

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, December 10, 2003 the Zoning Administrator approved with conditions a special permit to reduce the side yard setback for an existing accessory structure as a result of constructing a 655 square foot addition to a single family residence in the Standard Single Family (R-1) zone for the project known as (File Z03-348). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to reduce the side yard setback to one foot, six inches for an attached accessory structure as a result of constructing a 655 square feet addition to the residence that will connect the residence to the accessory structure on 0.15± partially developed acres in the Standard Single Family (R-1) zone.

Location: 2041 55<sup>th</sup> Street (D6, Area 3)

Assessor's Parcel Number: 011-0153-006

Applicant: Lawrence R. DeFehr  
2041 55<sup>th</sup> Street  
Sacramento, CA 95817

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na  
Existing Land Use of Site: Single Family Residence  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Residential  
South: R-1; Residential  
East: R-1; Residential  
West: R-1; Residential

Property Dimensions: 50 feet x 130 feet  
Property Area: 0.15± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibits A and B

Previous Files: None

Additional Information The applicant is requesting to add approximately 650 square feet to the rear of an existing single family residence thereby connecting the residence to the existing detached garage on a lot located in the Single Family (R-1) zone. The site contains an existing detached garage with a one and half side yard setback and a 30 foot rear yard setback. The project consists of adding a larger kitchen and master bedroom to the rear of the residence. The kitchen is proposed to connect to the existing detached garage, but is not accessible through the residence. Two sets of French doors are proposed to open into the backyard from the kitchen and the master bedroom. The project connects the residence to the detached garage and therefore requires a Zoning Administrator Special Permit to reduce the side yard setback from five feet to one and a half feet for an existing accessory structure.

The site was posted and the surrounding property owners within 100 feet from the property corners were notified. In addition, early notification of the project was sent to the Elmhurst and Tahoe Park Neighborhood Associations. Staff received no opposition to the project.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305, Minor Alterations in Land Use Limitations.

### **Conditions of Approval:**

#### **General**

1. The addition shall be constructed in compliance with submitted plans.
2. Siding material shall be stucco and the roofing material shall be composition shingles to match the existing residence.
3. No mechanical equipment shall be placed on the roof.
4. The windows shall be single or double hung with trim provided to match the existing residence as shown on the plans.
5. The addition shall be painted to match the existing the residence.

#### **Advisory Note:**

6. The Special Permit applies to the development on the site that encroaches into the setback areas. Future development on the project site that complies with all Zoning Ordinance requirements will not require a modification of this Special Permit.

#### **Utilities**

#### **Advisory Note:**

7. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

**Findings of Fact:**

1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. the proposed project is a habitable addition to an existing single family residence; and
  - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the use will not generate significant impacts to the nearby residential properties because the additional living space will meet residential setback requirements; and
  - b. the reduced setback is for a detached garage which already exists on the property.
3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.



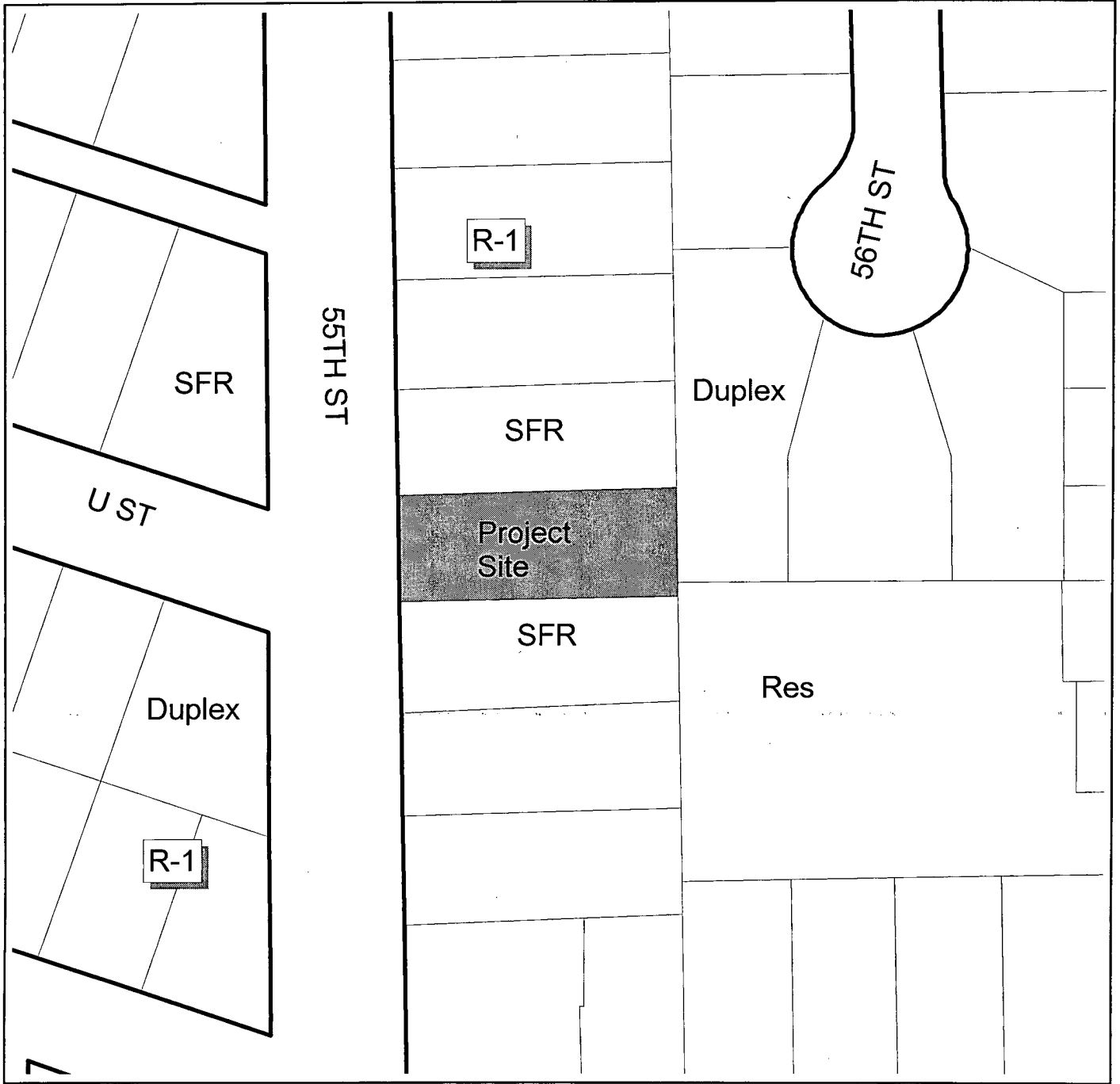
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Joy D. Patterson  
Zoning Administrator

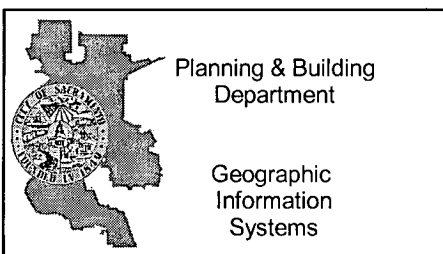
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building 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 (original)  
ZA Log Book  
Applicant



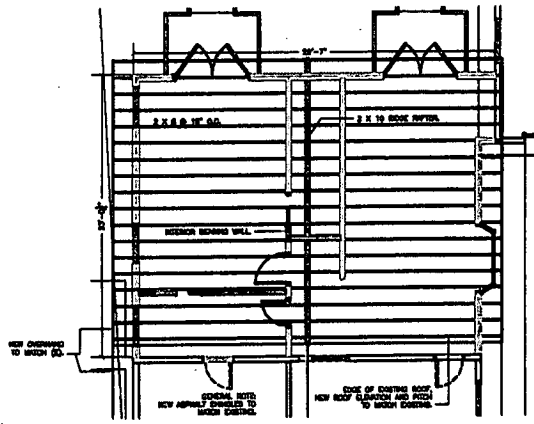
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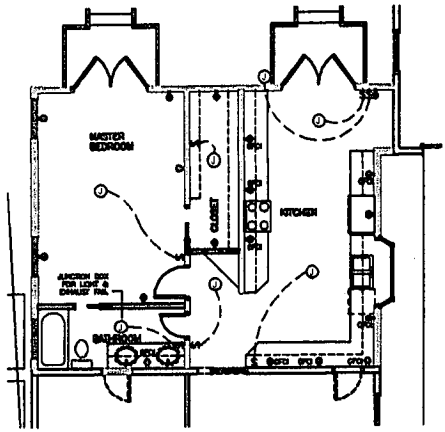
# Land Use & Zoning



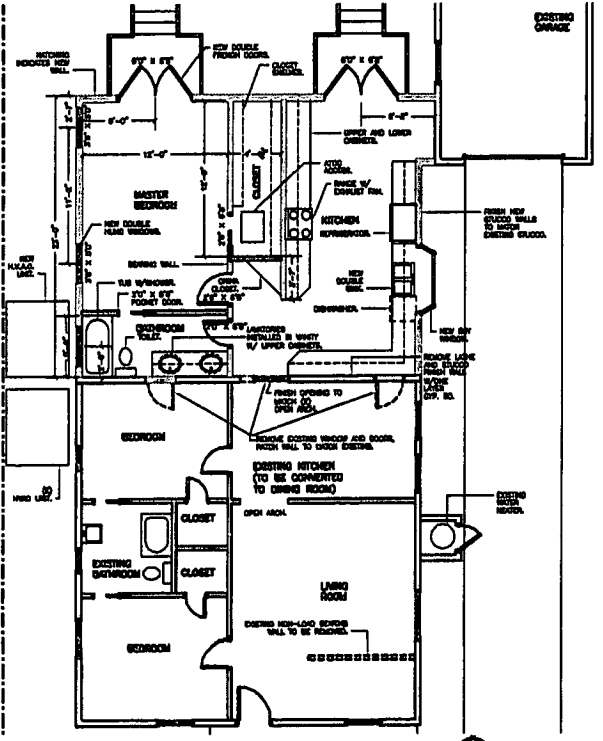
**EXHIBIT A**



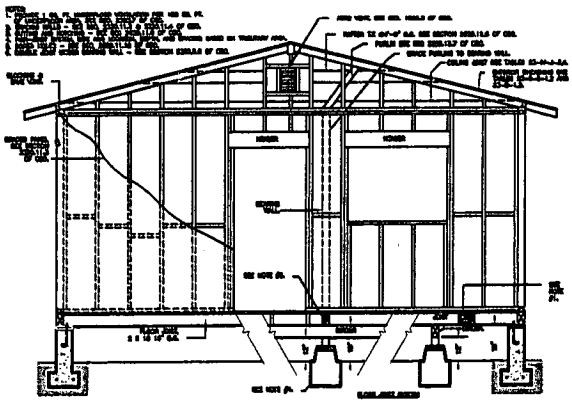
**ROOF FRAMING PLAN**



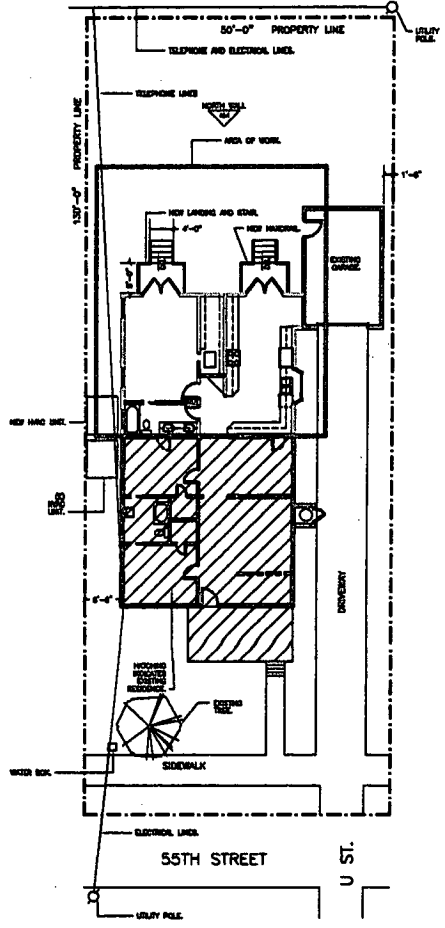
**ELECTRICAL PLAN**



**FLOOR PLAN**



**TYPICAL FRAMING DETAILS**



**SITE PLAN**

ASSESSOR'S PARCEL NUMBER: 011-0153-008  
 SITE ADDRESS: 2041 55TH STREET  
 ZONING: R1  
 LOT SIZE: 6,500 SQUARE FEET  
 EXISTING SQUARE FOOTAGE OF HOUSE: 804 SF.  
 SQUARE FOOTAGE OF ADDITION: 655 SF.  
 TOTAL SQUARE FOOTAGE OF HOUSE: 1,459  
 SQUARE FOOTAGE OF GARAGE: 258  
 PERCENTAGE OF LOT COVERAGE: 26.4%  
 OWNER: LARRY DEFEHR  
 2041 55TH STREET  
 SACRAMENTO, CA 95817  
 PHONE:  
 HOME: 916-451-0483  
 CELL: 916-955-8239



DeFehr Residence Addition

2041 55th Street  
 Sacramento, CA 95817

SITE PLAN  
 FLOOR PLAN  
 ELECTRICAL PLAN  
 FRAMING PLAN  
 TYPICAL FRAMING DETAIL

December 10, 2003

203-348

**EXHIBIT B**



EXTERIOR ELEVATIONS

December 10, 2013

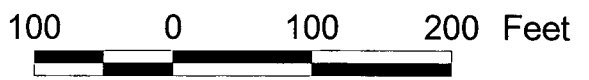
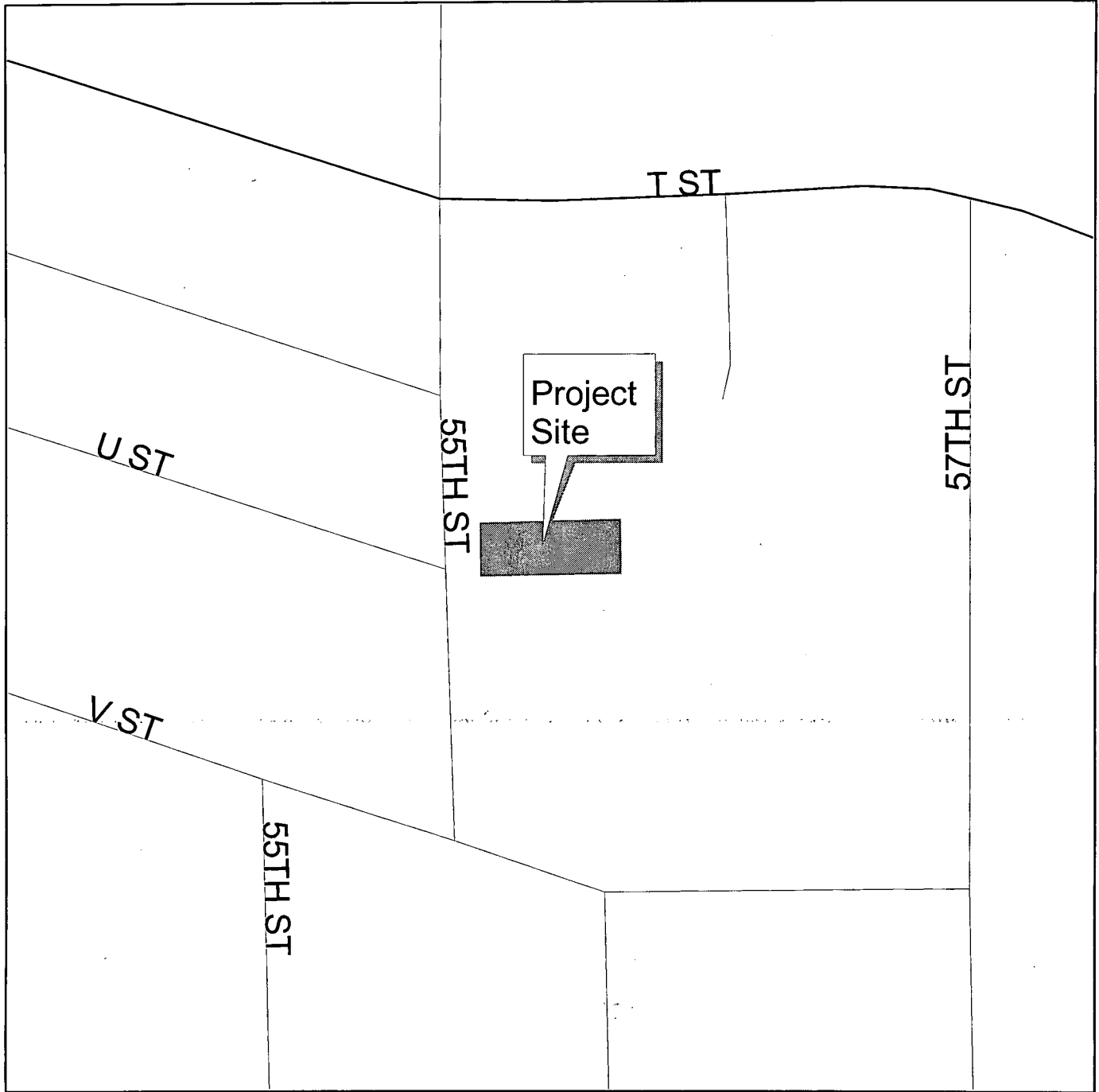
DeFehr Residence Addition

1234 Main Street  
Sacramento, CA 95817

EXTERIOR ELEVATIONS

203-348

A3.1



Planning & Building  
Department

Geographic  
Information  
Systems

## Vicinity Map

