

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 25, 2004, the Zoning Administrator approved with conditions a special permit to allow an attached carport to project into the side yard setback for an existing house for the project known as Z03-391. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3. Additionally, Design Review staff approved the carport and a house addition to the rear. The Conditions of Approval are found on pages 3-4.

Project Information

- Request: 1. **Zoning Administrator Special Permit** to allow an attached 270 square foot carport encroach two feet into the required side yard setback for a single family dwelling on 0.06 \pm developed acres in the Standard Single Family (R-1) zone.
2. **Staff Level Design Review** of the 270 square foot carport and the 260 square foot house addition (house addition is not being review by the Zoning Administrator).

Location: 4008 Temple Ave (D5, Area 3)

Assessor's Parcel Number: 020-0052-008

Applicant: Nikolay Myslin
 733 Water Street
 West Sacramento, CA 95605

Property Same as Owner
Owner:

Project Planner: Sandra Yope
Design Review Staff: Kelly Lankford

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; Vacant	Front:	25'	15.5'	15.5'
South: R-1; Single Family Residence	Side (N.):	5'	14.5'	3'
East: R-1; Single Family Residence	Side (S.):	5'	5'	5'
West: R-1; Single Family Residence	Rear:	15'	24.5'	15'

Property Dimensions:	40 feet x 68.7 feet	
Property Area:	0.06 _± acres	
Square Footage of Buildings:	House (footprint):	760 square feet
	New Carport:	270 square feet
	Total:	1,030 square feet
	House:	1 Story, 16 feet
Height of Building:	House:	
Exterior Building Materials:	Wood Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-B

Previous Files: None

Additional Information: The applicant is requesting a special permit to construct an attached 270 square foot carport to an existing single family residence. The proposed carport will be three feet from the north property interior property line and the Zoning Code requires a five foot interior setback. The carport will be 12 feet by 23.5 feet. The carport addition and the proposed house addition (not part of this entitlement) will cover 38 percent of the lot and will be under the maximum allowed lot coverage of 40 percent. The Zoning Ordinance stipulates that attached accessory structures meet the required residential setback requirements. The Zoning Ordinance requires a Zoning Administrator special permit for any accessory structure that does not meet the setback requirements. The applicant is requesting the special permit under those provisions.

The project was noticed and staff received no calls.

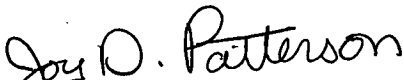
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

Conditions of Approval

1. The proposed addition shall conform to submitted plans (unless required to be revised by the building department). The applicant shall conform to all Design Review conditions.
2. The applicant shall obtain a building permit for the addition.
3. There shall be no further expansion of the house, porch, patio covers or any other structure into the side yard setback area (north side of house). The reduction in setback is only for this carport addition.
4. The roof overhang along the side property line shall be no more than 12 inches and must have a minimum of a 1 hour fire rating.
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. the proposed carport addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed carport (as modified) is compatible in architecture with the existing residence; and
 - c. the lot is a substandard lot in width and depth.
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 proposed carport 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.

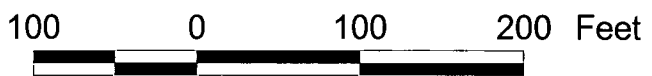
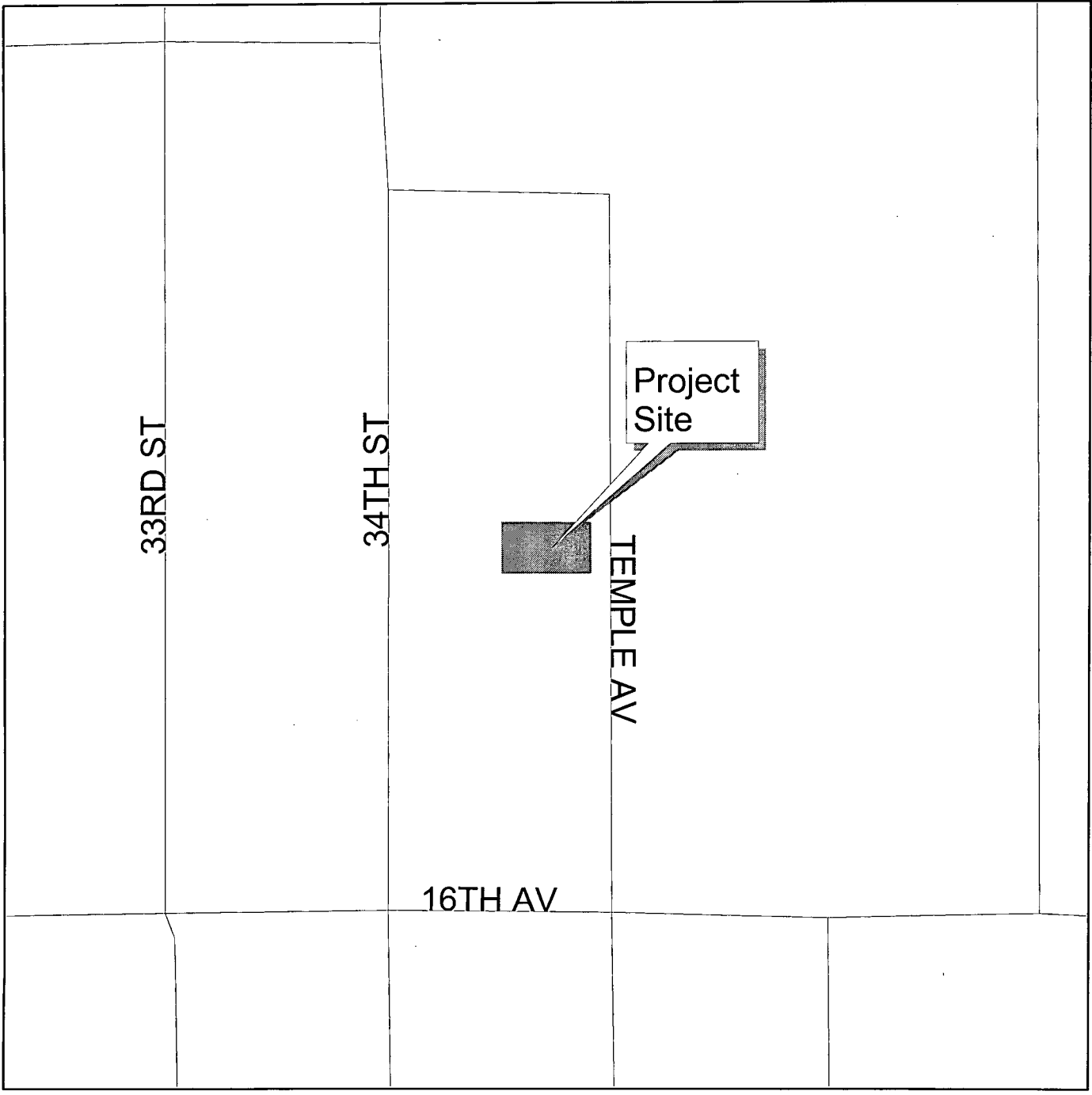
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

DESIGN REVIEW CONDITIONS:

1. Carport shall be constructed of wood and painted to match the existing house.
2. Provide 6"x6" min. posts with decorative bases at the new carport as indicated on the approved plans.
3. Enhance existing columns at the front porch by adding decorative bases matching the design at the new carport.

4. The new addition is approved as proposed.
5. All new windows at the rear addition shall be wood (or vinyl) single/double hung windows. All trim and sills shall be wood and shall match the existing windows.
6. Provide stucco siding at the new addition. Level of stucco finish shall match the existing siding.
7. Provide a new raised panel door at the new addition as indicated on the approved plans.
8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
9. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
10. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.

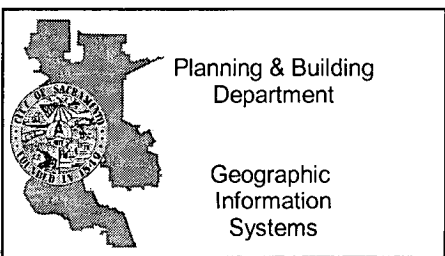
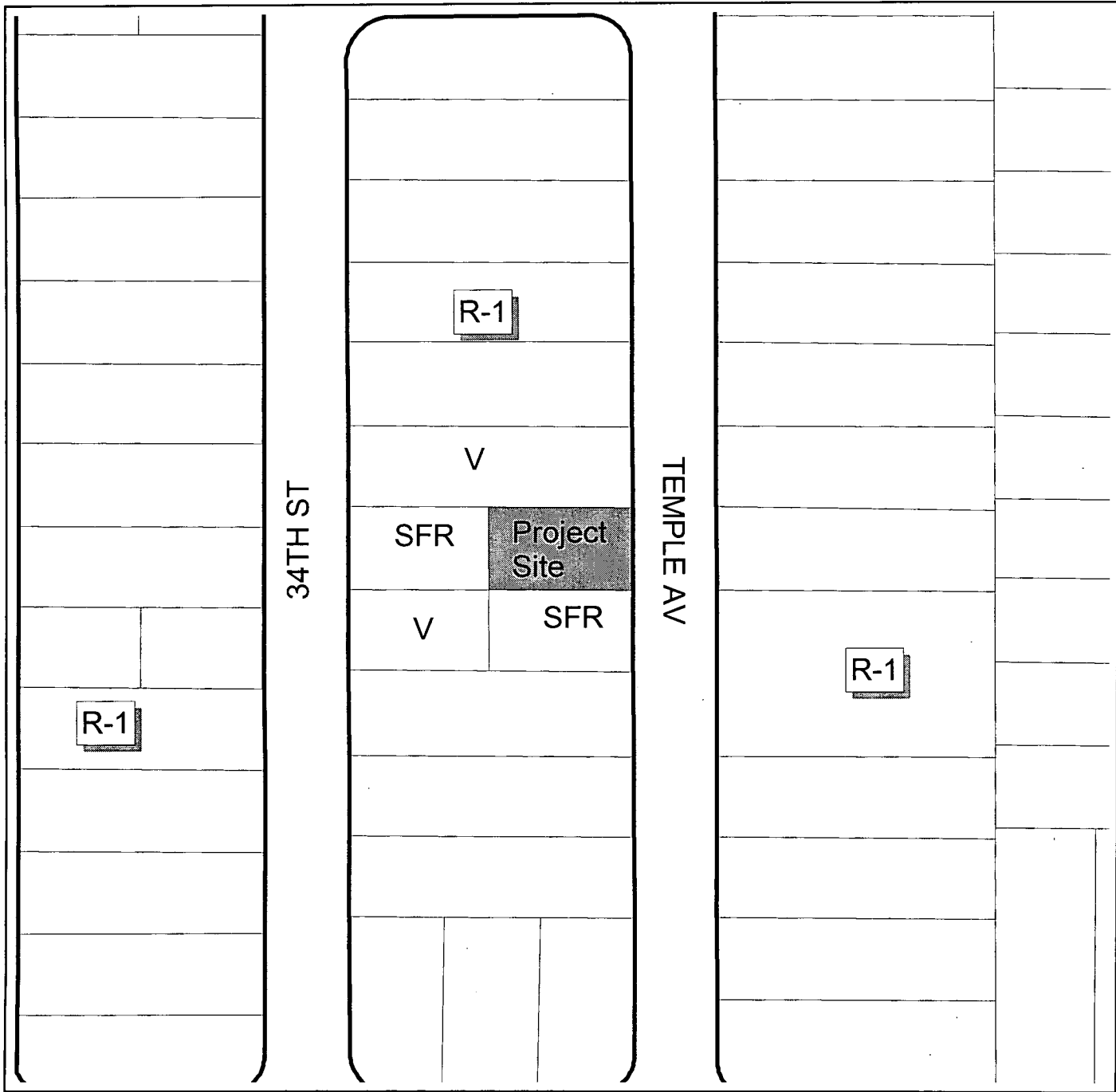
A logo for the Planning & Building Department and Geographic Information Systems. It features a circular seal with a map of the city and the text 'PLANNING & BUILDING DEPARTMENT' and 'GEOGRAPHIC INFORMATION SYSTEMS' around it.

Planning & Building
Department

Geographic
Information
Systems

Vicinity Map





Land Use & Zoning

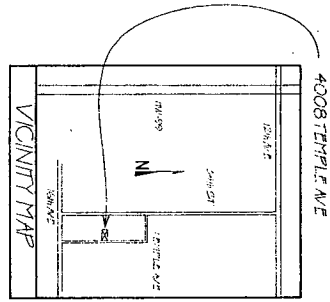


EXHIBIT A

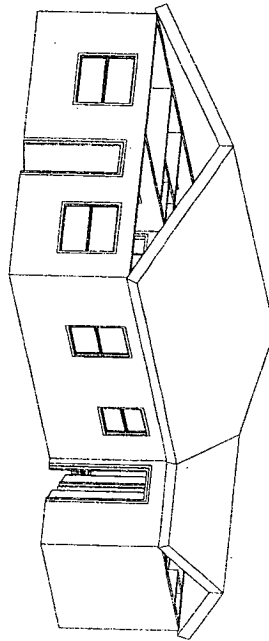
4008 TEMPLE ST

KRAVCHENKO/MYSIN ADDITION

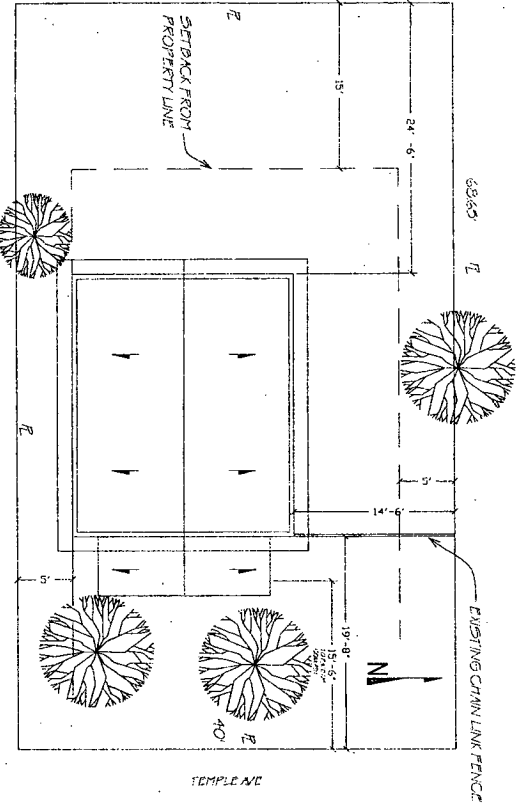
DESIGN REVIEW & ZAPLAN



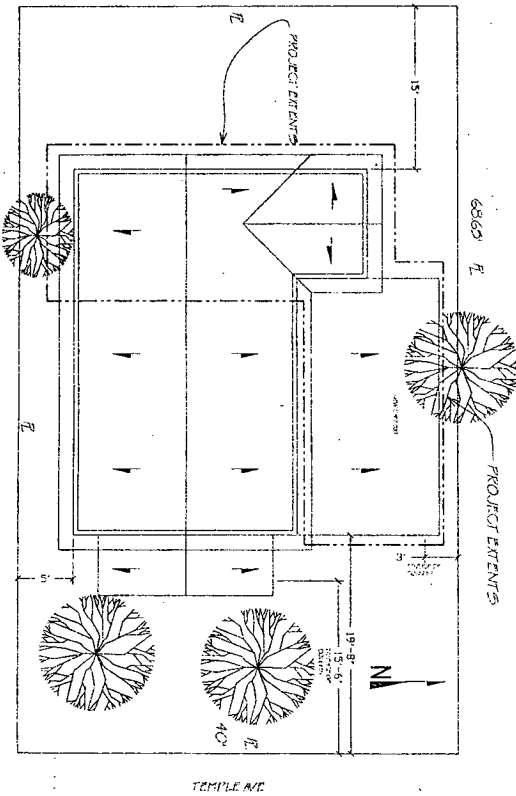
- PROJECT INFORMATION**
- 1. OWNER(S):
ROMAN KRAVCHENKO
NIKOLAI MYSIN
 - 2. SITE ADDRESS:
4008 TEMPLE AVE
SACRAMENTO, CA 95830
 - 3. SCOPE OF WORK AND PROJECT DESCRIPTION:
ADDITION OF 260 SF TO EXISTING ONE STORY DWELLING (900 SF)
TOTAL LIVABLE AREA - ADDED (260 SF)
CARPORT AREA ADDED (270 SF)
TOTAL AREA (760 SF)
 - 4. LAND SURFACE COVERED: 39%
 - 5. APN: 020-0052-008-000



3-D HOUSE

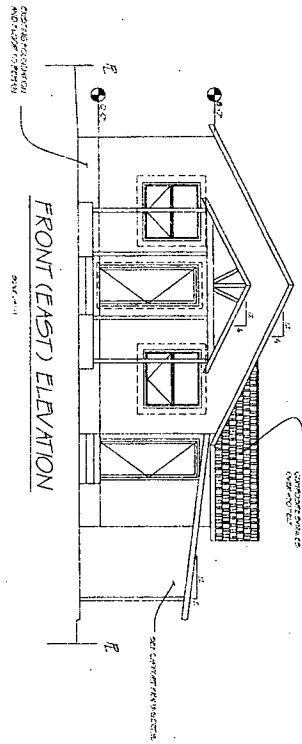


EXISTING PLOT PLAN

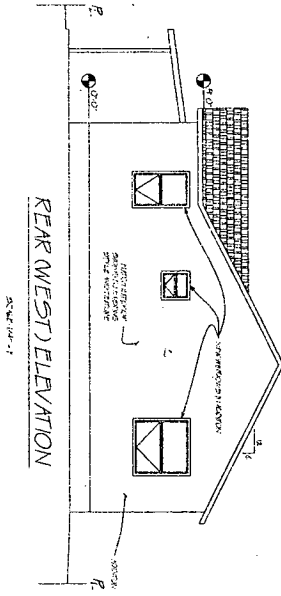


NEW PLOT PLAN

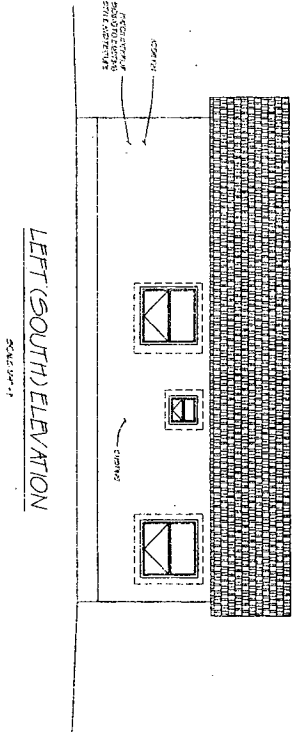
EXHIBIT B



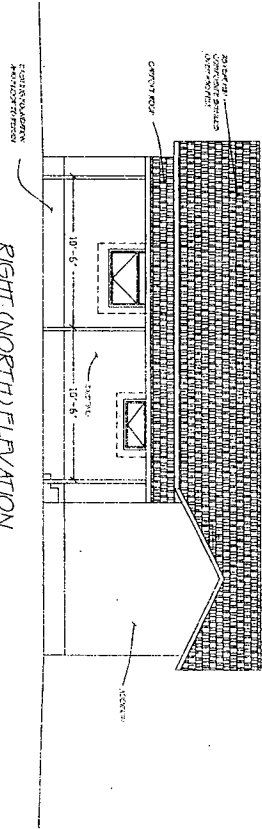
FRONT (EAST) ELEVATION
SCALE 1/4" = 1'



REAR (WEST) ELEVATION
SCALE 1/4" = 1'

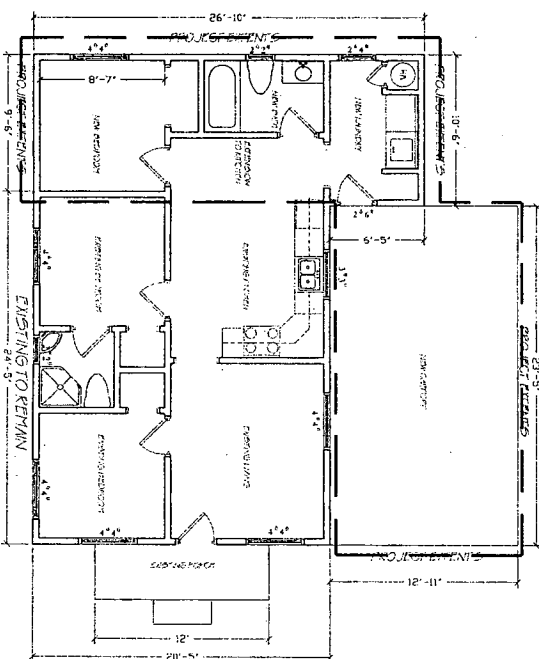
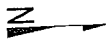


LEFT (SOUTH) ELEVATION
SCALE 1/4" = 1'



RIGHT (NORTH) ELEVATION
SCALE 1/4" = 1'

NOTE:
1. ALL EXISTING WINDOWS TO BE REFINISHED.
2. NEW WINDOW SIZES AND PLACEMENTS TO BE DETERMINED BY THE CONTRACTOR.
3. WINDOW DOORS TO BE REPLACED WITH NEW SLIDING GLASS DOORS.



FLOOR PLAN
SCALE 1/4" = 1'