

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 30, 2005, the Zoning Administrator approved with conditions a variance to waive the garage requirement for an existing single family residence in the Standard Single Family (R-1) zone for the project known as (File Z05-027). Findings of Fact and conditions of approval for the project are listed on pages 3.

Project Information

Request: **Zoning Administrator Variance** to waive the garage requirement for an existing 1,460 square foot single family residence and allow a parking space within the front yard setback area on 0.11± developed acres in the Standard Single Family (R-1) zone.

Location: 580 Swanston Drive (D 4, Area 2)

Assessor's Parcel Number: 012-0162-003

Applicant: Harry Oaks
580 Swanston Drive
Sacramento, CA 95818

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

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'	22'-4"	22'-4"
South:	R-1; Single Family Residence	Side (E)	5'	4'-8"	4'-8"
East:	R-1; Single Family Residence	Side (W)	5'	5'-11"	5'-11"
West:	R-1; Single Family Residence	Rear	15'	33'	20'

Property Dimensions: (Approximate, Irregular): 87.5' x 56'
Property Area: 0.11± acres, 4900 sq ft.

Square Footage of Buildings: House 1,124 square feet
Garage: 336 square feet
Garage Addition: 210 square feet
Total: 1,670 square feet

Height of Building:	House:	1 Story, (Walls about 10')
Exterior Building Materials:	Redwood Siding	
Roof Materials:	Composition	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to convert approximately 336 square feet of the garage within an existing 1,124 square foot single family residence. The proposed conversion will include a bedroom, bathroom, laundry facilities, and storage areas accessed from the exterior of the home. A single family residence is required to provide a minimum 10 foot by 20 foot parking space for each residence beyond the front setback area. The proposal will eliminate the garage requirement but retain the existing driveway, which is located within the front setback area. Therefore, the applicant is requesting to waive the garage requirement for this residence to utilize the driveway as the parking space. The project requires a Zoning Administrator Variance to waive the garage requirement for this residence.

The exterior changes are limited to replacing the existing garage door with new double outswinging storage doors with windows that will provide access the two new storage spaces. The two storage spaces will about four feet by eight feet. These doors will maintain an appearance of garage doors, and provide for an appropriate design.

The plans submitted for review also show a proposed addition to the rear of the home for a new bedroom. The proposed addition complies with setbacks and maximum lot coverage allowances for the Standard Single Family (R-1) zone. No planning entitlements are required for the addition.

Agency comments: The City Utilities Department, the Building Division and the Development Engineering and Finance division have reviewed the proposed project. Any comments received pertaining to the garage conversion have been included as conditions.

The site was posted and the surrounding property owners within 100 feet from the property corners were notified. In addition, the Land Park Community Association and the Upper Land Park Neighborhood Association were notified of the proposed project. Staff received one phone call requesting additional information about the project but no opposition to the variance was expressed.

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, Section 15303, New Construction of Small Structures.

Conditions of Approval

General:

1. The proposed garage conversion shall in substantial conformance to submitted plans (unless required to be revised by the building department).
2. The design of the proposed new double outswinging storage doors that are to replace the

existing garage door shall conform to submitted plans. Any siding, roofing, windows or other exterior material to be replaced shall match the home in terms of style and colors.

3. The Applicant shall obtain the necessary building permits prior to commencing construction.

Utilities:

ADVISORY COMMENT:

4. 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) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to an individual applicant in that:
 - a. the lot depth is substandard in size to accommodate more than a small addition to a single family residence; and
 - b. the project is designed to blend in with the surrounding residential community; and
 - c. other variances have been approved under similar circumstances.
2. Granting the Variance request does not constitute a use variance in that a single family residence is a permitted use in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the addition will be designed to match the residence and will not negatively impact neighboring property owners; and
 - b. the project will provide adequate parking for the residence; and
 - c. the project will meet and exceed standard residential setback requirements.
4. The project is consistent with the General Plan which designates the subject site Low Density Residential 4-15 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 use 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 (original) ZA Log Book Applicant

Z05-027

RET'D FEB 09 2005

Item 7

PROPOSED ADDITION/REMODEL FOR

HARRY OAKS

580 SWANSTON DRIVE

SACRAMENTO, CA

APN # = 012-0162-003-0000

CONSTRUCTION TYPE: V-N

OCCUPANCY: R-1

OWNER CONTACT:

HARRY OAKS
580 SWANSTON DRIVE
SACRAMENTO, CA 95813
(916) 448-1054

ARCHITECT:

AMY RUTTEN, AIA
P.O. BOX 255
MI WUK VILLAGE, CA 95346
PHONE: (209) 506-5667
FAX: (577) 856-9956

PROJECT SQUARE FOOTAGE:

EXISTING LIVING AREA:	1,124 SF
EXISTING GARAGE:	336 SF
TOTAL EXISTING SQUARE FOOTAGE:	1,460 SF
NEW ADDITION:	210 SF
GARAGE CONVERSION:	336 SF
NEW TOTAL CONDITIONED SQUARE FOOTAGE:	1,670 SF

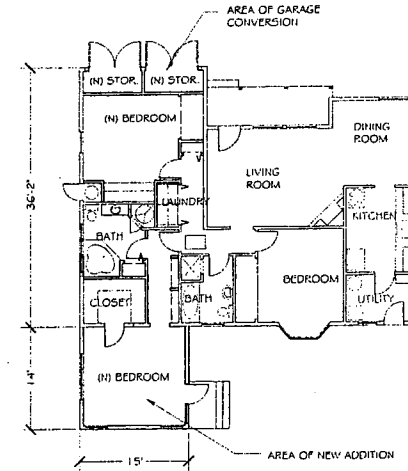
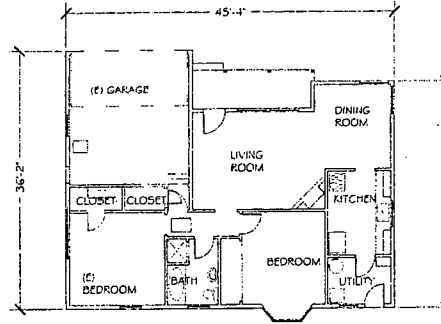


EXHIBIT A

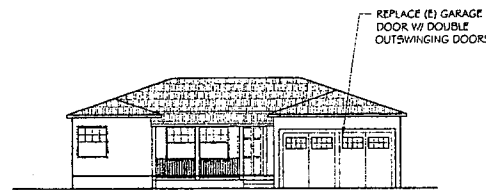
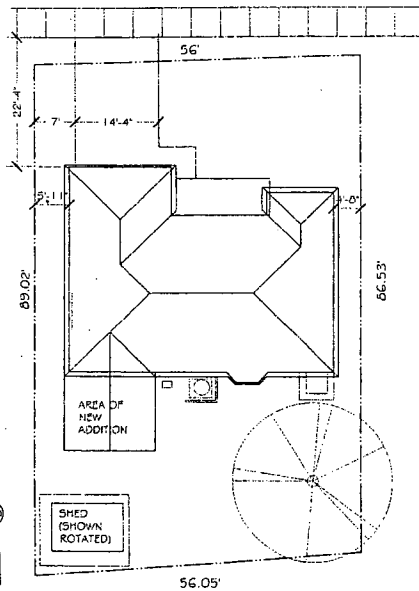
PROJECT INFORMATION

2 EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

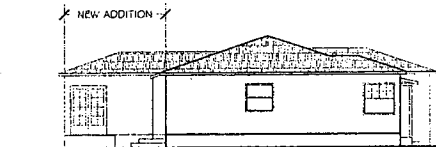
3 PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



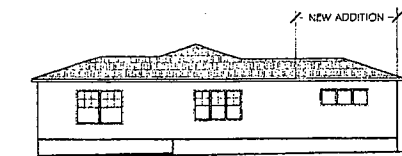
4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



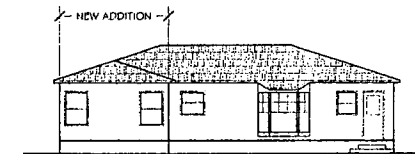
5 EAST ELEVATION

SCALE: 1/8" = 1'-0"



6 WEST ELEVATION

SCALE: 1/8" = 1'-0"



7 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1 SITE PLAN

SCALE: 1" = 10'-0"

PROPOSED ADDITION/GARAGE CONVERSION FOR

March 30, 2005 HARRY OAKS
580 SWANSTON DRIVE
SACRAMENTO, CA 95813

Amy Rutten, AIA
Architect

P.O. BOX 255
MI WUK, CA
95346

Phone: 209-506-5667
Fax: 577-856-9956

Z05-027

JOB # 200501

PLOT DATE
2/09/05

1 of sheets