

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 20, 1994, the Zoning Administrator approved with conditions a variance to waive the required garage for a single family residence for the project known as Z94-086. Findings of Fact and conditions of approval for the project for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to waive the required garage for a single family residence on 0.14± developed acres in the Multi-Family (R-2B) zone.

Location: 3237 2nd Avenue

Assessor's Parcel Number: 010-0308-009

Applicant: Chee Mun and Lynn Cheong
3237 2nd Avenue
Sacramento, CA 95817

Property Owner: Same as Applicant

General Plan Designation: Medium Density Residential (16-29 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided (Existing)
North: C-2; General Commercial	Front:	25'	36'
South: R-2B; Apartments	Side(East):	5'	8'
East: R-2B; Mixed Use	Side(West):	5'	6'
West: R-2B; Commercial	Rear:	15'	70'

Property Dimensions:	40 feet x 150 feet
Property Area:	0.14± acres
Square Footage of Buildings:	1,820 square feet
Height of Building:	Single Story, 12 feet
Fence Building Materials:	Wood Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing

Z94-086

September 20, 1994

ITEM 2

Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: None

Additional Information: The applicant is requesting to convert an existing attached garage into a family room in order to operate a small day care facility. The garage is 20 feet wide by 21 feet deep for a total of 420 square feet. The entrance to the garage is off the alley to the rear of the residence. There will be 70 feet of driveway remaining to serve as on-site parking. The Zoning Ordinance requires a single car garage for a single family residence. The applicant is requesting a Variance to waive the requirement for a garage. The attached garage meets all setback requirements.

The site is located within a mixed use area. There is commercial businesses to the north and west; a residence and commercial business on the property to the east; and an apartment complex to the south. The alley runs between the commercial sites located along Broadway and the mixed uses located along 2nd Avenue.

The site is located within the Oak Park PAC area. The proposed plans have been submitted to the PAC and they approved the project with no comment. The project has been noticed and staff has not received any calls.

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, Section 15303(e)}.

Conditions of Approval

1. The applicant shall obtain a building permit for the garage conversion and make the necessary improvements so the building conforms to building code (for the child care use).
2. The area shall not be converted into a second residential unit.
3. The applicant shall meet all state licensing requirements for the child care use and shall not have more than twelve children on the site.

Findings of Fact:

1. Granting the variance does 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 request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Multi-Family zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate on-site parking;
 - b. the parking area is located outside of the front setback; and
 - c. the site is located between existing commercial uses.
4. The project is consistent with the General Plan which designates the subject site as Medium Density Residential (16-29 du/na).

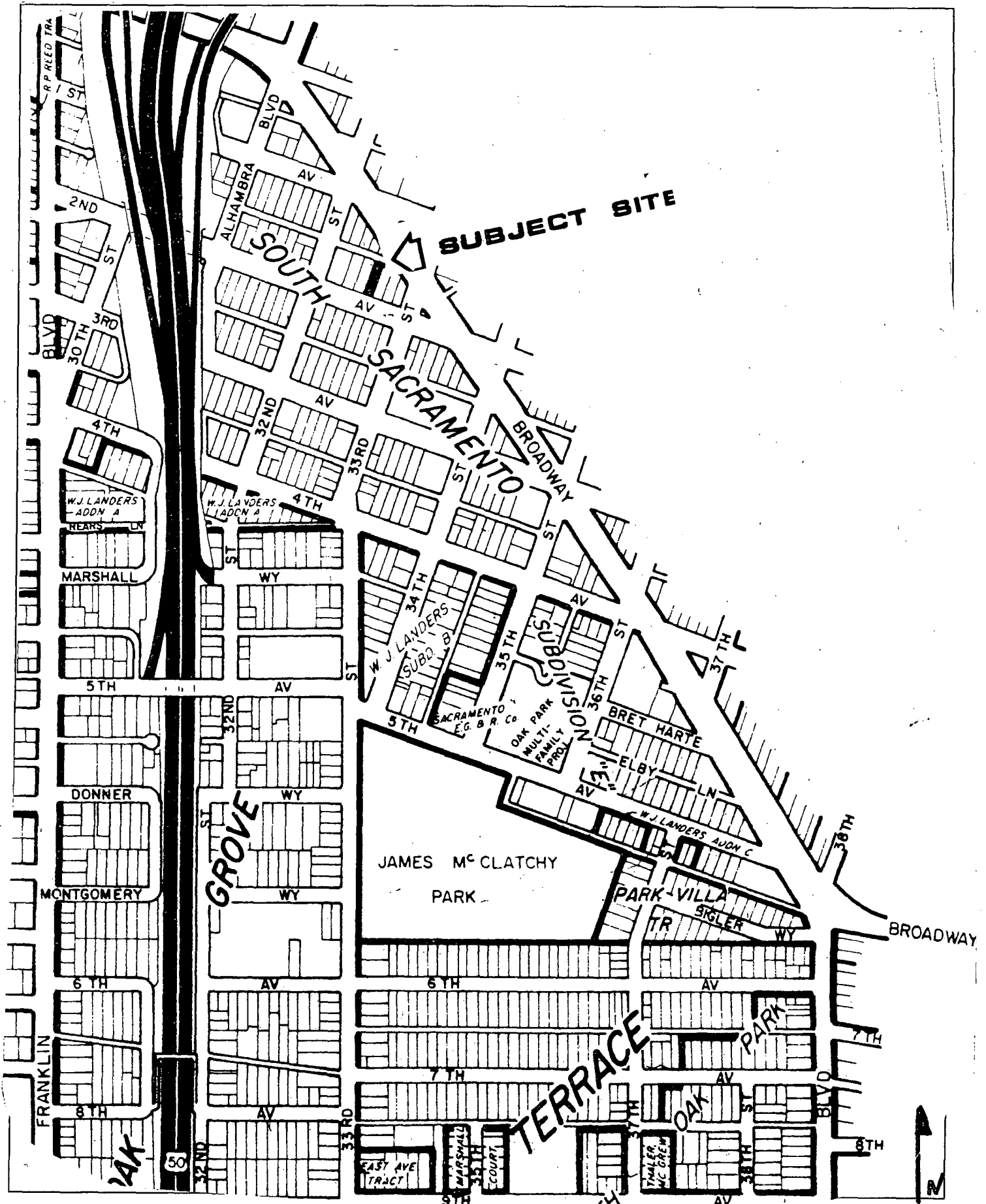


Joy D. Patterson
Zoning Administrator

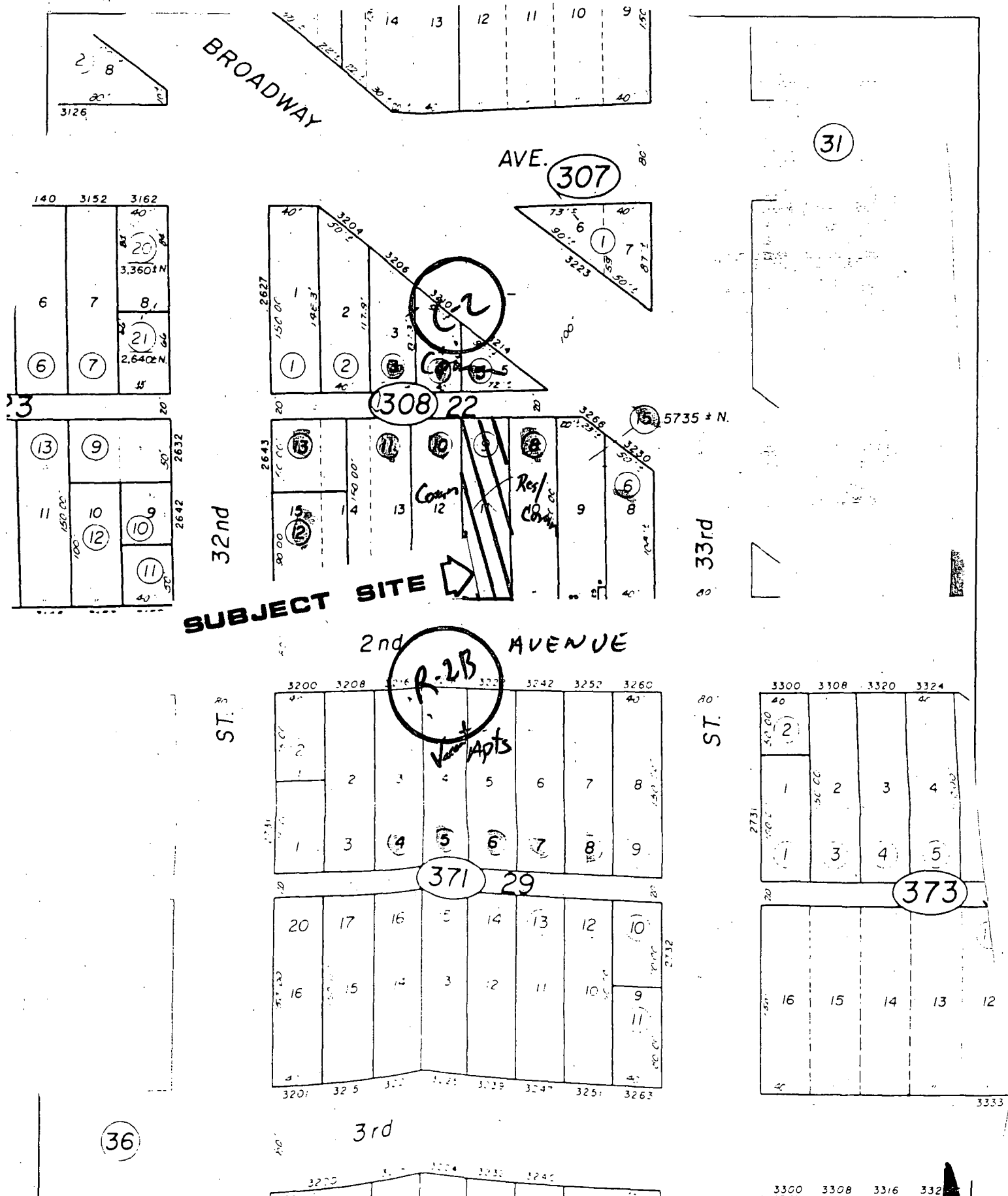
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building 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
Lisa Bates-SHRA
Randy Lum-Design Review

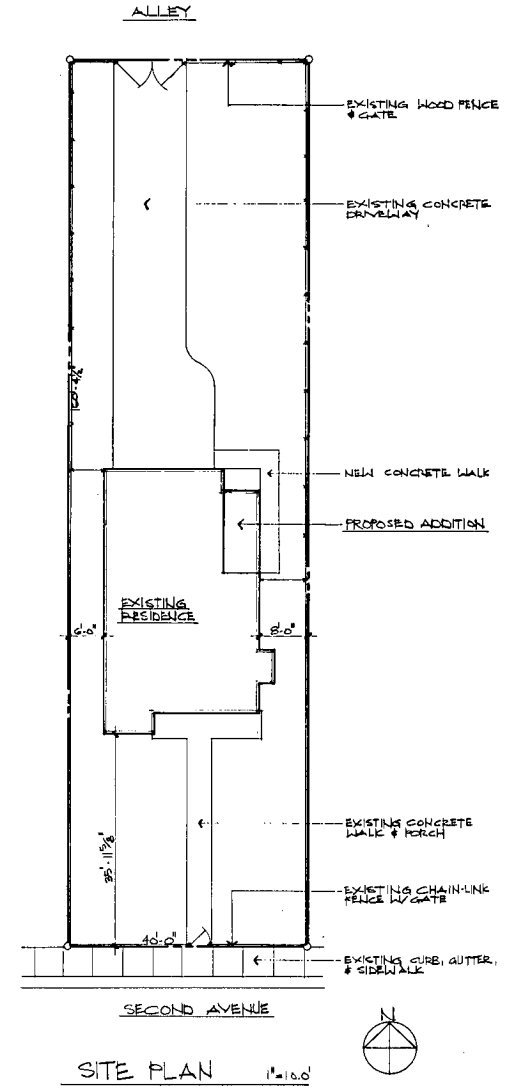
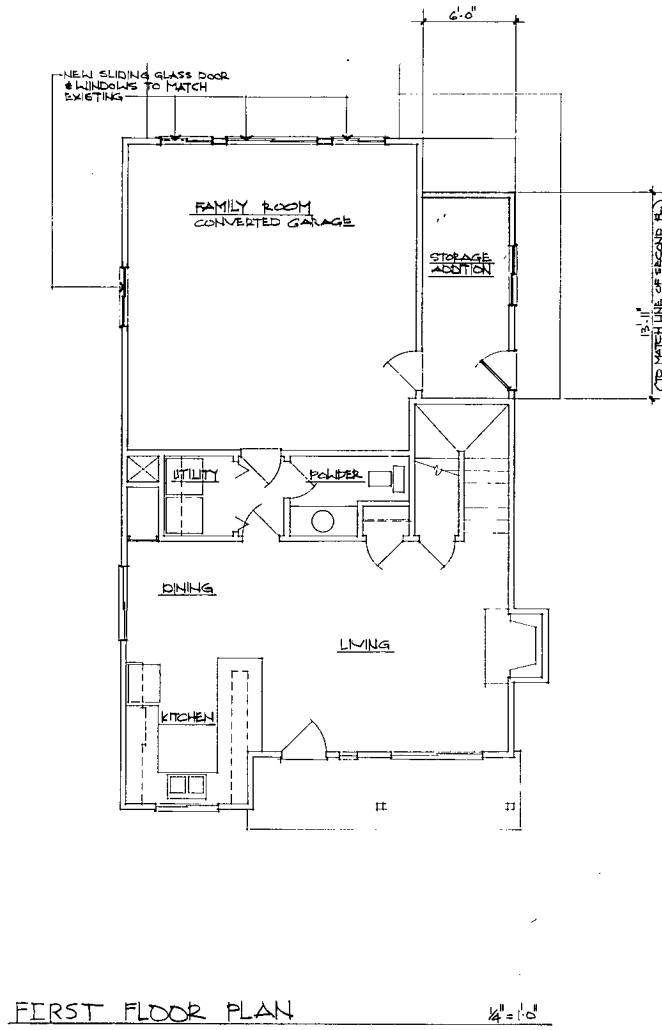


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A



THE CHEONG RESIDENCE
3237 SECOND AVENUE
SACRAMENTO, CA

PLANS BY:
DANIEL RAMIREZ, ARCHITECT
5226 HEMLOCK ST., 30
SACRAMENTO, CA 95841

294-086

SEPTEMBER 20, 1994

ITEM 2

PLANS BY:
DANIEL RAVENBERG ARCHITECT
5226 HEILLOCK ST. #30
SARASOTA, FL 34237

EXHIBIT - B

THE CHEUNG RESIDENCE
3231 SECOND AVENUE
SARASOTA, FL 34237

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