

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 16, 2004, the Zoning Administrator approved with conditions a special permit to allow a house addition project into the rear and side yard setback for an existing house for the project known as Z04-117. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

- Request: 1. **Zoning Administrator Special Permit** to reduce the rear yard setback from 15 feet to zero feet for a converted 485 square foot carport into living space attached to a single family house on 0.11 developed acres in the Standard Single Family (R-1) zone.
2. **Zoning Administrator Special Permit** to increase the total lot coverage allowed from 40 percent to 44 percent.

Location: 2204 Markham Way (D4, Area 2)

Assessor's Parcel Number: 117-0450-048

Applicant: Walter Combs
 2204 Markham Way
 Sacramento, CA 95818

Property Same as applicant
Owner:

Project Planner: Sandra Yope

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: | Setbacks | Required | Existing | Proposed |
|-------------------------------------|------------|----------|----------|----------|
| North: R-1; Single Family Residence | Front: | 25' | 25' | 25' |
| South: R-1; Single Family Residence | Side (E.): | 5' | 0' | 0' |
| East: R-1; Single Family Residence | Side (W.): | 5' | 4' | 4' |
| West: R-1; Single Family Residence | Rear: | 15' | 0' | 0' |

| | | |
|------------------------------|-----------------------------|-------------------|
| Property Dimensions: | Irregular | |
| Property Area: | 0.17 \pm acres | |
| Square Footage of Buildings: | House: | 1,744 square feet |
| | Attached Garage Conversion: | 306 square feet |

| | | |
|------------------------------|----------------------|--------------------|
| | Shed | 120 square feet |
| | Total: | 2,171 square feet |
| Height of Building: | House: | 2 Stories, 28 feet |
| Exterior Building Materials: | Brick and Stucco | |
| Roof Materials: | Composition Shingles | |
| Topography: | Flat | |
| Street Improvements: | Existing | |
| Utilities: | Existing | |

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting a special permit to legalize a previously converted 306 square foot garage that was attached to the house. The garage encroaches into the required 15 foot rear yard setback and five foot side yard setback. Additionally there is an existing ten foot by twelve foot shed in the southwest corner. All the structures on the lot total 2,171 square feet and exceed the allowed 40 percent maximum lot coverage by four percent (44 percent). The Zoning Code allows modifications to be made with a special permit to existing residences that enhance the desirability and vitality of an existing house in order to encourage the continued ownership and occupancy. The modifications allowed include reducing required setbacks. The applicant is requesting the special permit under those provisions.

The project is located within the Sierra Curtis Neighborhood Association area. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff received one call from adjacent property owner concerned about the shed in the back yard. Staff indicated the shed would be required to be reviewed of building permits if required

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

1. The proposed addition shall conform to submitted plans.
2. The applicant shall obtain a building permit for the house expansion and also a building permit for the accessory structure in the southwest corner. **The applicant shall obtain a building permit for both structures by September 1, 2004.** The following will be required by the Building Division:
 - a. Natural light and ventilation shall be provided for the new living area.
 - b. On the exterior walls that are required to be fire-rated based on distance to property line shall have a parapet per CBC Section 709.
 - c. The overhang shall have a fire-rated wall at property line per CBC Table 5-A.
3. There shall be no further additional structures or expansion of the house, porch, patio covers or any other structure on the lot.

4. The addition shall match the existing house in exterior materials and color.
5. **Advisory Note:** The proposed project is located in the Flood zone designated as an **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. legalizing the conversion and attachment of the garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed structure is compatible in architecture with the existing residence.
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;
 - b. the addition to the existing residence adds vitality and desirability for the existing home to allow the present occupants to remain; and
 - c. the proposed garage conversion and addition will not substantially alter the characteristics of the site or 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).

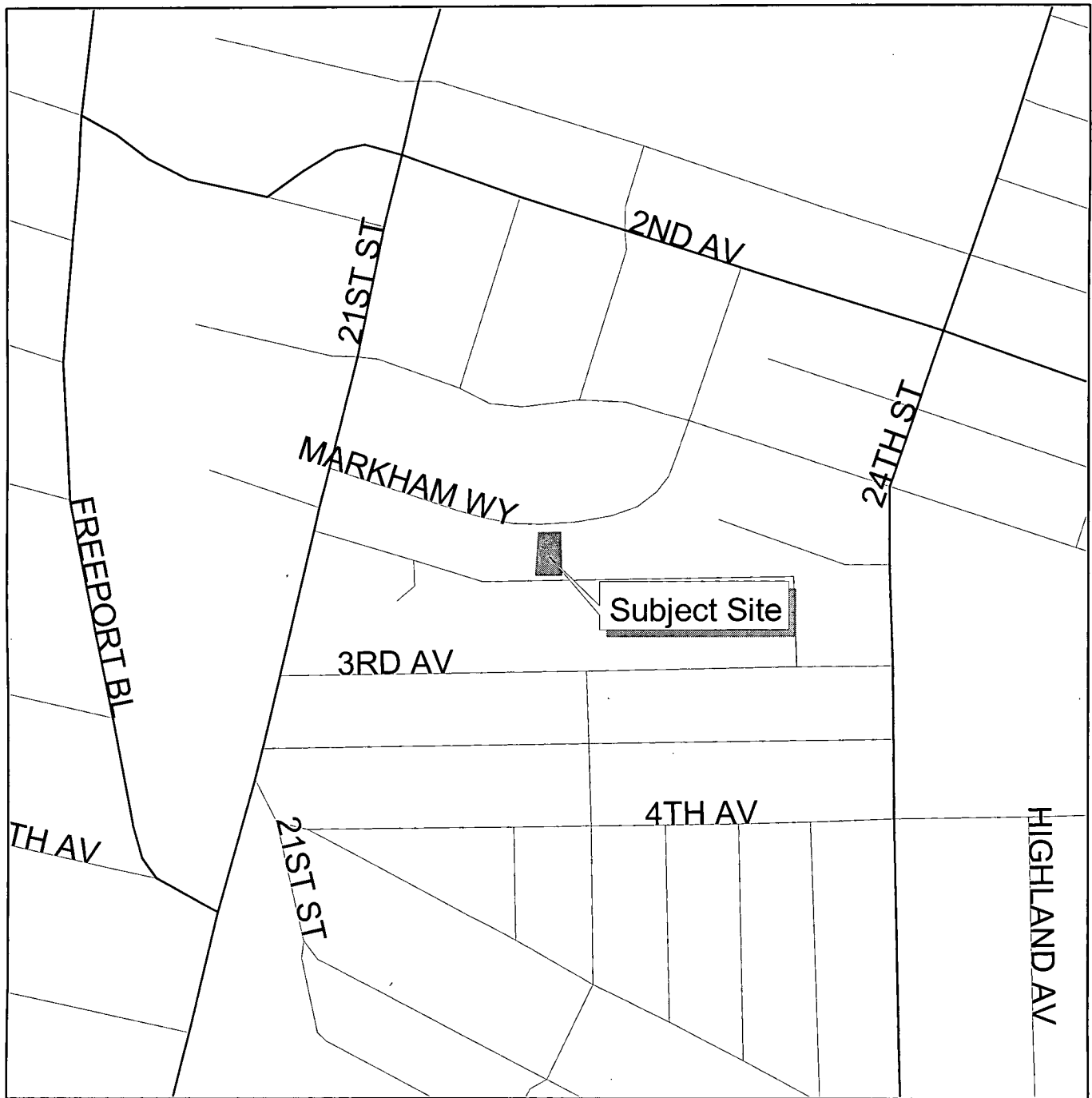


Joy D. Patterson
Zoning Administrator

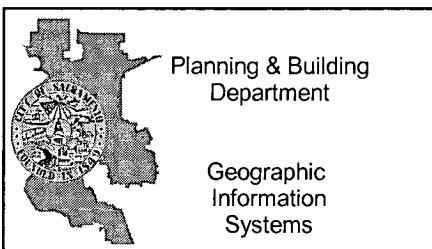
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established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



0 200 400 Feet



Vicinity Map



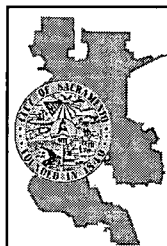
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0 300 Feet



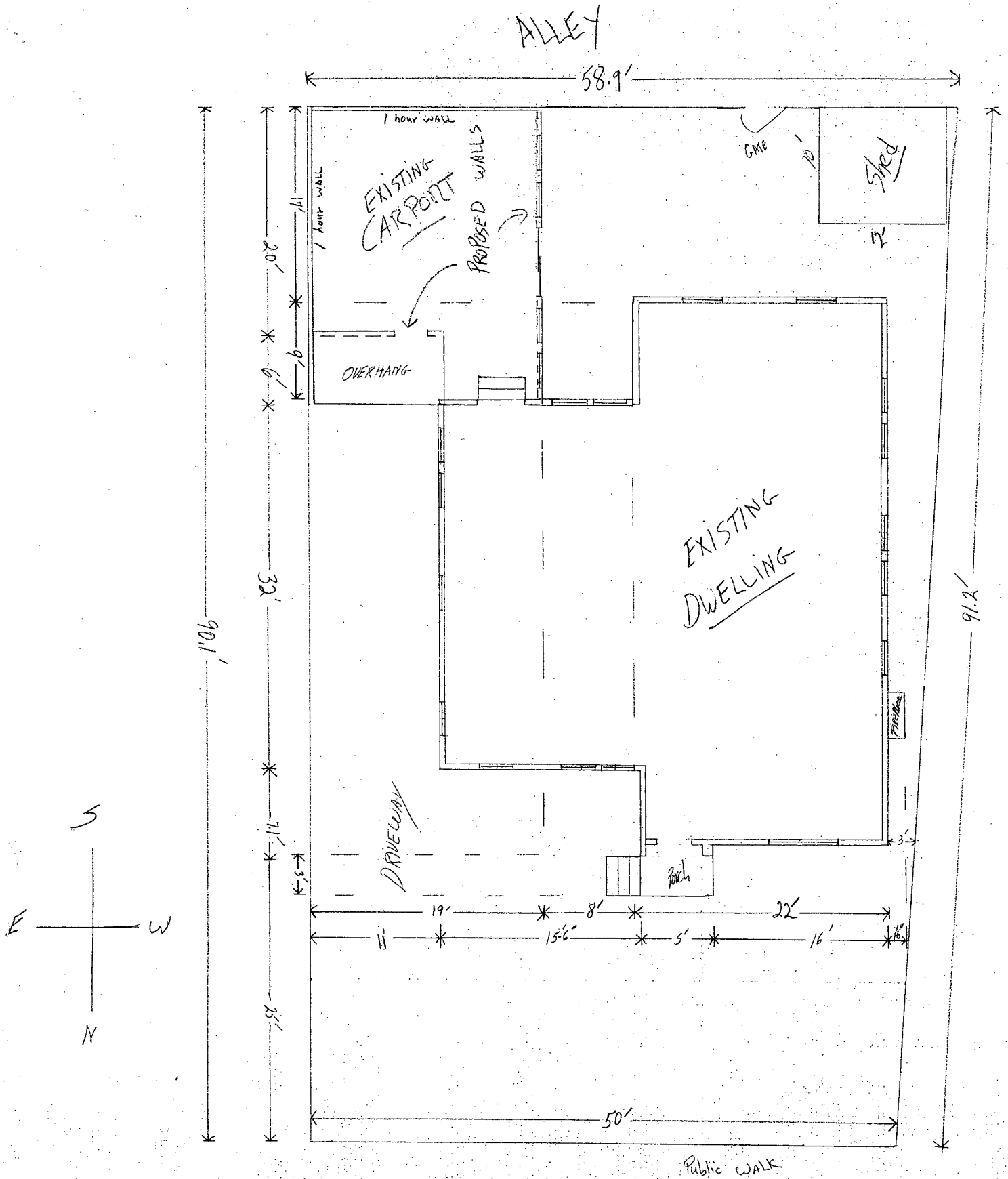
Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning



EXHIBIT A



2204 MARKHAM WAY

PLOT PLAN

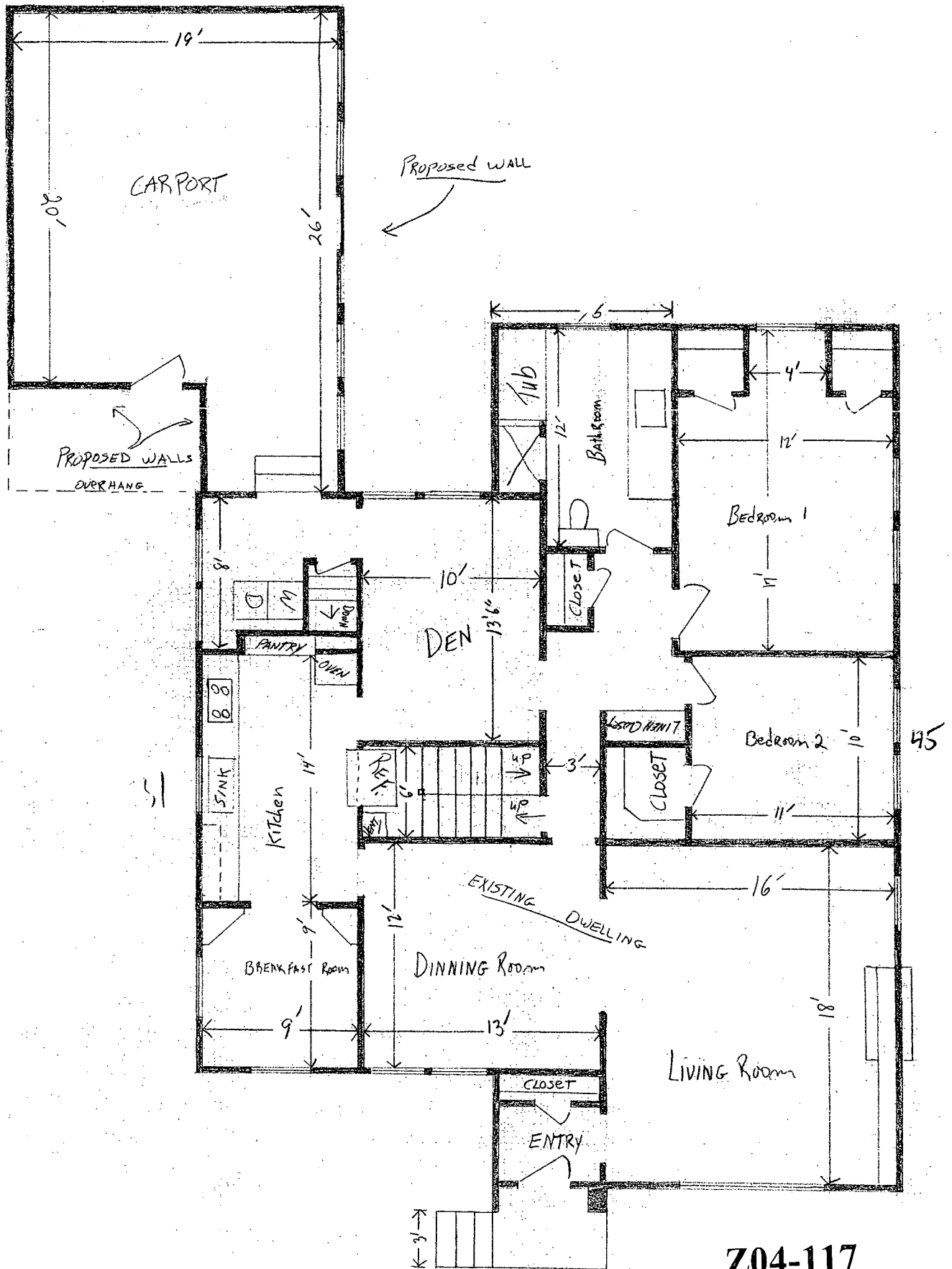
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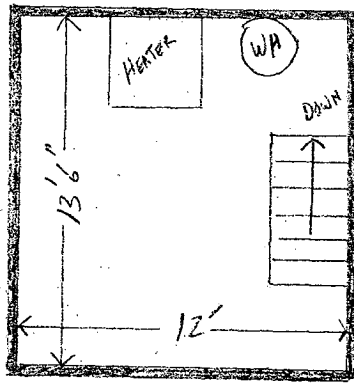
EXHIBIT B



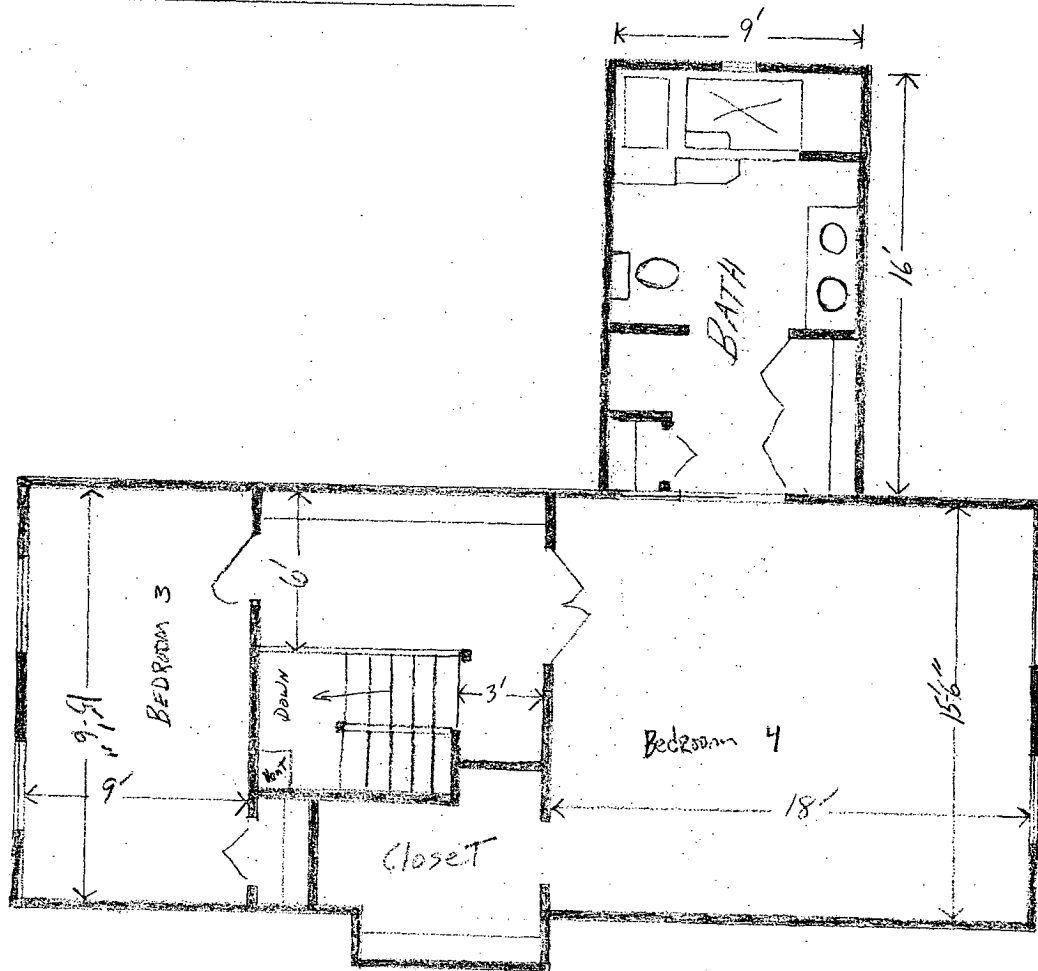
FIRST FLOOR PLAN
June 16, 2004

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EXHIBIT C



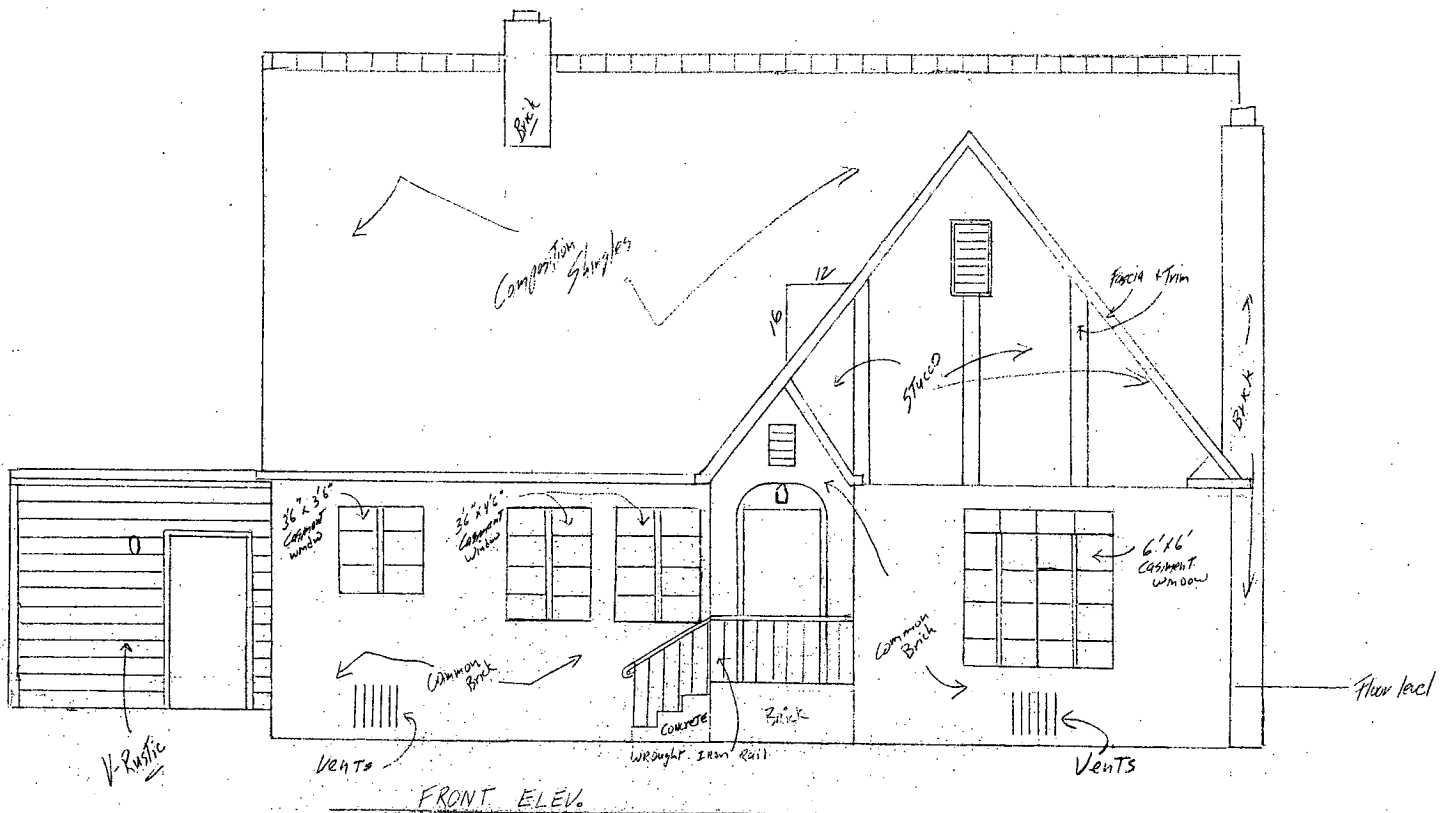
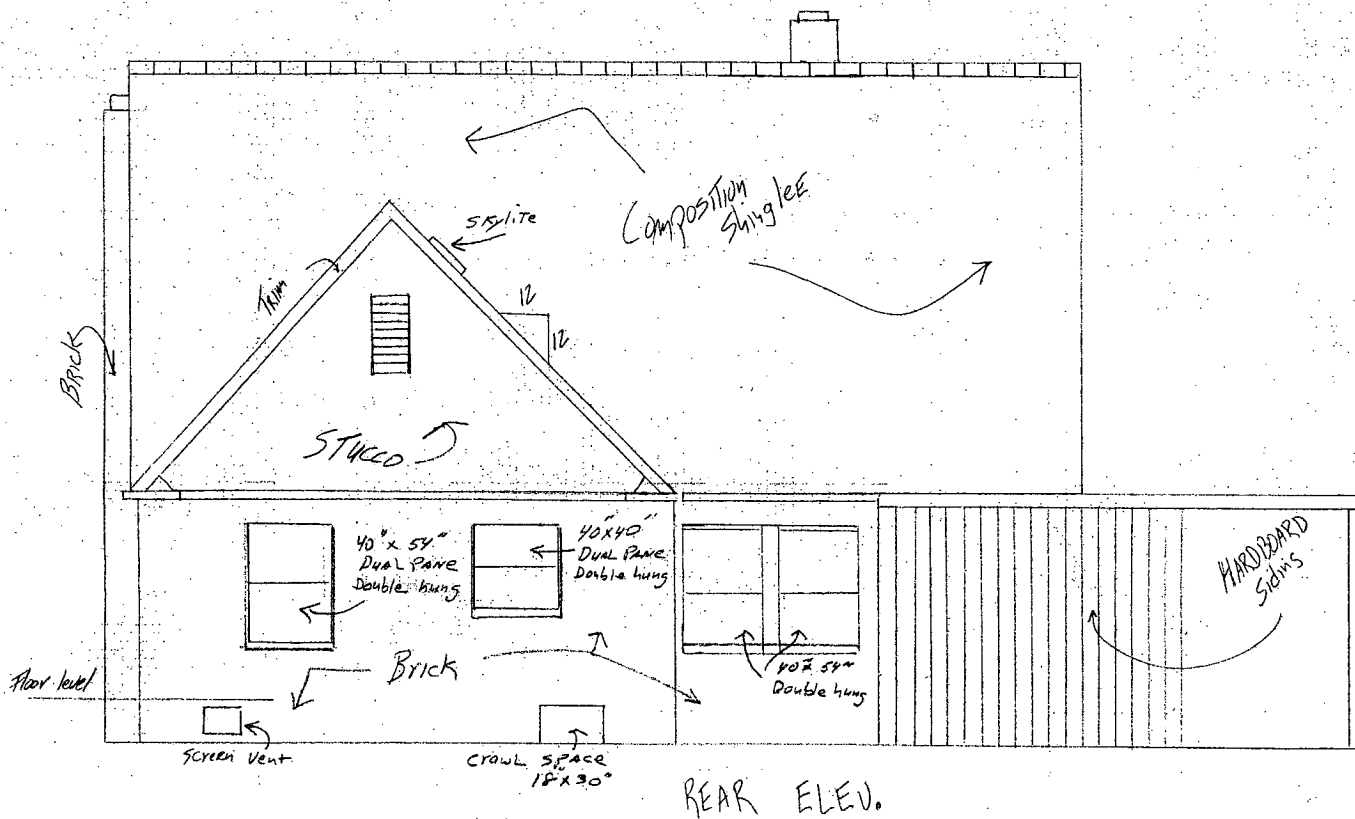
BASEMENT



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SECOND FLOOR PLAN

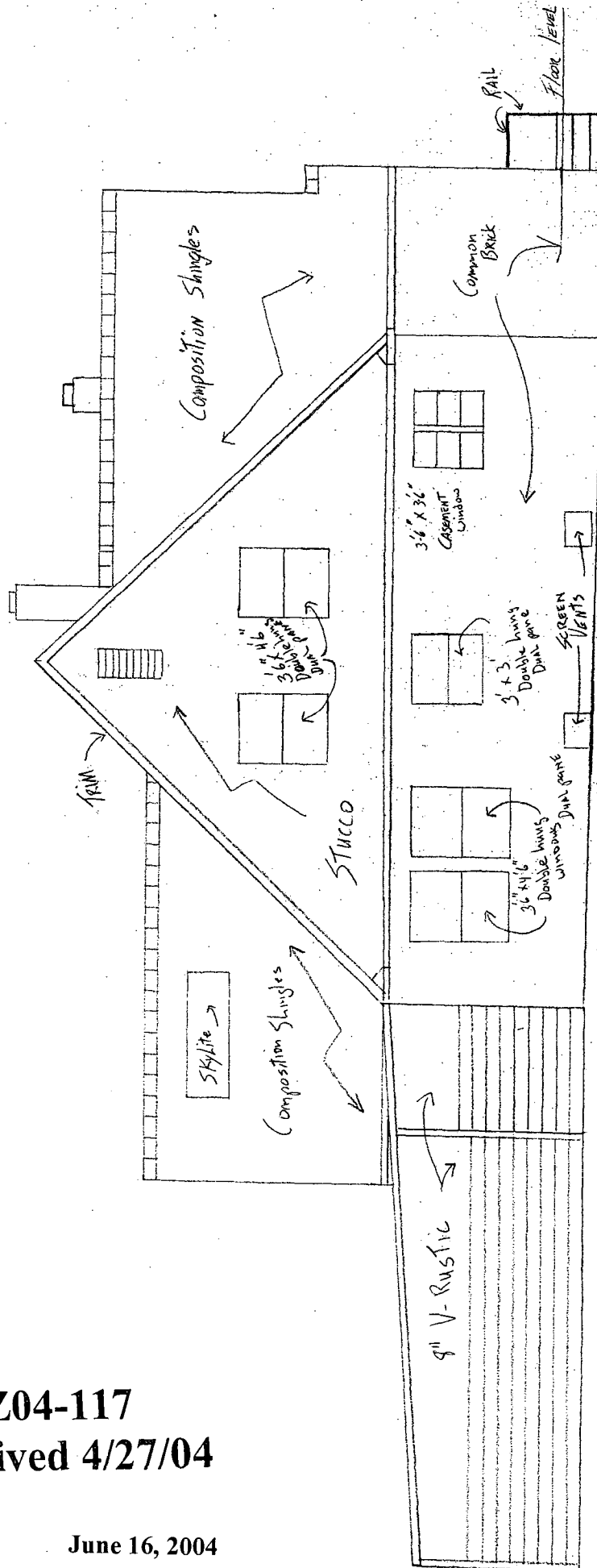
EXHIBIT D



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EXHIBIT E



LEFT SIDE ELEV.

Z04-117
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