

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, April 4, 1995, the Zoning Administrator approved with conditions, variances to rebuild and relocate a non-conforming garage for the project known as Z95-018. Findings of Fact and conditions of approval for the project are listed on page 3.

**Project Information**

- Request:     1.     Zoning Administrator Variance to exceed the maximum 50 percent lot coverage by two percent for a single family residence and detached garage on 0.07± developed acres in the Multi-Family (R-3A) zone.
2.     Zoning Administrator Variance to increase the maximum allowed rear yard setback lot coverage from 25 percent to 36 percent for a garage.

Location:     1617 26th Street

Assessor's Parcel Number:     007-0335-022

Applicant: Michael Harris Nadler and Teresa Ann Ellis     Property Same as owner  
                  1617 26th Street     Owner:  
                  Sacramento, CA 95816

General Plan Designation:     High Density Residential (30+ du/na)  
Central City

Community Plan Designation: Multi-Family  
Existing Land Use of Site:     Single Family Residence  
Existing Zoning of Site:     Multi-Family, R-3A

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-3A; Single Family Residence	Front:	25'	9.5'
South: R-3A; Single Family Residence	Side(N.):	5'	3'
East: R-3A; Apartments	Side(S.):	5'	7'
West: R-3A; Single Family Residence	Rear:	15'	22.5'

Property Dimensions:	40 feet x 80 feet
Property Area:	0.07 <sub>±</sub> acres
Square Footage of Buildings:	Existing House- 1,457 square feet
	Existing Garage- 161 square feet
	Garage Addition- 59 square feet
	Total- 1,677 square feet
Height of Building:	Single Story, 7.8 feet
Exterior Building Materials:	Masonite siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting to rebuild, expand, and relocate a garage. The existing 161 square foot garage located in the northeast corner of the lot is in a state of extreme disrepair from the recent storms. The applicant proposes to tear down the existing structure and relocate a new 220 square foot garage in the southeast corner of the lot. The garage will continue to have access off the alley. The larger garage will allow more room for a vehicle and a storage area. Two trees (a camphor and a plum) will be removed to construct the garage. The City Arborist has approved the tree removal. The existing converted garage exceeds the allowed 25 percent rear yard setback coverage by two percent (27 percent) and the new garage will cover 36.6 percent of the rear yard setback area. The total lot coverage of the new garage and the existing house exceeds the allowed 50 percent lot coverage by two percent. Zoning Administrator Variances are necessary to expand and relocate the new garage structure.

The site is located within the Winn Park-Capitol Park Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and they support the project. The project has been noticed and staff has not received any calls. Additionally, the adjacent affected property owner to the south has signed a letter in support of the project (see Exhibit F).

Additionally, the site is located within the Central City Design Review area. The applicant has submitted an application to the Design Review staff for review.

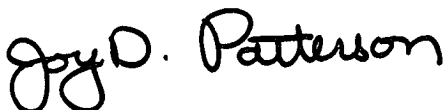
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area nor any additional structures added in the rear yard setback area.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. 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.
2. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Multi-Family (R-3A) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the existing garage is a state of extreme disrepair;
  - b. the adjacent property owner supports the variance;
  - c. the proposed garage relocation will not substantially alter the characteristics of the site or the surrounding neighborhood;
  - d. the existing house and garage exceeds lot coverage and rear yard setback lot coverage; and
  - e. the lot is substandard in width and depth and the garage excess lot coverage would be permitted for a single family residence in a R-1 or R-2 zone.
4. The project is consistent with the General Plan and the Central City Community Plan designations which designate the subject site as High Density Residential (30+ du/na) and Multi-Family respectively.



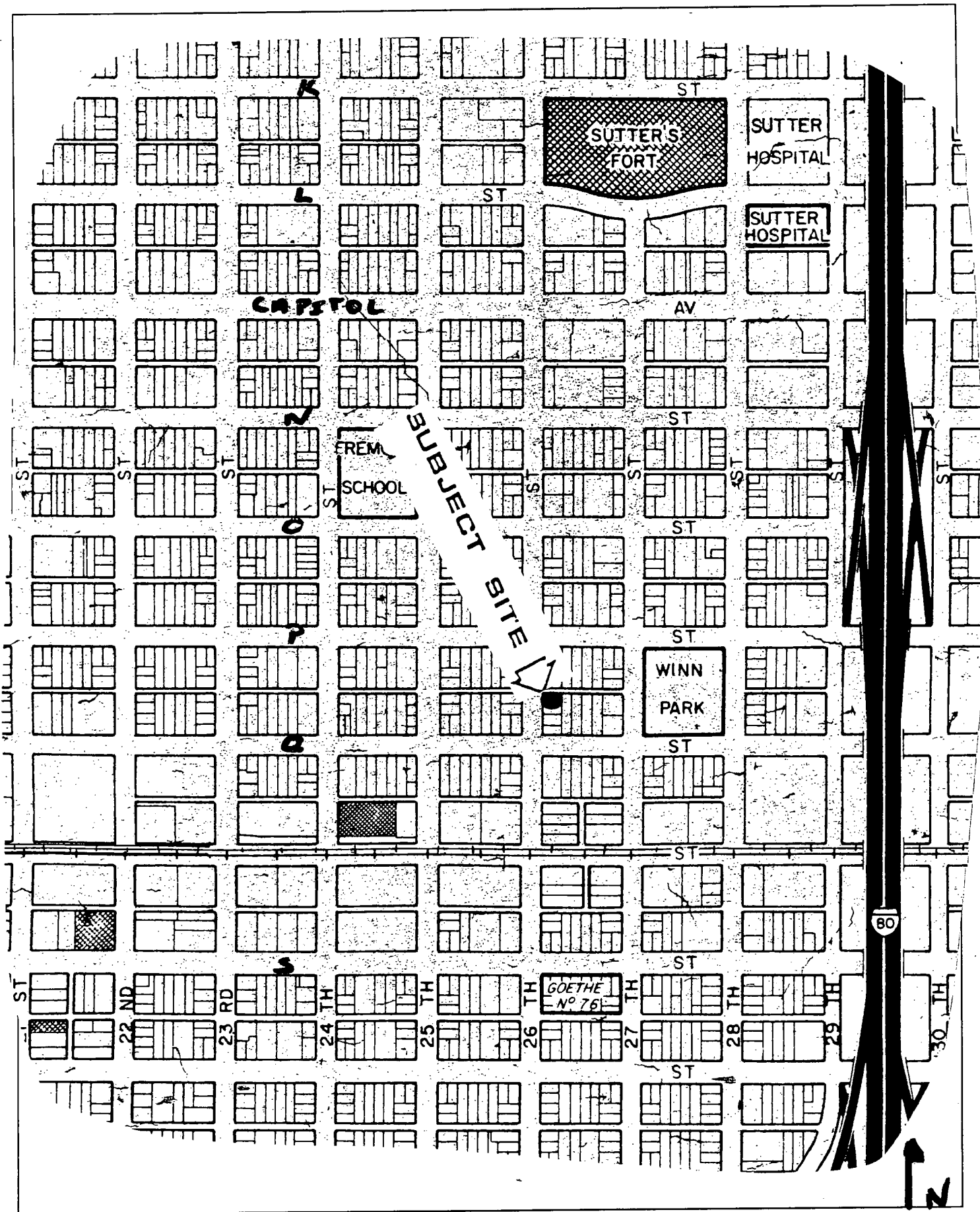
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Joy D. Patterson  
Zoning Administrator

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 ✓



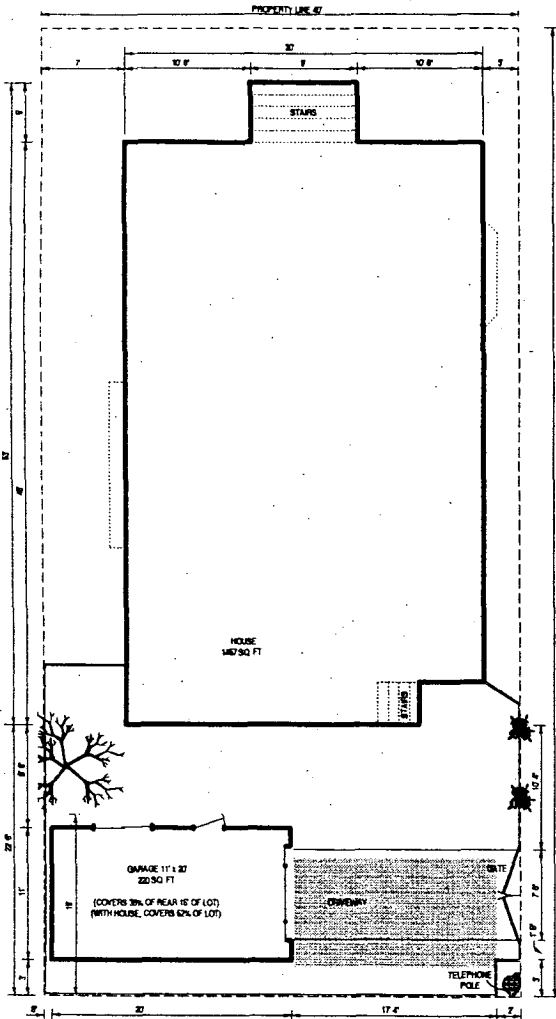
**VICINITY MAP**



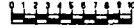
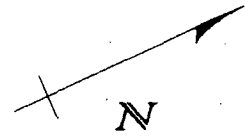
# EXHIBIT A

26th STREET

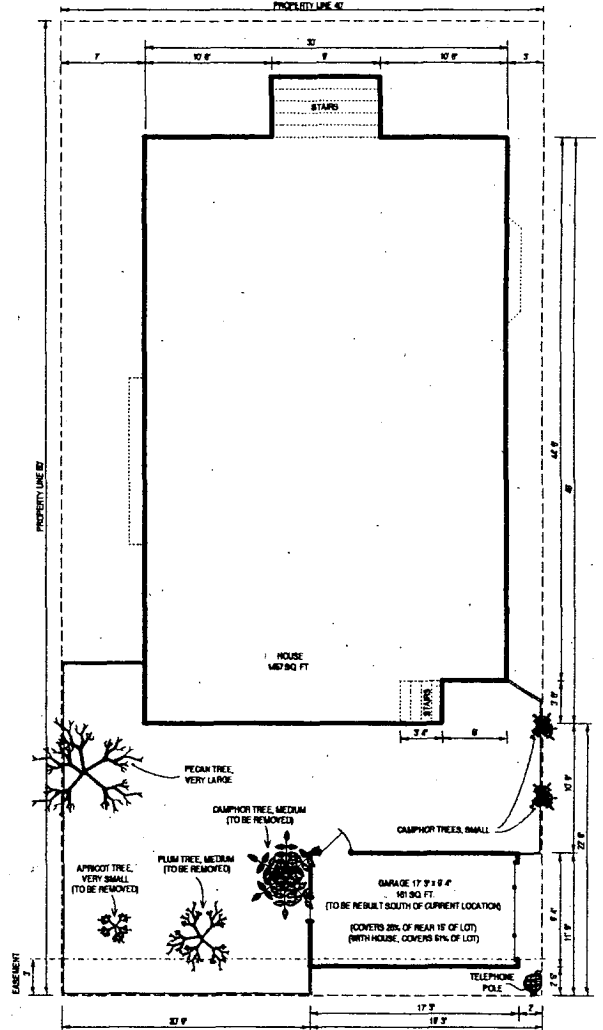
26th STREET



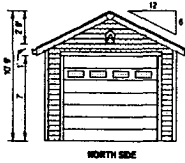
SITE PLAN - PROPOSED CHANGES



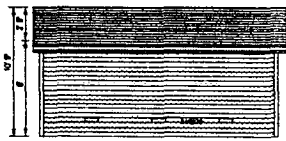
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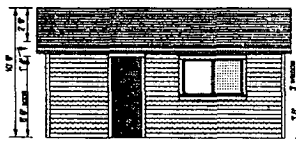
SITE PLAN - CURRENT STRUCTURES



NORTH SIDE

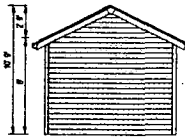


EAST SIDE

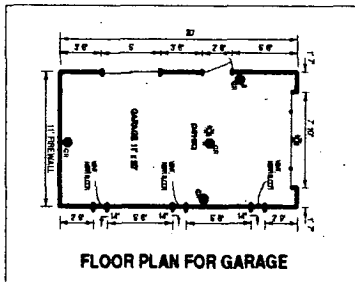


WEST SIDE

ELEVATIONS



SOUTH SIDE



FLOOR PLAN FOR GARAGE

**REBUILDING OF GARAGE AT  
1617 - 26th STREET, SACRAMENTO, CA 95816**

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**PMT OF PLANS FOR GARAGE**

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BY: TERESA A. ELLIS, CO-OWNER  
MICHAEL H. NADLER, CO-OWNER

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DATE: 27 FEBRUARY, 1995  
FOR: ZONING ADMINISTRATOR

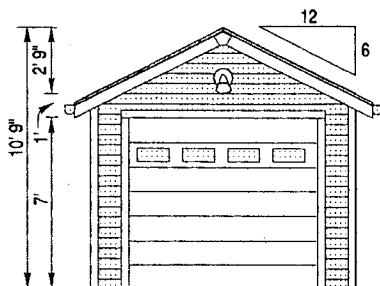
295-018

APRIL 4, 1995

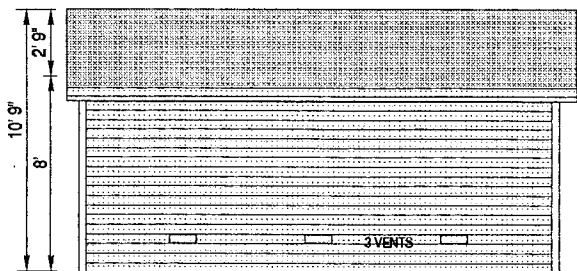
**295 018**

ITEM 2

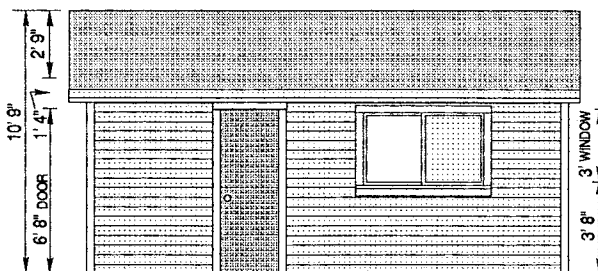
# EXHIBIT B



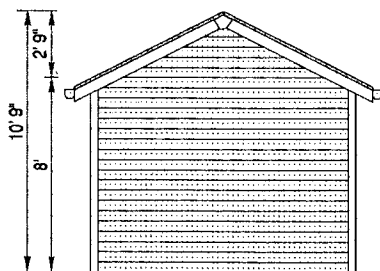
NORTH SIDE



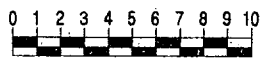
EAST SIDE



WEST SIDE



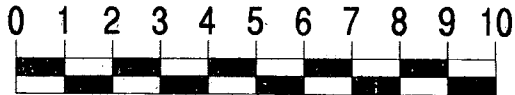
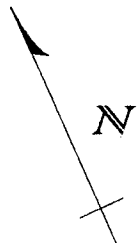
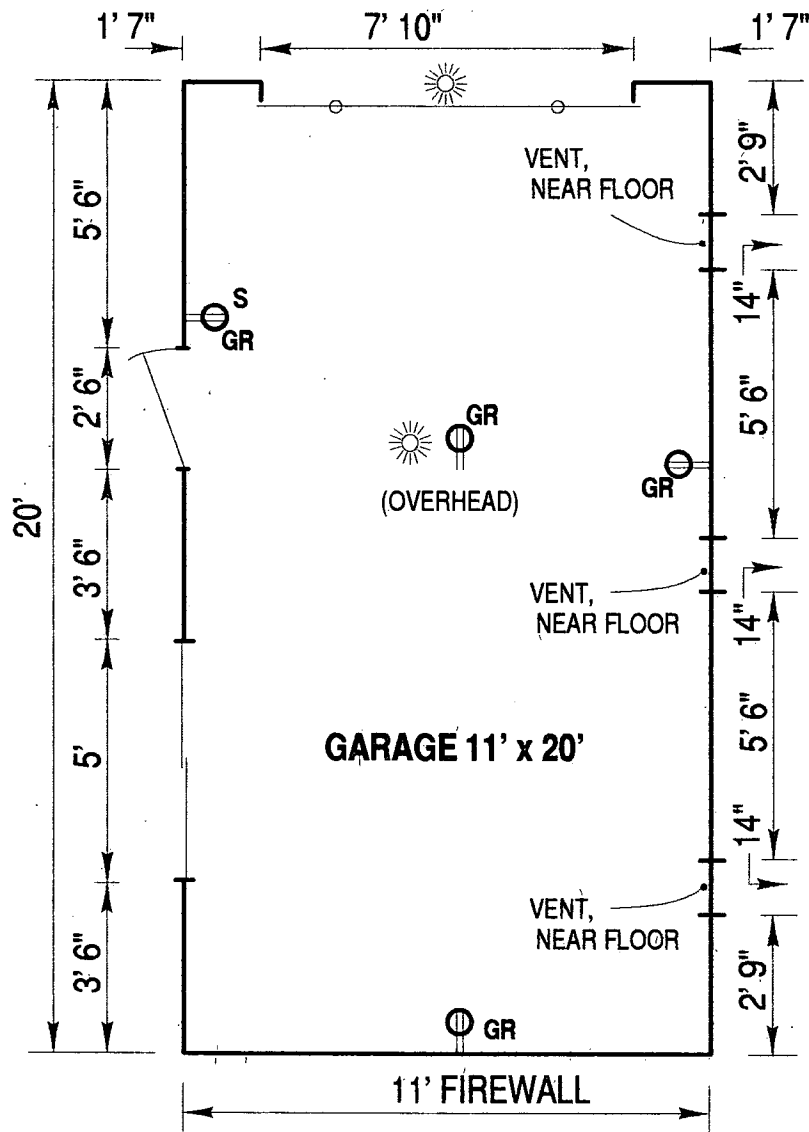
SOUTH SIDE



SCALE: 1/8" = 1 FOOT

<p><b>REBUILDING OF GARAGE AT 1617 - 26th STREET, SACRAMENTO, CA 95816</b></p>
<p><b>ELEVATIONS</b></p>
<p>BY: TERESA A. ELLIS, CO-OWNER MICHAEL H. NADLER, CO-OWNER</p>
<p>DATE: 27 FEBRUARY, 1995 FOR: ZONING ADMINISTRATOR</p>

# EXHIBIT - C



SCALE: 1/4" = 1 FOOT

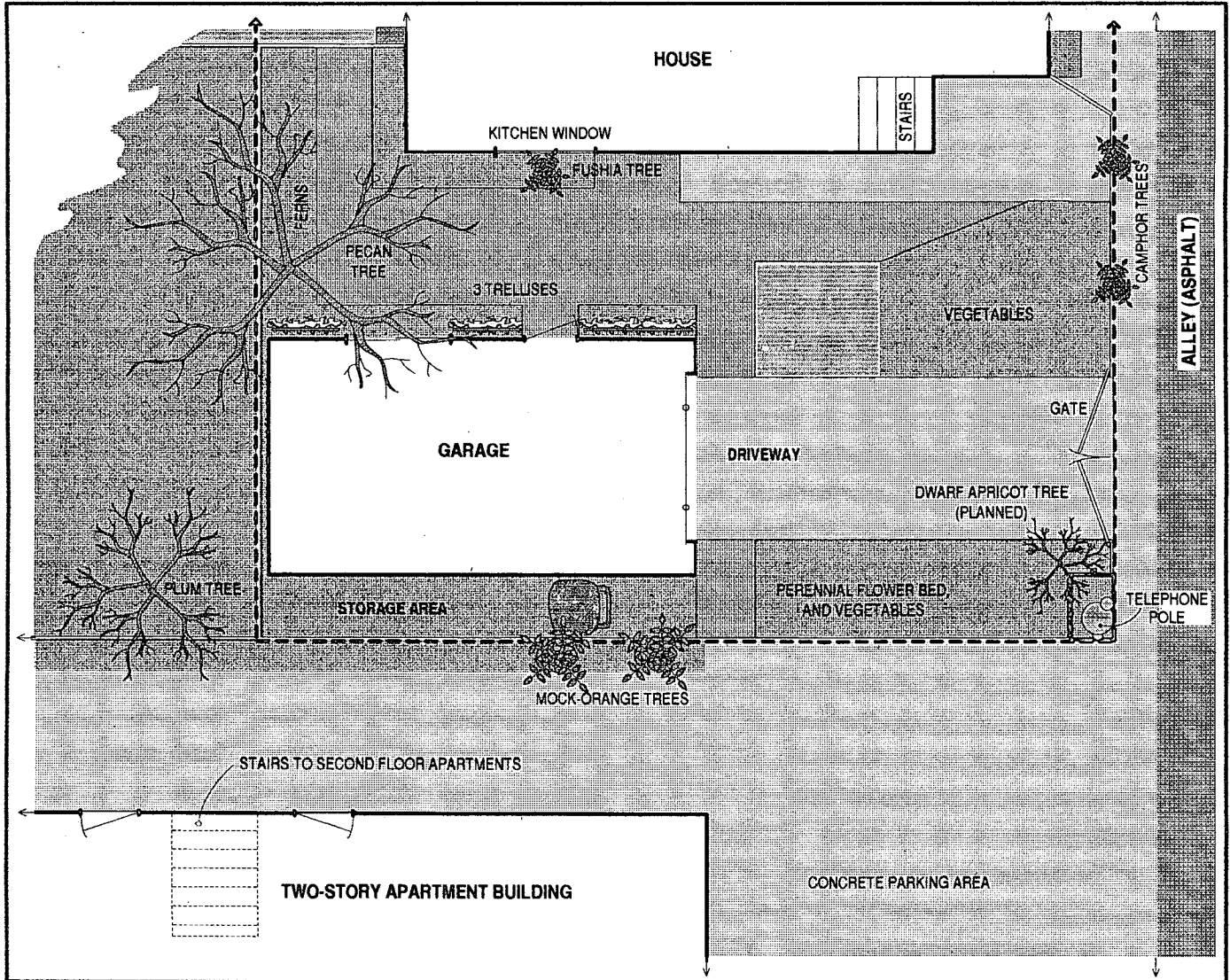
<b>REBUILDING OF GARAGE AT 1617 - 26th STREET, SACRAMENTO, CA 95816</b>
<b>FLOOR PLAN FOR GARAGE</b>
BY: TERESA A. ELLIS, CO-OWNER MICHAEL H. NADLER, CO-OWNER
DATE: 27 FEBRUARY, 1995 FOR: ZONING ADMINISTRATOR

Z95-018






APRIL 4, 1995

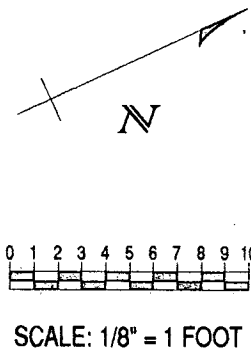
ITEM 2

# EXHIBIT - D



**KEY:**

-  SOIL
-  GRASS
-  CONCRETE
-  BRICK
-  APPLICANTS' PROPERTY LINE



**REBUILDING OF GARAGE AT  
1617 - 26th STREET, SACRAMENTO, CA 95816**

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**LANDSCAPING PLAN**

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BY: TERESA A. ELLIS, CO-OWNER  
MICHAEL H. NADLER, CO-OWNER

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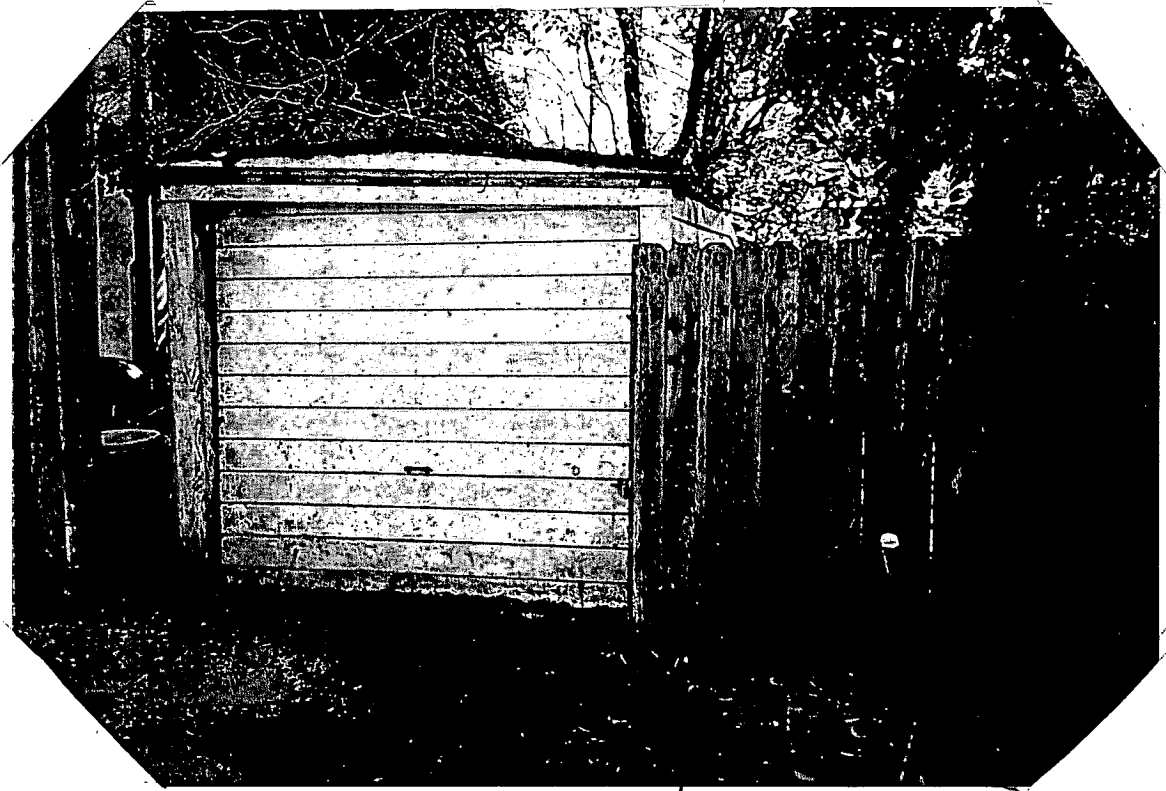
DATE: 27 FEBRUARY, 1995  
FOR: ZONING ADMINISTRATOR

295-018

APRIL 4, 1995

ITEM 2

EXHIBIT E



NORTH SIDE

CURRENT GARAGE



SOUTH SIDE

7-95-018

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ITEM 1617-26TH ST. SAC TO 95816  
ZA  
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