

	Garage/2nd Floor	1,132 square feet
	Total-	2,440 square feet
Height of Building:	Existing House- One Story	
	Second Unit- Two Story	
Exterior Building Materials:	Horizontal Wood Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-G

Previous Files: None

Additional Information: The applicant is requesting to convert an existing second floor area of a detached garage into a second residential unit. The garage is 32 feet by 24 feet (768 square feet) with a second floor that has 364 square feet of usable space. The three car garage opens off the alley as well as having a single car driveway to the front street (T Street). The alley is unpaved. The applicant proposes to construct stairs on the east side of the unit to provide access to the second floor. There are three garage spaces so adequate parking is provided. The structure does not meet residential setbacks as the previous accessory building did not have to meet residential setbacks. The unit has a nine foot rear yard setback and is on the property line (zero side yard setback) along the west property line from the unit to the front. The Zoning Ordinance requires 15 feet and 5 feet respectively. There is adequate space towards the rear and similar structures at the rear of most lots in the area.

The Zoning Ordinance requires a Zoning Administrator Special Permit for a second residential unit within the R-1 zone. The Zoning Administrator must make the following findings:

1. The architecture is compatible with that of the main residential unit.
2. The area of the second residential unit will not exceed 850 square feet.

Also the second residential unit shall meet all of the requirements of the Zoning Ordinance, including but not limited to height, lot coverage, setback and parking requirements. The existing unit meets all the requirements except for the previously mentioned setbacks and the front and rear units are of the same design, exterior materials, and color.

The second unit will not have the required ten foot unobstructed clear courtyard corridor from the unit to the public street. There is a nine foot driveway along the west property line. The applicant is requesting a variance to reduce the corridor requirement to nine feet.

The site is located within the Elmhurst Neighborhood Association area. The project plans were sent to the association and staff received no comments. The project was noticed and staff received one call opposing the project.

Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and Engineering Planning Division, Design Review, the Building Division, Utilities, the Fire Department, and the Police Department. The comments received pertaining to the project have been included as conditions.

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, Sections 15303(a)}.

Conditions of Approval

1. The applicant shall obtain all necessary building permits to convert the area above the garage into a second unit.
2. The applicant shall install addresses on the second residential unit that is visible from T Street and the alley. The addresses shall be internally illuminated or placed below the porch light. The applicant shall also place an address sign at the front of the parcel to indicate the second unit is in the rear.
3. The second unit shall have security equipment and lighting to the satisfaction of the Police Department (Lynne Ohlson, 264-5787).

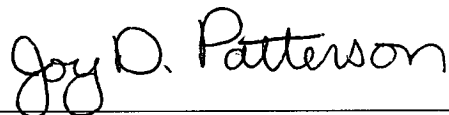
Findings of Fact-Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed second unit will not substantially alter the characteristics of the surrounding neighborhood;
 - b. the structure is existing; and
 - c. the proposed second unit meets the requirements of the Zoning Ordinance to include not exceeding 850 square feet of living area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate yard area;

- b. there will be adequate setbacks, landscaping, and on-site parking for the proposed second unit; and
 - c. the second unit will not substantially alter the characteristics of the surrounding neighborhood.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

Findings of Fact- Variance:

- 1. Granting the variances do 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 requests does not constitute use variances in that the second unit is an allowed residential use in the Standard Single Family (R-1) zone with a special permit.
- 3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate access from the front property line down the nine foot wide driveway to the second unit; and
 - b. there is access off the alley to the garage structure.



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

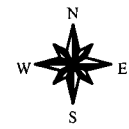


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



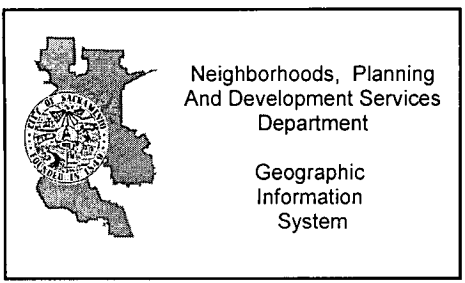
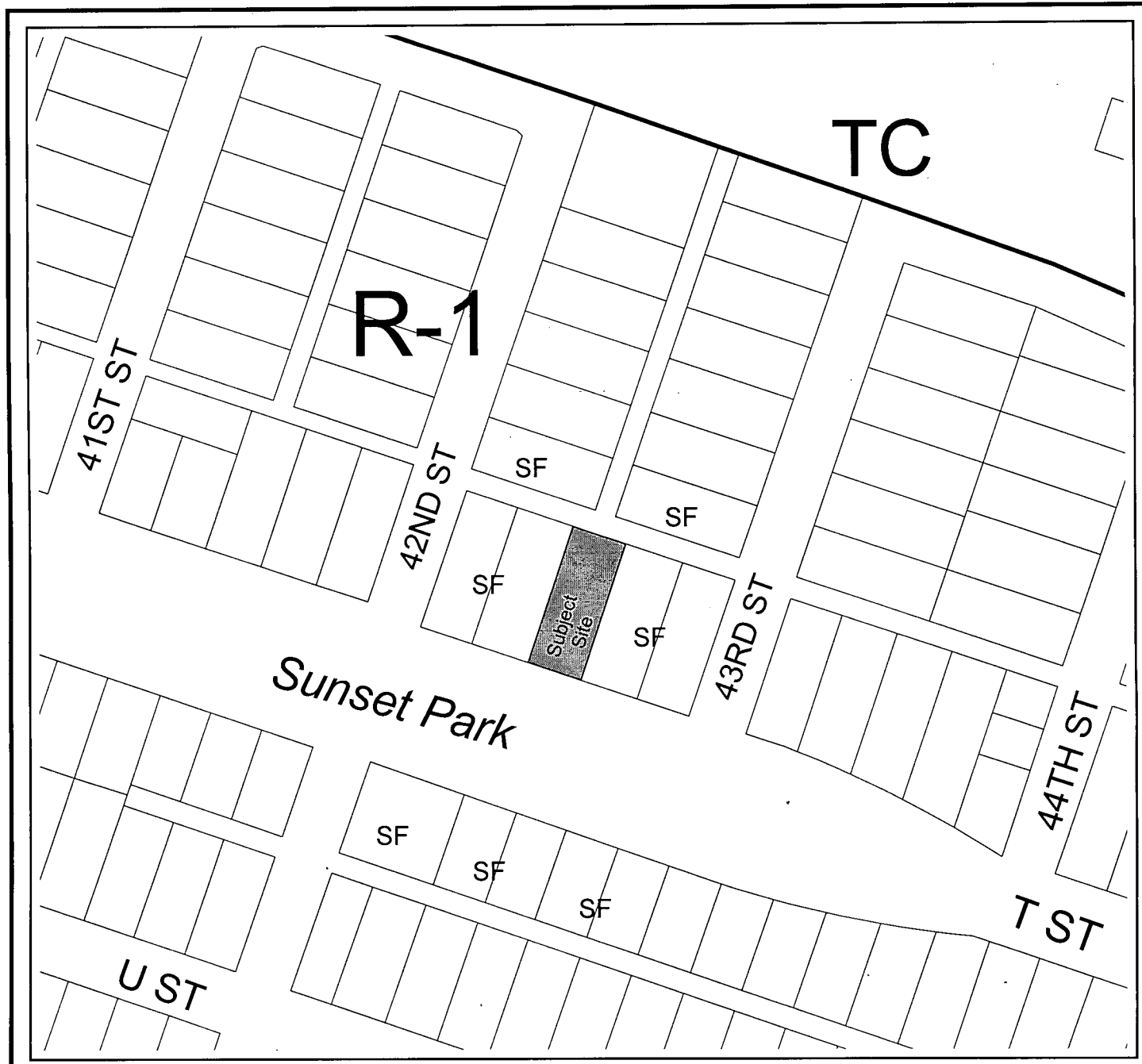
VICINITY MAP



Z98-099

October 7, 1998

Item 2



LAND USE AND ZONING

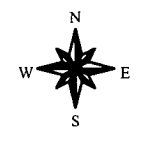
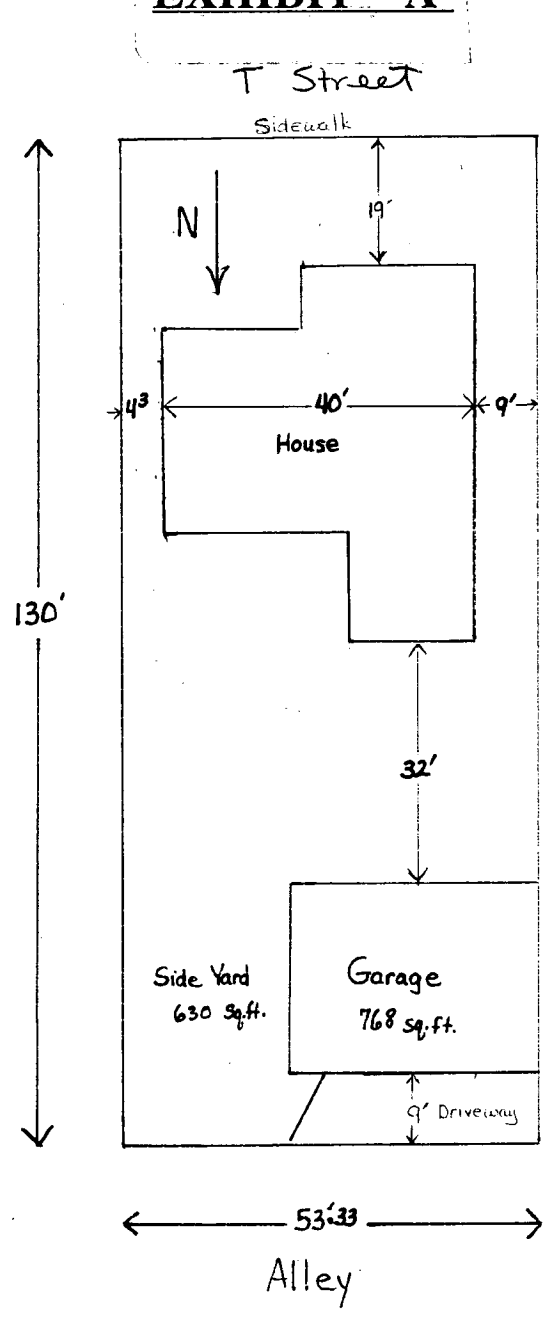


EXHIBIT - A



Plot Plan
4221 T St.
Scale 1/16" = 1'
(Reduced to 8 1/2" x 11")

CITY OF SACRAMENTO
PERMIT ASSISTANCE

AUG 18 1998

RECEIVED
Z 98-099

Project Z-98-099

Linda Field
4221 T St.
Sac 95819

454-5738

Z 98-099

OCTOBER 7, 1998

ITEM 2

3-car garage with proposed 1 Bedroom apartment above,
using existing storage space.

- Remove existing indoor pull-down stairway
- Build new stairway at right side of garage
 - Stairs have 8" risers, 9" treads, 3' railing
 - Stairs turn at landing (3' x 6')
 - Stairs ascend to deck 3' x 8'

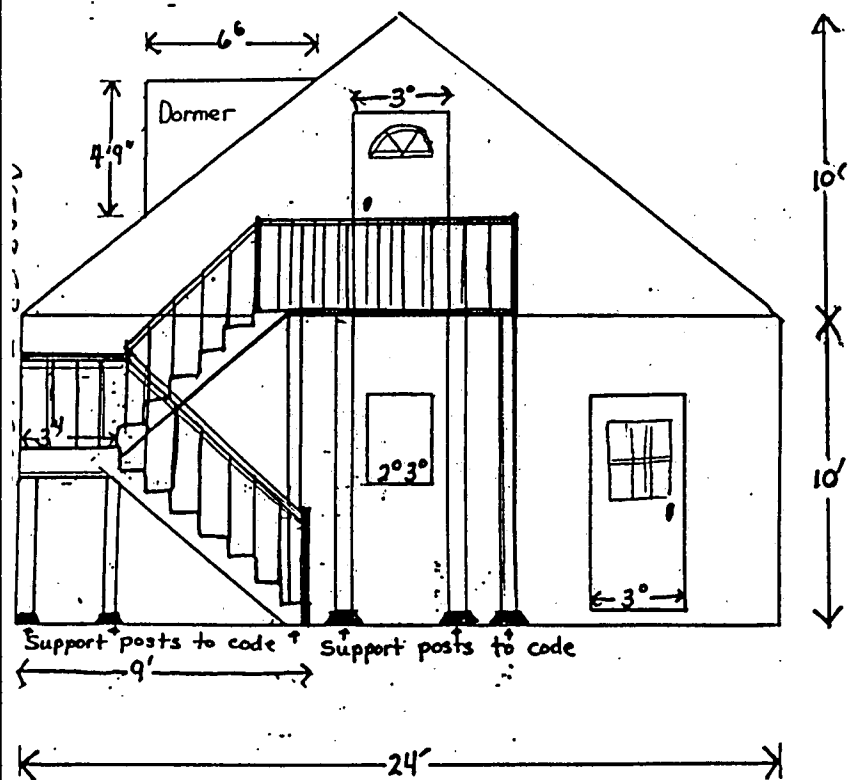
Linda Field
4221 T Street
Sac 95819
454-5738

Parcel No. 011-115-03
Lot 314 Map 2 of Elmhurst
Book 10 Map 35 Sac. County

Scale 1/4" = 1ft.

All work to conform with
current codes and standards

Right SIDE ELEVATION (NEW)



Front Elevation (Existing)

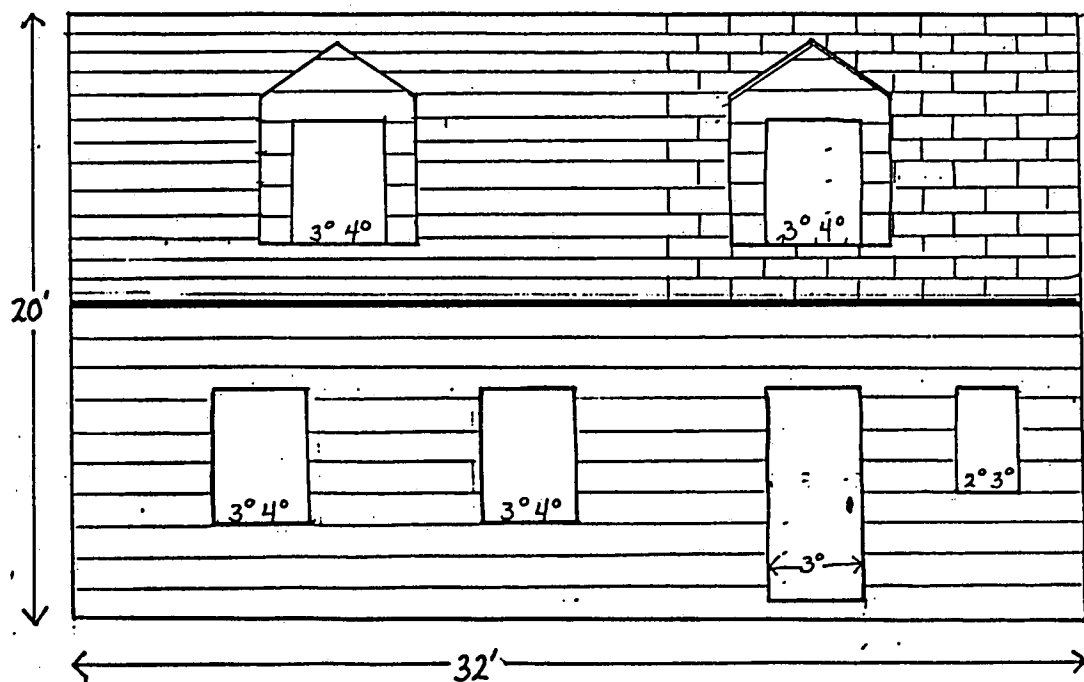
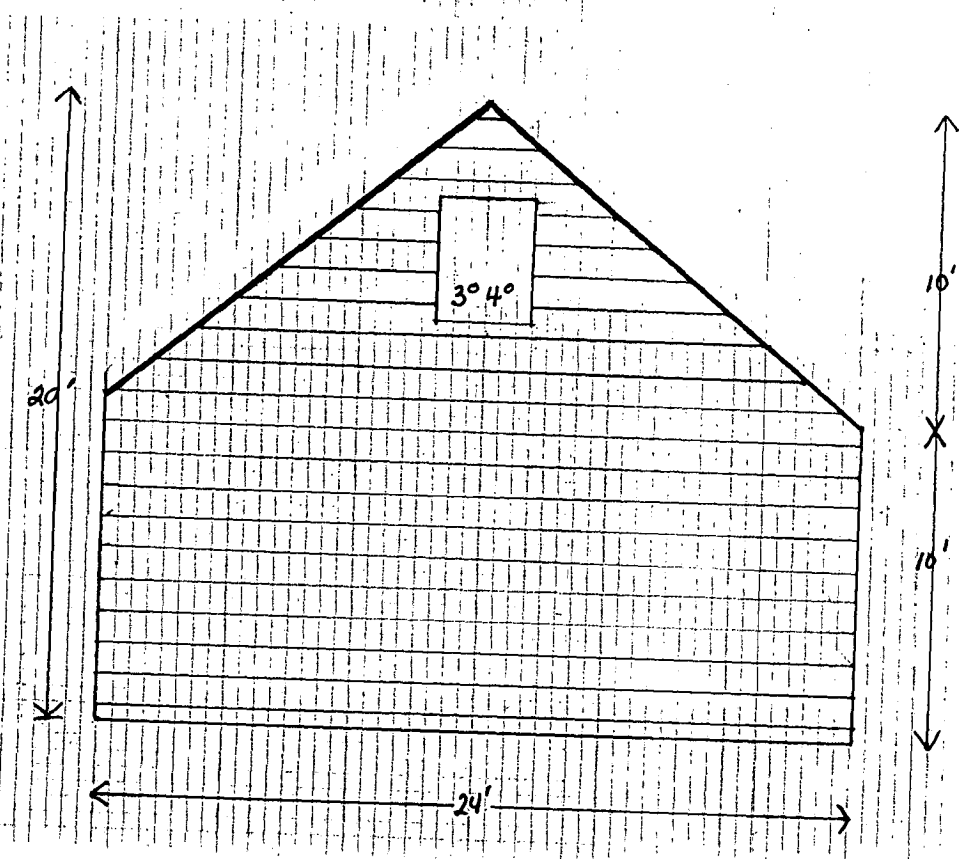


EXHIBIT - B
STAIRS

Z 98-099

File # Z 98099

LEFT SIDE ELEVATION
(EXISTING)



OCTOBER 7, 1998

EXHIBIT - C

CITY OF BOSTON
PLANNING DEPARTMENT

SEP 11 1998

RECEIVED

Z 98-099

Project: Garage Apartment
(Upstairs)

Linda Field
4221 T Street
Sec 95819
(916) 454-5738

FILE # Z 98099

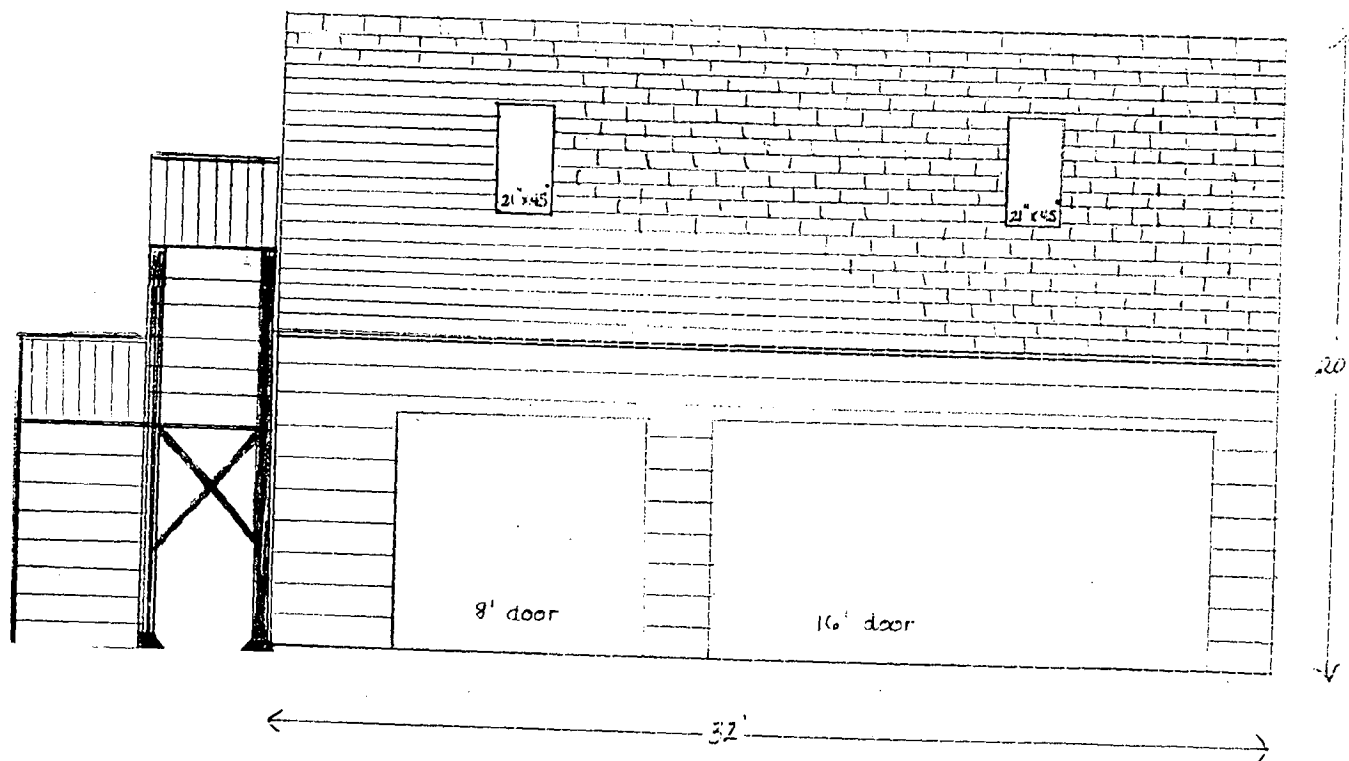
Planner: Sandra Pope

Parcel # 011-115-03
Lot 314 Map 2 of Elmhurst
Book 10 Map 35 Sac County

REAR ELEVATION

(EXISTING) with proposed stairs

Scale 1/4" = 1 foot
All work to conform with
current codes & standards



OCTOBER 7, 1998

ITEM 2

EXHIBIT D

CITY OF SACRAMENTO
PLANNING DEPARTMENT

SEP 11 1998

RECEIVED

Z 98-099

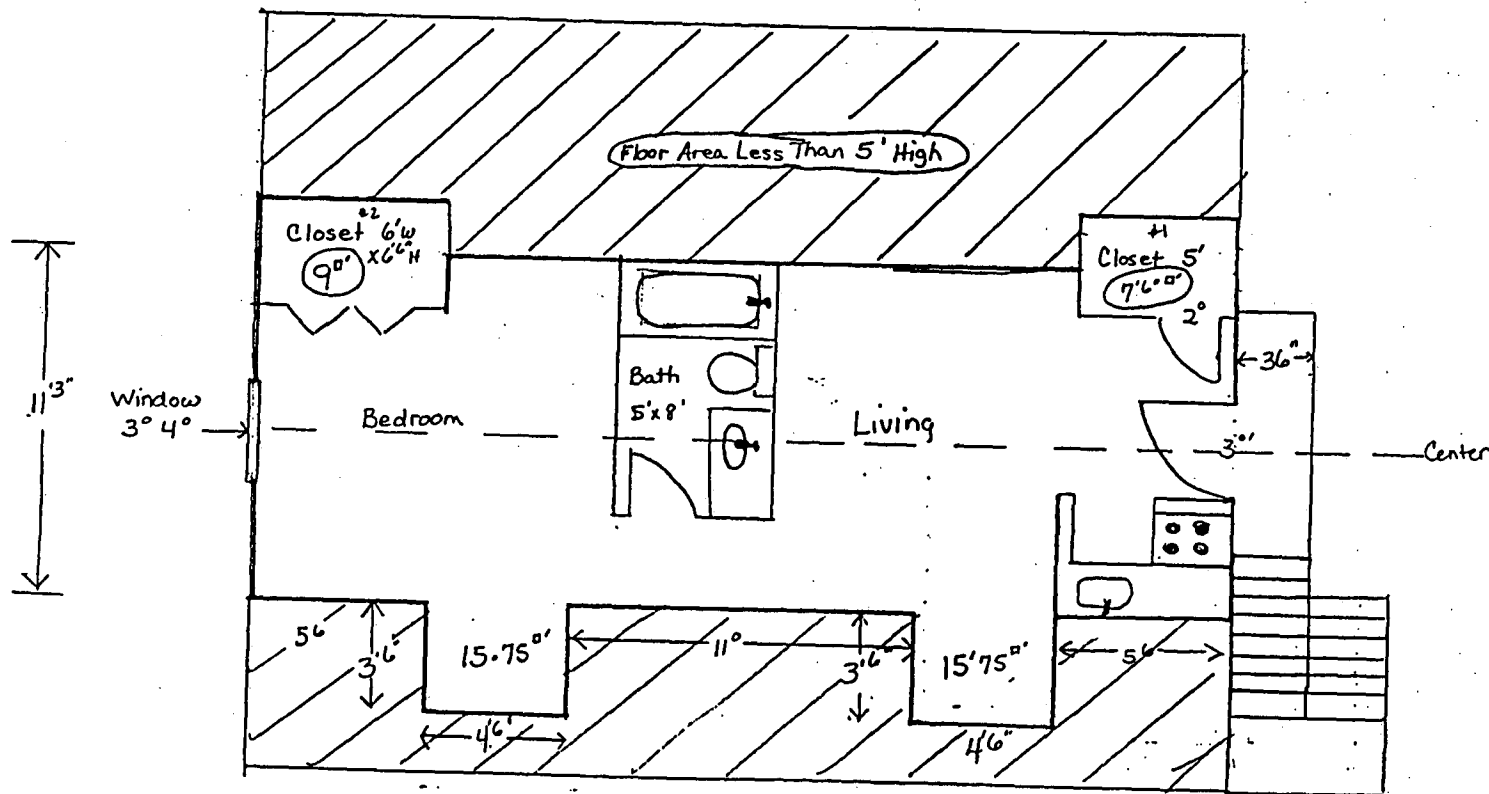
298-054

APPROVED 1948

ITM

Scale $\frac{1}{4}'' = 1'$

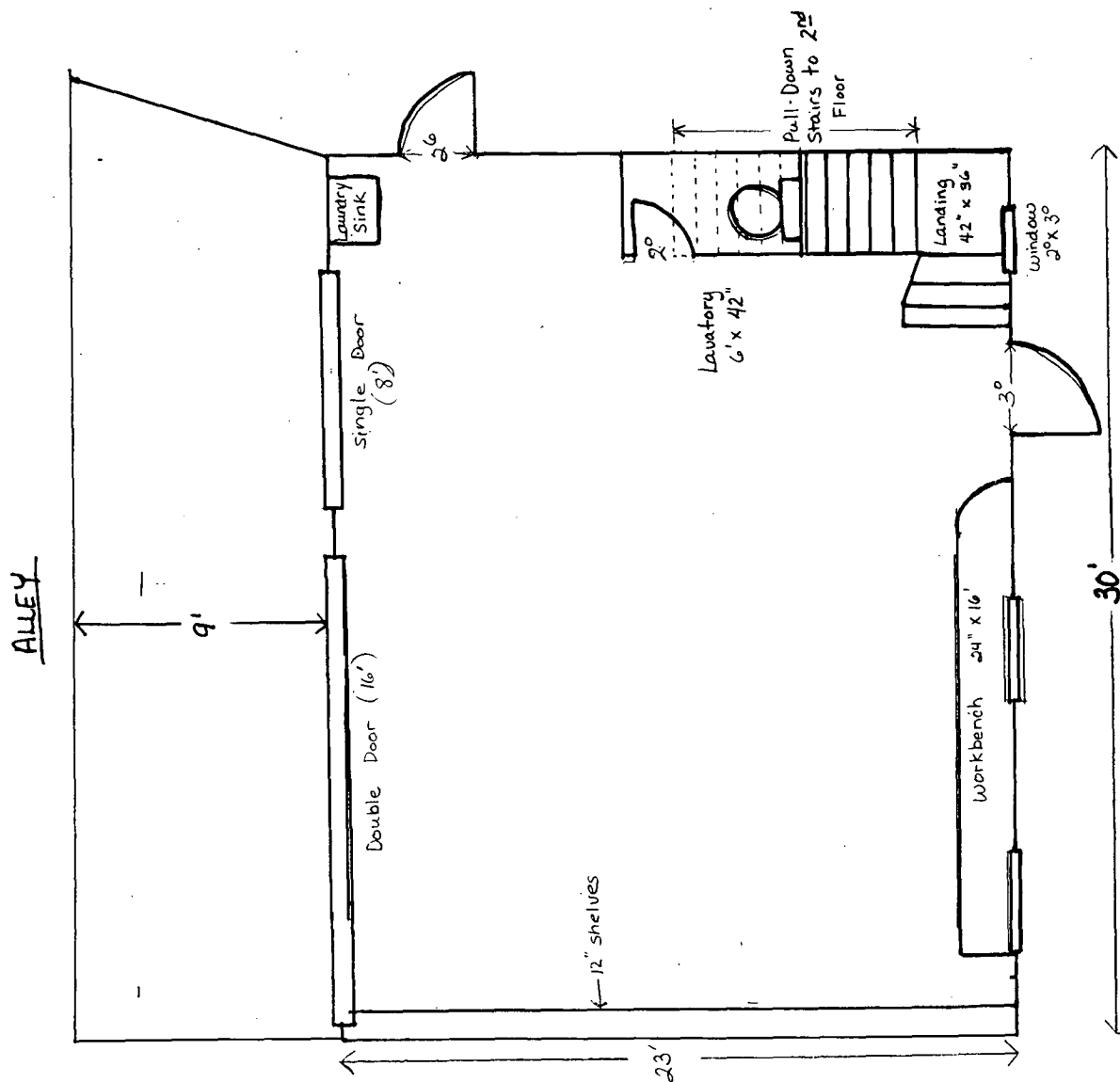
EXHIBIT E



Living Space (5' or more High)

Room Width = 11' 3"	} = 348.75'
Room Length = 31'	
Less $\frac{1}{2}$ Closet #1	- 7.50'
	341.25
Less $\frac{1}{2}$ Closet #2	- 9.00
	332.25
Plus 2 dormers (27°)	+ 31.50
	363.25

EXHIBIT F



Downstairs Floor Plan

Garage - 4221 T Street

File # Z 98 099

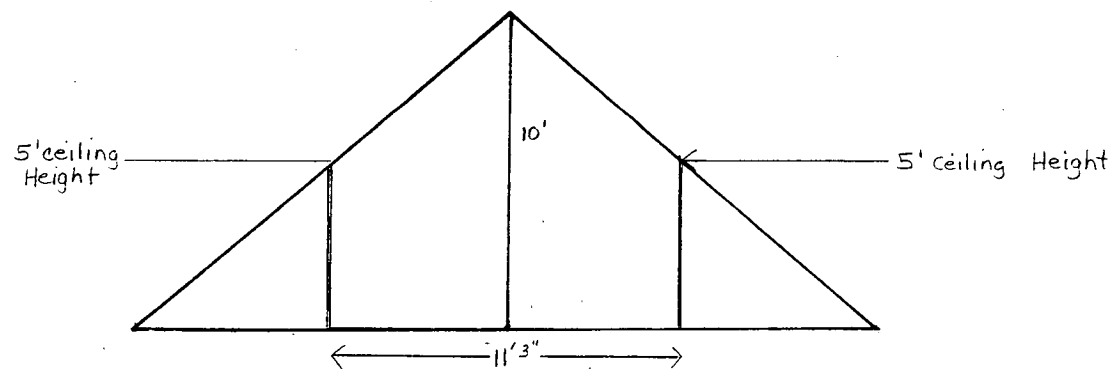
OCTOBER 7, 1998

ITEM 2

Z98-099

EXHIBIT - G

Living Area Elevation



CITY OF SACRAMENTO
PERMIT ASSISTANCE

AUG 18 1998

RECEIVED
Z 98-099

ITEM 2

298-099

OCTOBER 7, 1998