

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 27, 2005 the Zoning Administrator approved with conditions a variance for an existing fence that ranges between six and eight feet behind a single family residence in the Standard Single Family (R-1) zone for the project known as (File Z05-054). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Variance** for an existing fence that ranges between 6 feet to 8 feet in height located along the north and west property lines of a single family dwelling on 0.17± developed acres in the Standard Single Family (R-1) zone.

Location: 258 36th Way (D3, Area 1)

Assessor's Parcel Number: 004-0104-014

Applicant: Jennifer D. Blanas
258 36th Way
Sacramento, CA 95819

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: Irregular
Property Area: 0.17± acres
Proposed Height of Fence: Ranges 6-8 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Z05-054

April 27, 2005

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Additional Information The applicant recently installed a fence that exceeds six feet in height along the rear and side property lines without obtaining planning and building permits. The fence is various heights (between 6-8 feet) as shown on Exhibit A. The applicant is requesting a Zoning Administrator Variance to retain the existing fence height for privacy needs. The owner of the property has a work related injury and needs the fence for privacy purposes. The neighboring property owners are generally in support of the fence height as long as the fence is relocated and situated on the subject property. Currently, the fence encroaches several inches on the rear neighbor's parcel. The applicant has agreed to relocate the fence such that it is solely on the subject property.

Project plans for the fence variance were sent to the East Sacramento Improvement Association. The project was routed to the surrounding property owners within 100 feet from the property corners. Staff received phone calls from the neighbor behind the subject property generally supporting the variance request.

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 15303, New Construction or Conversion of Small Structures.

Conditions of Approval:

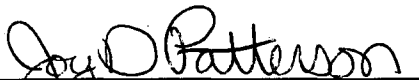
General

1. The existing fence is approved with the existing heights as noted on Exhibit A.
2. The fence shall be relocated such that the fence is on the subject property.
3. The applicant shall obtain a building permit 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. the fence provides an attractive buffer between the single family residences; and
 - b. the fence will not significantly impact or alter the site or surrounding residential uses; and
 - c. the applicant demonstrated a medical reason for supporting the fence heights.
2. Granting the Variance request does not constitute a use variance in that fences are permitted along the rear property line in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to the public health, safety, or welfare nor result in a nuisance in that
 - a. the fence will not obstruct visibility or impact neighboring property owners; and
 - b. the project is consistent with nearby properties in this area.

4. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).


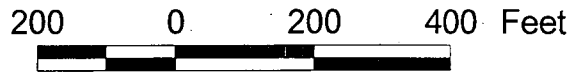
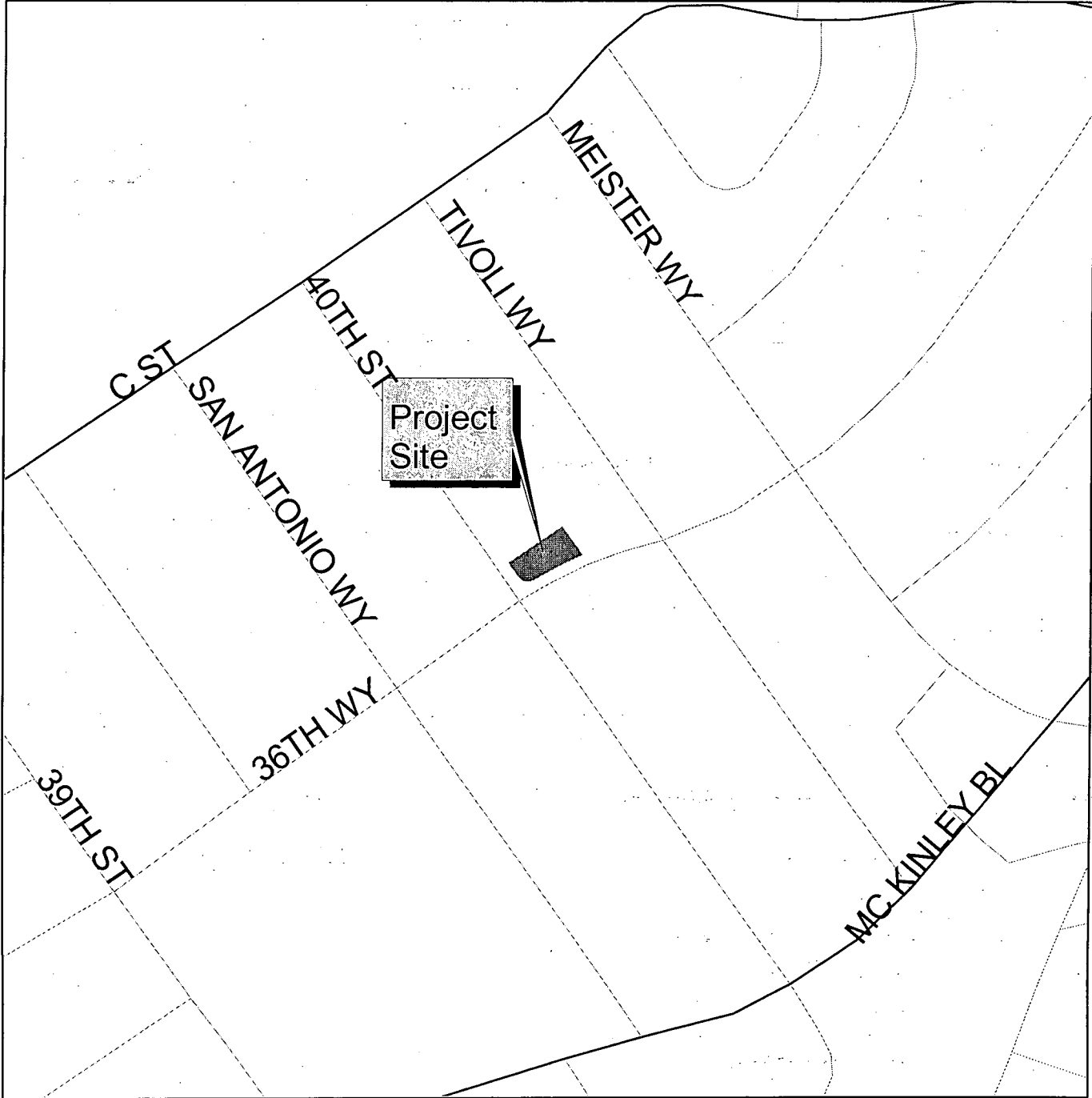


Joy D. Patterson
Zoning Administrator

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



Development Services
Department

Geographic
Information
Systems

Vicinity Map





Development Services Department
Geographic Information System

Land Use & Zoning



- 40TH ST -

EXHIBIT A

51.75'



6' HIGH SOLID W/D FENCE (≈ 22')

115.00'

7' HIGH SOLID W/D FENCE (≈ 57')

OWNER: JENNIFER BLANKAS
258 36TH WAY
SACRAMENTO, CA 95819
APN: 004 - 0104 - 014

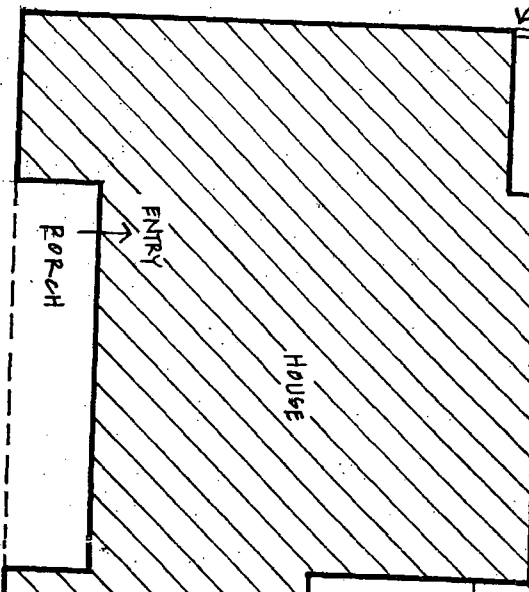
SITE PLAN W/ FENCE INFORMATION

Z05-054

03-02-05

- 258 36TH WAY -

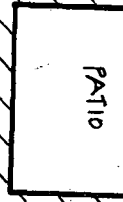
115.66'



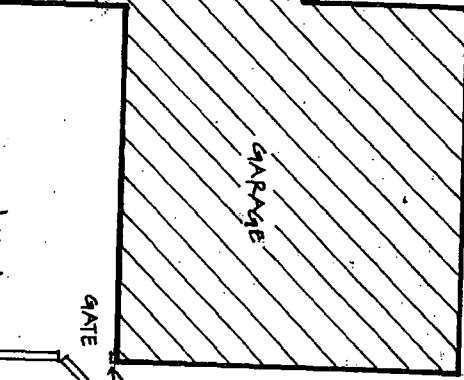
HOUSE

ENTRY

PORCH



PATIO



GARAGE

GATE

DRIVEWAY

3' HIGH BRICK WALL EXTENSION

8' HIGH SOLID W/D FENCE (≈ 42')

64.10'

7' HIGH SOLID W/D FENCE (≈ 8')

6' HIGH SOLID W/D FENCE (≈ 6')

3' HIGH BRICK WALL W/ 3' OF SOLID W/D FENCE ABOVE (≈ 34')

SC. 1/8" = 1'-0"

Z05-054

≈ 13'

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