

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, June 01, 2005, the Zoning Administrator approved with conditions a variance to increase the allowed lot coverage for the project known as Z05-125. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

- Request:     1. **Zoning Administrator Variance** to reduce the required front setback from 16 feet to 11 feet (from back of sidewalk) for a new covered porch for an existing single family residence on 0.22+ developed acres in the Standard Single Family (R-1) zone.
2. **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.22+ developed acres.

Location:     2240 3<sup>rd</sup> Avenue (D5, Area 3)

Assessor's Parcel Number:   013-0033-005

Applicant:    Mark Abrahams  
                  2774 14<sup>th</sup> St  
                  Sacramento, CA 95835

Property Owner:   Kent and Nancy Stenberg  
                      2240 3<sup>rd</sup> Avenue  
                      Sacramento, CA 95818

Project Planner:   Sandra Yope

General Plan Designation:     Low Density Residential (4-15 du/na)  
Existing Land Use of Site:     Vacant  
Existing Zoning of Site:       Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1; Single Family Residence	Front:	25'	16'	10'
South: R-1; Single Family Residence	Side(E.):	5'	5'	5'
East: R-1; Single Family Residence	Side(W):	5'	0'	39.5'
West: R-1; Single Family Residence	Rear:	15'	48'	48'

Property Dimensions:       80 feet x 120 feet  
Property Area:             0.22+ acres  
Square Footage of Buildings:   House: 2,005 square feet  
Height of Building:        2 Stories, 22 feet  
Exterior Building Materials:   Stucco  
Roof Materials:            Composition Shingles  
Topography:                Flat  
Street Improvements:       Existing  
Utilities:                  Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting a variance to reduce the front yard setback from 16 feet to 10 feet (11 feet to back of sidewalk) for a new covered porch. The 125 square foot porch would encroach five feet into the existing front setback area. All other setbacks and lot coverage requirements will be met. The applicant is also requesting to merge two parcels into one parcel. The existing residence on the eastern parcel crosses the property line and a pool is on the west parcel. The Zoning Code and Building Code do not permit structures to cross property lines.

The site is located within the Sierra Curtis Neighborhood Association area. The project plans were sent to the association and staff received no comments. The applicant submitted letters of support from property owners on either side. The project was noticed and staff received no calls.

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 15305(a).

Conditions of Approval- Variance:

1. The proposed addition shall conform to submitted plans.
2. The applicant shall obtain a building permit.
3. There shall be no other projections into the front setback area. The variance is only for the porch projection.

Conditions of Approval- Parcel Merger:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Development Engineering and Finance)
2. File a waiver of Parcel Map. (Development Engineering and Finance)
3. Pay off or segregate any existing assessments. (Development Engineering and Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering and Finance)
5. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. (Utilities)

Findings of Fact-Variance:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed porch projection for the single family residence will not substantially alter the characteristics of the surrounding neighborhood;

- b. the proposed covered porch for the single family residence will enhance the property and is compatible with other houses in the area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. there is adequate available yard area; and
  - b. the porch projection will allow a covered porch element for the single family residence.
3. 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.
4. Granting the variance request does not constitute a use variance in that the single family residence is a residential use that is permitted in the R-1 zone.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

Findings of Fact- Parcel Merger:

1. The parcel merger is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, and the City's Building Code.


*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit 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 (Original)

Development Services  
Department

Geographic  
Information  
System

# Land Use & Zoning

