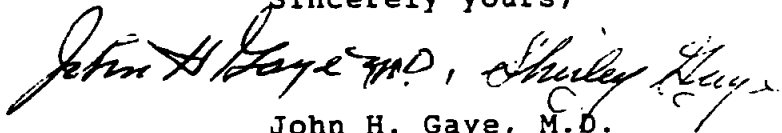
Dear Mr. Hastings;

Gary and Mary Maniery have our permission for a variance of a wooden fence at 1906 21st Street, instead of a concrete wall along our mutual property line.

We have been informed by them that the fence would be identical to the fence they have on their own property. We have also been told that the fence would be lower in the front of the property according to City Planning specifications.

We give our permission for a variance providing the preceding sonditions are met.

Sincerely yours,



John H. Gaye, M.D.
Shirley Gaye

293-080

11-2-93

Item 1

EXHIBIT - D

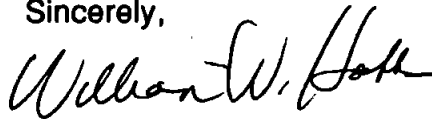
September 15, 1993

City of Sacramento Building Department
Sacramento, California

To Whom This May Concern:

I am the owner of the property at 1900 21st Street in Sacramento. I have no opposition to a wood fence being erected on the property to the south of me similar to the fence which has been erected at the Maniery home at 21st & T Streets.

Sincerely,



William W. Hobbs

William W. Hobbs
3010 G Street
Sacramento, California 95816
916.441.4948

11-2-93

293 080

293-080

ITEM 1

