



Height of Building:	Two Stories, 25 feet
Exterior Building Materials:	Vinyl Siding
Roof Materials:	Tile
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to legalize a previously converted attached garage into living space as part of an existing single family house. There is an existing driveway to the garage that will serve as the parking pad; however, the driveway is located within the front setback. The Zoning Code allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

The applicant is also requesting to convert a patio area into a room addition. The patio addition was legally permitted in the early 1980's; however, the addition exceeded the allowed 40 percent lot coverage for the R-1 zone. The total lot coverage of all structures including the shed in the rear yard is 41.4 percent. No variance was obtained to allow for the overage in lot coverage. The applicant is seeking a variance to legalize the previous addition that exceeded lot coverage in order to legally convert the patio area into additional living space.

The site is located within the Land Park Community Association and the Upper Land Park Community Association areas. The project plans were sent to the associations and staff received no comments. The project has been noticed and staff received a call in opposition from an adjacent neighbor. The neighbor believed that the structures covered more than indicated on the application. Staff visited the site and confirmed the measurements of the structures and setbacks on the site plan matched the conditions in the field. There is a housing case for the structure with Housing and Dangerous Buildings.

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(a)}.

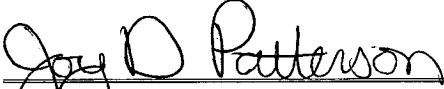
Conditions of Approval

1. The applicant shall obtain all necessary building permits to legalize the garage conversion to a room. The applicant shall apply for appropriate building permits within 60 days of approval (December 15, 2003).
2. Size and location of the structure shall conform to the plans submitted. The garage door window shall be replaced with a single hung three foot by five foot window with the framing painted to match the other windows on the front façade. The window shall be replaced within 8 months (June 15, 2004).
3. The applicant shall match the existing house siding on the patio room conversion. The exterior shall be painted to match the existing house.

4. The applicant shall not locate any other structure, covered patio area, or expand any portion of the house or shed beyond what already exists.

Findings of Fact:

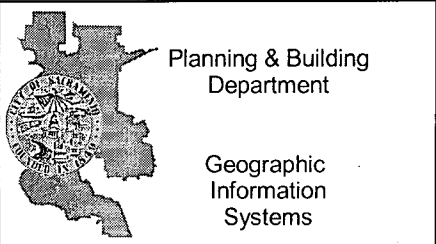
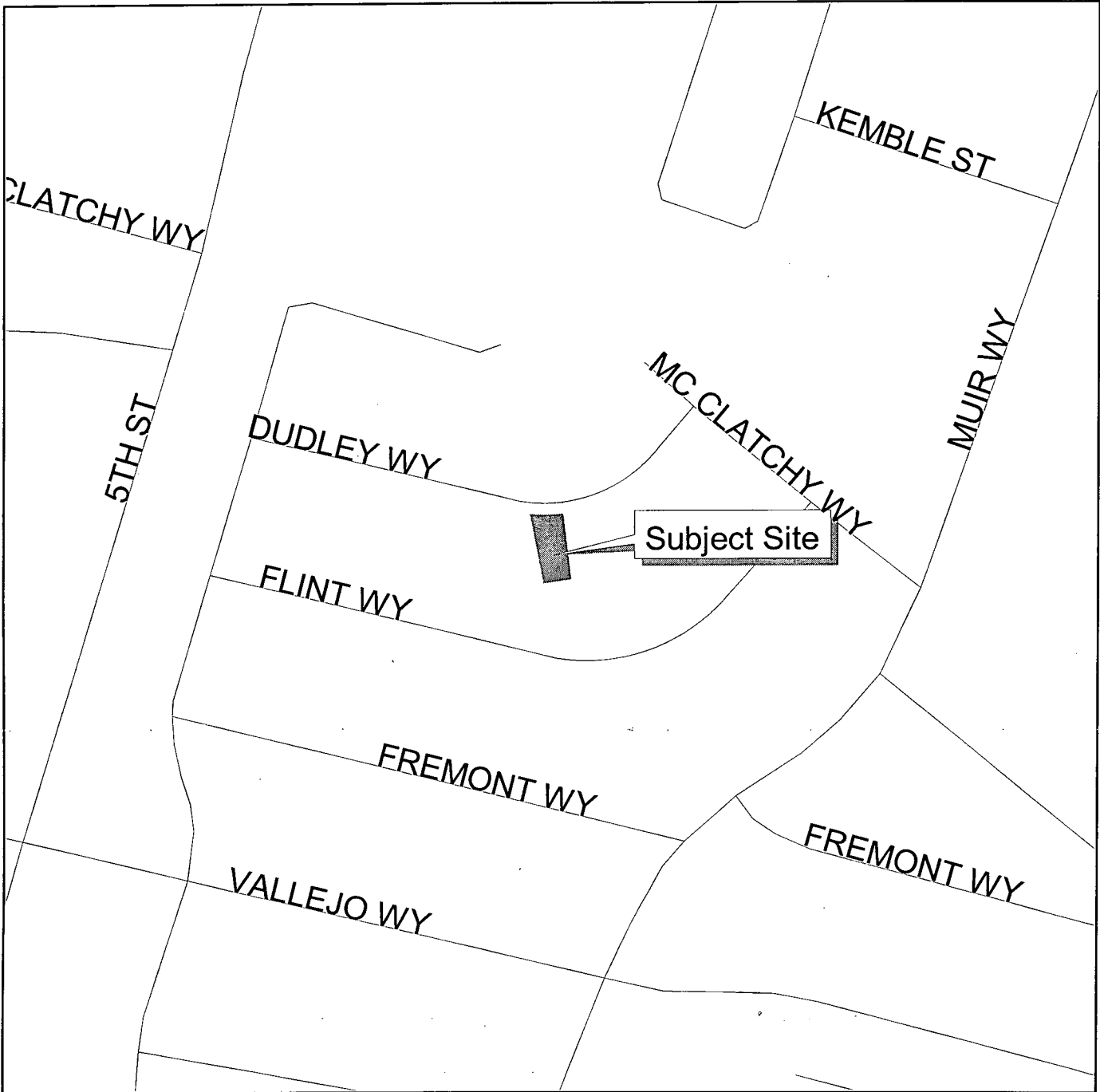
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. The garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood,
  - b. The structures and paving are existing with adequate open space remaining; and
  - c. The overage in lot coverage existed with previously approved structures and allowing the enclosure will not further increase the lot coverage.
2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be and have been granted to other property owners facing similar circumstances.
3. Granting the variance requests do not constitute use variances in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. There is adequate front and rear yard area;
  - b. There is a parking space for two vehicles;
  - c. There is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house or acquiring additional property;
  - d. The patio area was created legally with building permits in the 1980s and most likely exceeded total lot coverage at that time.
5. 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 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.

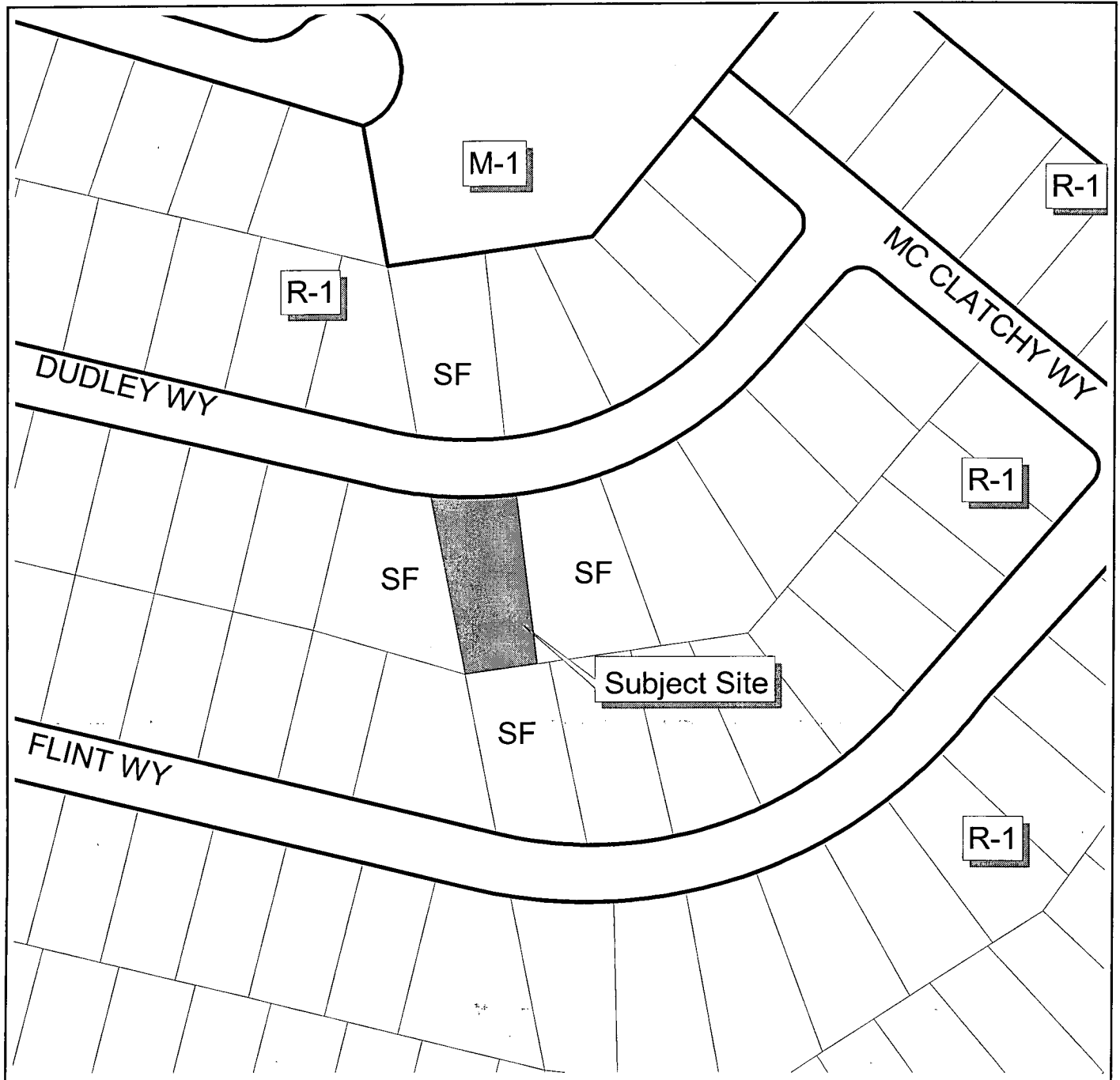
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book  
Richard Lichert, Housing and Dangerous Buildings (264-7174)

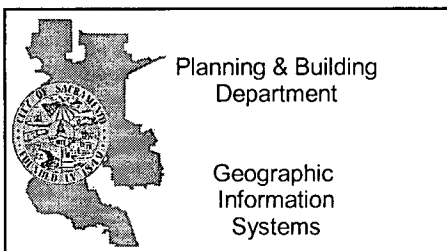


# Vicinity Map





0 200 Feet

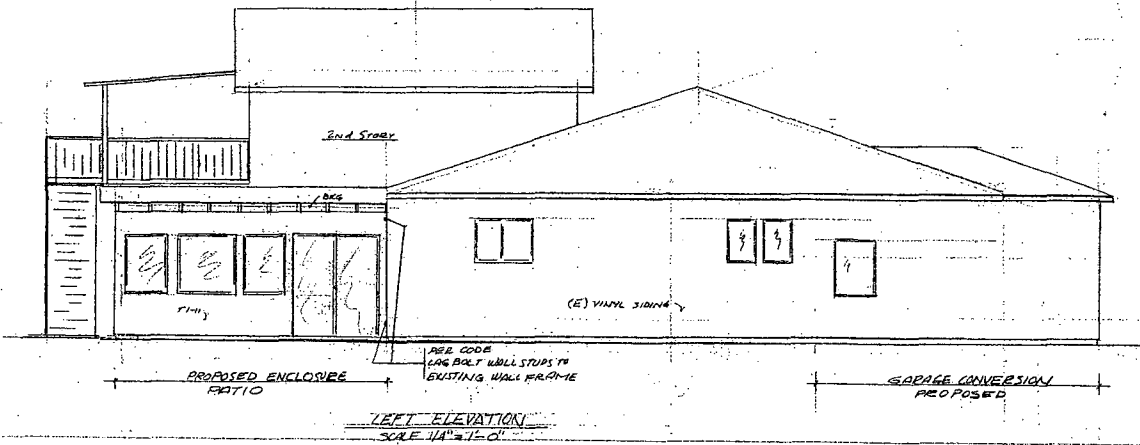
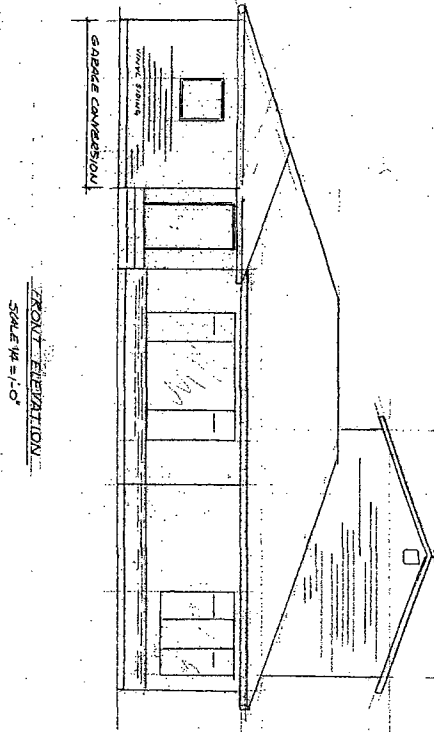
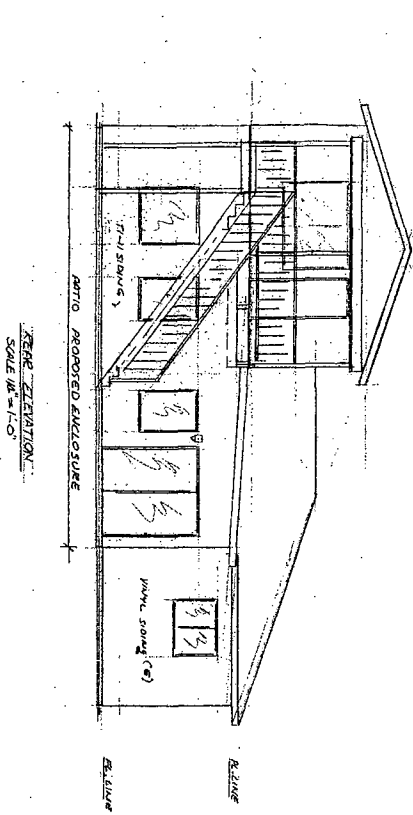


## Land Use & Zoning





# EXHIBIT B



DATE	3/1/03
BY	JTB
CHECKED	JTB
SCALE	AS SHOWN

OWNER: JAGAT RYE  
 ADDRESS: 216 OUDLEY WAY  
 CITY: SACRAMENTO, CA 95811  
 PHONE NO: 916-485-5272

ELEVATIONS

October 15, 2003

Joubert Technical Services

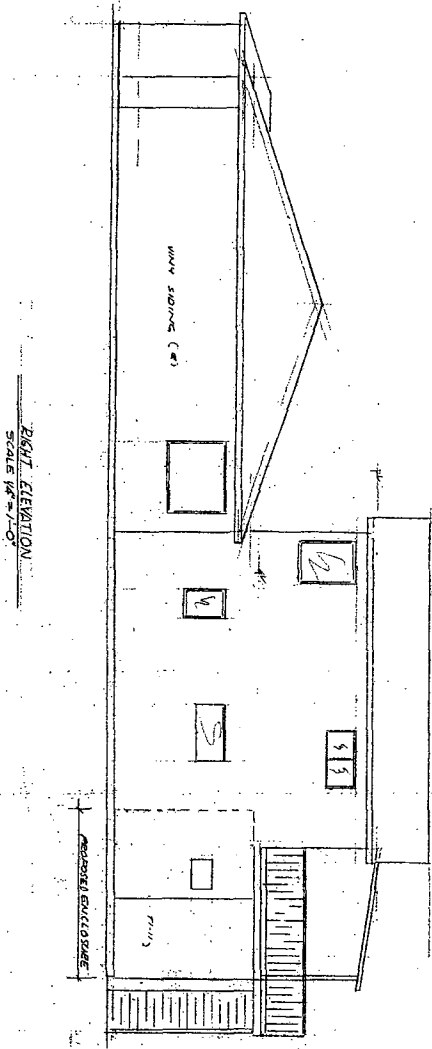
DRAFTING - DESIGN - DOCUMENTATION

ARCHITECT - ELECTRICAL - MECHANICAL

JERAL GARDNER  
 PE IN CALIF.

CPC-PT03  
 San Francisco

NO.	DESCRIPTION
1	FRONT ELEVATION
2	REAR ELEVATION
3	LEFT ELEVATION
4	RIGHT ELEVATION
5	FLOOR PLAN
6	SECTION
7	DETAILS



RIGHT ELEVATION  
SCALE 1/8" = 1'-0"

APPROXIMATE DIMENSIONS

OWNER: JAGET RYE  
 ADDRESS: 616 DUDLEY WAY  
 CITY: SACRAMENTO, CA  
 PH: 443-5272

ELEVATION

*Peckin Judicial Services*  
 DRAFTING • DESIGN • DOCUMENTATION  
 Architect • Civil • Mechanical • Electrical  
 2724 G. ST. #100  
 SACRAMENTO, CA 95811  
 916-441-7777  
 Telephone

A/B  
BD

REVISIONS

EXHIBIT C