

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 19, 2005 the Zoning Administrator approved with conditions a variance to waive the garage requirement for an existing single family residence in the Single Family (R-1) zone for the project known as (File Z04-384). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request:

Zoning Administrator Variance to waive the garage requirement for an existing 1,608 square foot single family residence and allow a parking space within the front yard setback area on 0.13± developed acres in the Standard Single Family (R-1) zone.

Location: 5315 62nd Street (D6, Area 3)

Assessor's Parcel Number: 023-0244-009

Applicant: Mark Christensen
4905 Ortega Street
Sacramento, CA 95820

Property Owner: Mark and Cary Rinehart
5315 62nd Street
Sacramento, CA 95820

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: 58 feet x 98 feet
Property Area: 0.13± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibits A, B, and C

Z04-384

January 19, 2005

Item 9

Previous Files: None

Additional Information

The applicant is requesting to convert approximately 225 square feet of the garage within an existing 1,608 square foot single family residence. The proposed conversion will include laundry facilities, a bathroom, and office space. A single family residence is required to provide a minimum 10 foot by 20 foot parking space for each residence beyond the front setback area. The proposal will eliminate the garage requirement but retain the existing driveway which is located within the front setback area. Therefore, the applicant is requesting to waive the garage requirement for this residence to utilize the driveway as the parking space. The project requires a Zoning Administrator Variance to waive the garage requirement for this residence.

The project meets all other development standards and design review requirements for new single-family homes. The site was posted and the surrounding property owners within 100 feet from the property corners were notified. In addition, the Tallac Village Neighborhood Association and the 21st Avenue Neighborhood Association were notified of the proposed project. Staff received one phone call requesting additional information about the project but no opposition to the variance was expressed.

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 project shall be constructed in compliance with submitted plans.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. The siding material shall be cinderblock and brick fascia to match existing as shown on submitted plans.
4. New windows shall match existing window style as shown on plans.

Utilities

5. The finished floor of the garage conversion to living space shall be raised to match the elevation of the finished floor of the adjacent rooms of the house.
6. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to an individual applicant in that:

- a. the lot depth is substandard in size to accommodate an addition to a single family residence; and
 - b. the project is designed to blend in with the surrounding residential community; and
 - c. other variances have been approved under similar circumstances.
2. Granting the Variance request does not constitute a use variance in that a single family residence is a permitted use 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 addition will be designed to match the residence and will not negatively impact neighboring property owners; and
 - b. the project will provide adequate parking for the residence; and
 - c. the project will meet and exceed standard residential setback requirements.
 4. The project is consistent with the General Plan which designates the subject site Low Density Residential 4-15 du/na.

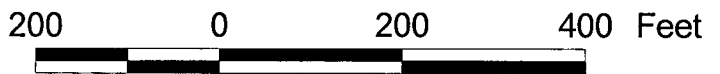
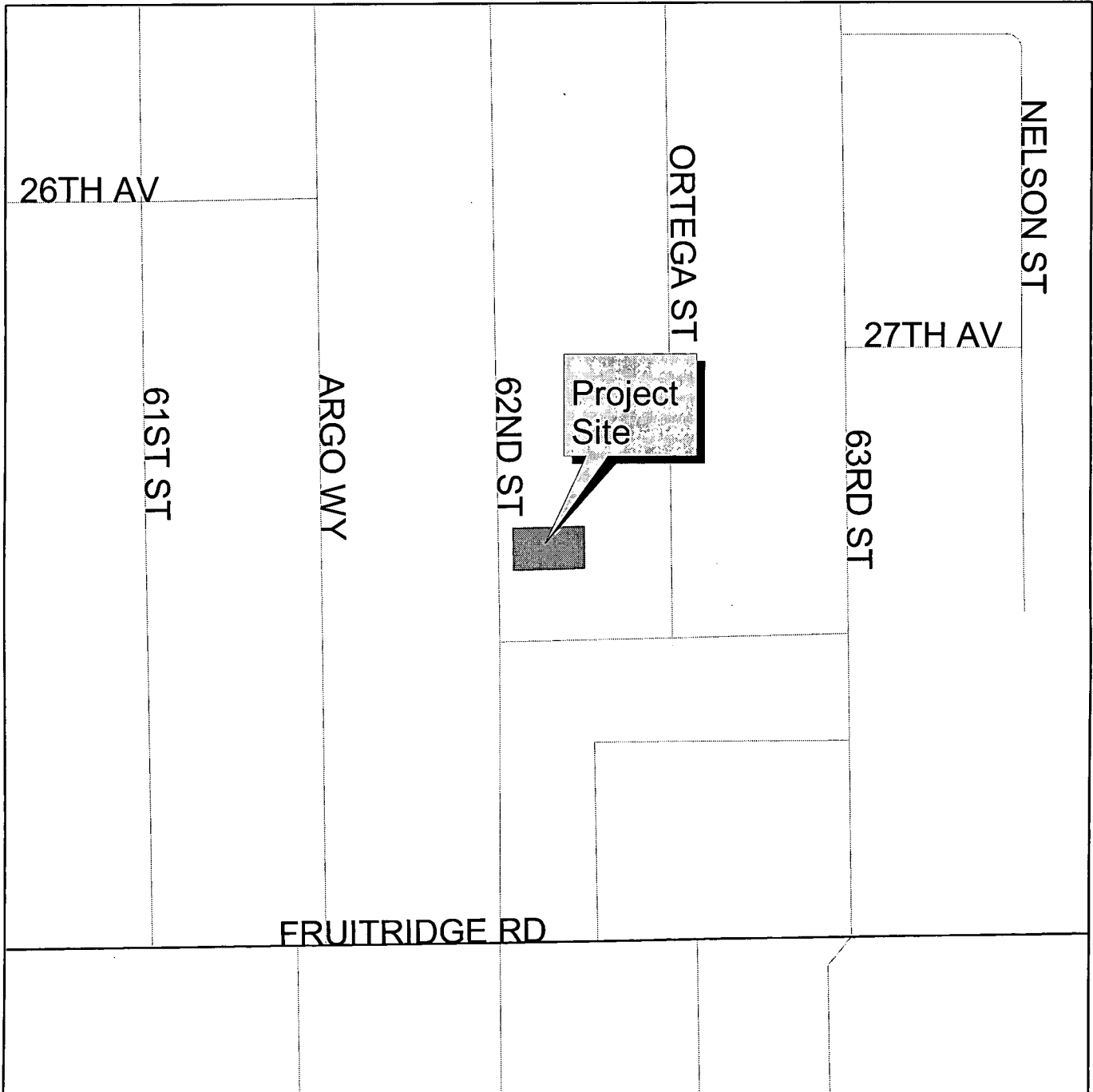



Joy D. Patterson
Zoning Administrator

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





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