

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 29, 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 Z05-213). Findings of Fact and Conditions of Approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Variance** to waive the garage requirement for an existing 1,047 square foot single family residence and allow a parking space within the front yard setback area on 0.12± developed acres in the Standard Single-Family Residential, Executive Airport Overlay (R-1-EA-2) zone.

Location: 5677 Norman Way (D4, Area 2)

Assessor's Parcel Number: 025-0141-015

Applicant: Rick Johnson
 11411 E. Peltier Road
 Acampo, CA 95220

Property Owner: Larry Chu
 5677 Norman Way
 Sacramento, CA 95822

Project Planner: Evan Compton

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 EA-2)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residence
South: R-1; Single Family Residence
East: R-1; Single Family Residence
West: R-1; James Mangan Park

Property Dimensions: 50' x 103'
Property Area: 0.12± acres
Height of Building: One Story
Exterior Materials: Stucco, horizontal siding, brick veneer
Roof Material: Composition
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A1 - A4

Previous Files: None

Additional Information: The applicant is requesting to convert the garage of a single family home to living space. The attached garage to be converted is approximately 253 square foot. The garage door will be replaced with a new window and the stucco exterior will be finished to provide a seamless appearance. The applicant proposes to remove the brick veneer. Each single family residence is required to provide a minimum 10 foot by 20 foot parking space 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 project requires a Zoning Administrator Variance to request locating the required parking space in the front setback area.

The site was posted and the surrounding property owners within 100 feet were notified. Staff received one letter stating they had no objection to the project.

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

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 or Conversion 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 division).
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. *All the windows on the front façade shall match in color and trim detail.* (The applicant may meet this condition by selecting a new window to approximately match the existing windows or by modifying the existing windows to match the selection of a new window.)
4. The applicant shall remove the brick wainscot and then stucco the entire front façade of the home to create a seamless, uninterrupted appearance.

Findings of Fact:

1. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be and have been granted to other property owners facing similar circumstances.
2. Granting the variance requests do not constitute use variances in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.

3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood, and
 - b. the structures and paving are existing with adequate open space remaining.
 - c. there will be a parking space for one vehicle; and
 - d. it is not possible to provide an accessible parking pad out of the front setback area without demolishing a part of the house or acquiring additional property.

4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).



Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within three 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 ZA Log Book (original) Applicant



0 1000 2000 Feet

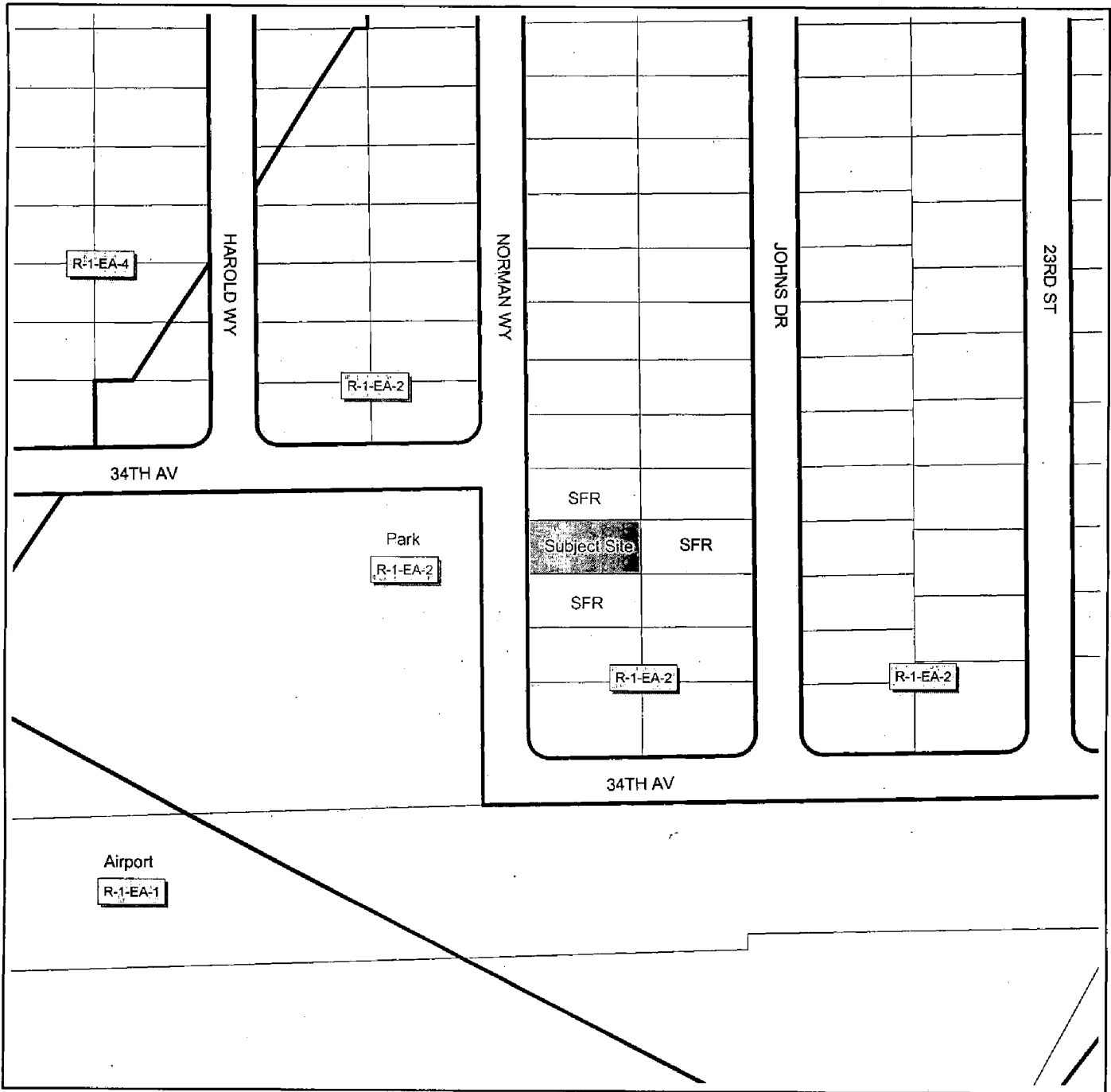


 Development Services
Department

Geographic
Information
Systems

Vicinity Map



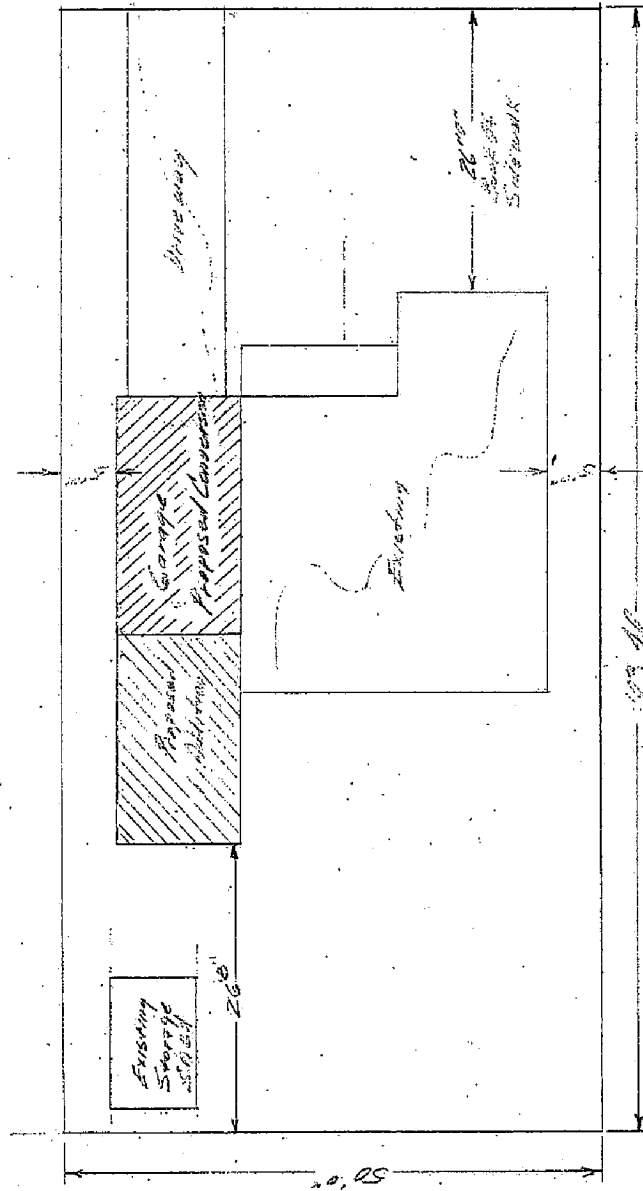


Development Services
Department

Geographic
Information
System

Land Use & Zoning





1" = 10'

Plot Plan

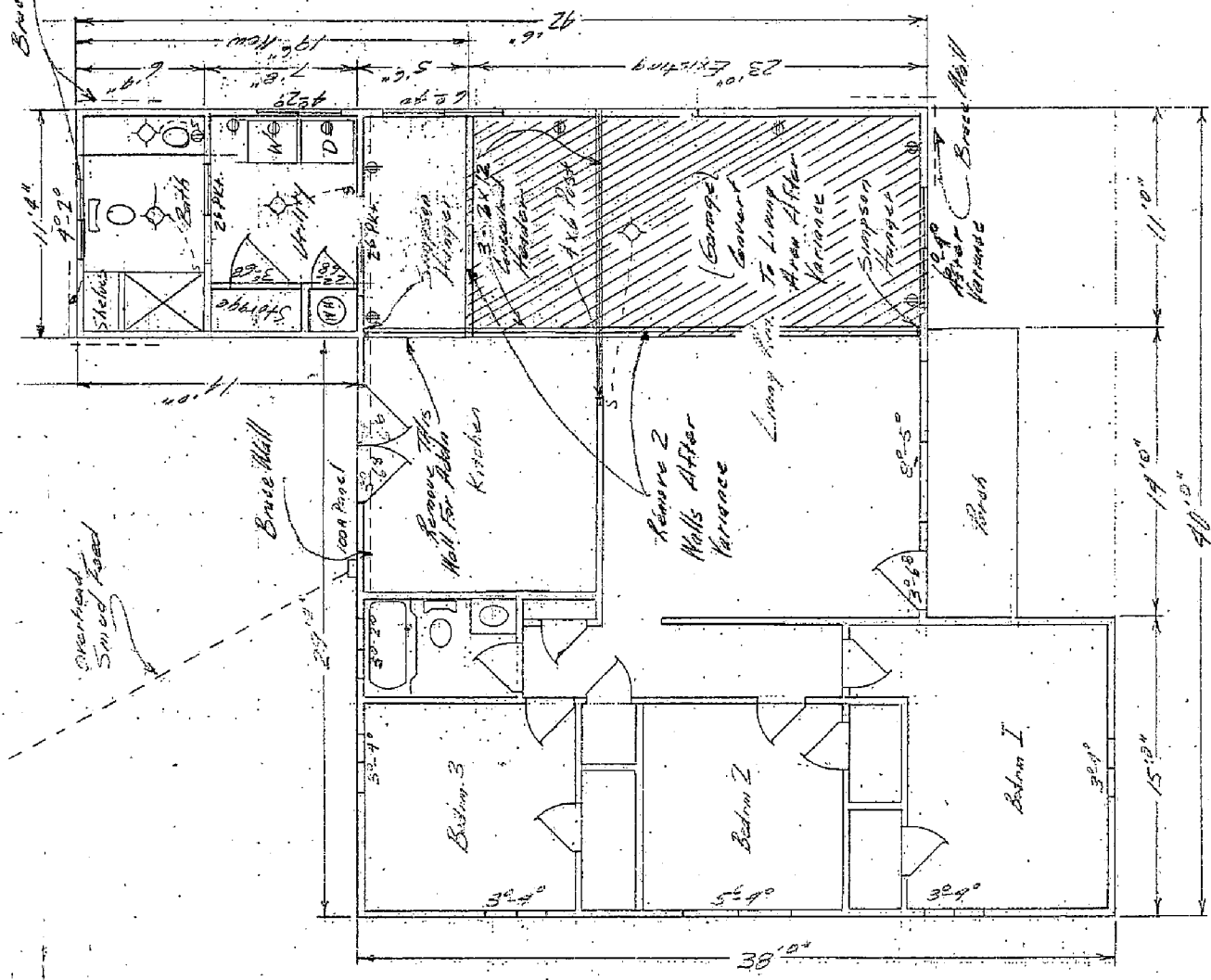
AI

Mr. & Mrs. Chh. Add. Here #16 421 0288	
SCALE: 1/8" = 1'	DRAWN BY:
DATE: 1-30-05	REVISED:
5677 Hennepin Hwy. South #5332	
219 1st. Add. Here #33 5th Court 1215 #0	

213
D AUG. 9, 2005

GENERAL NOTES:

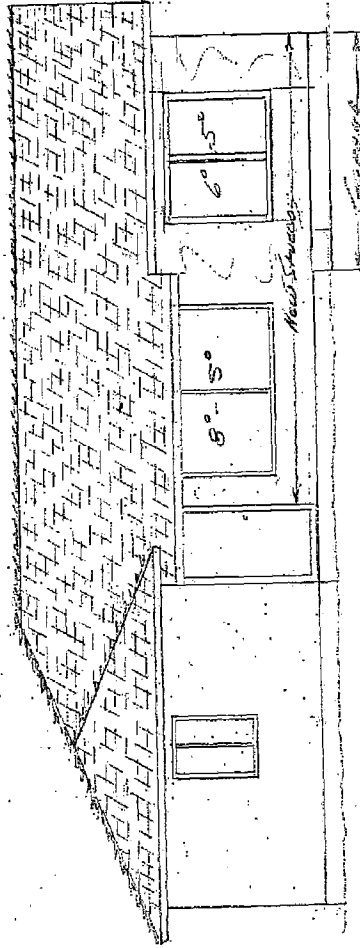
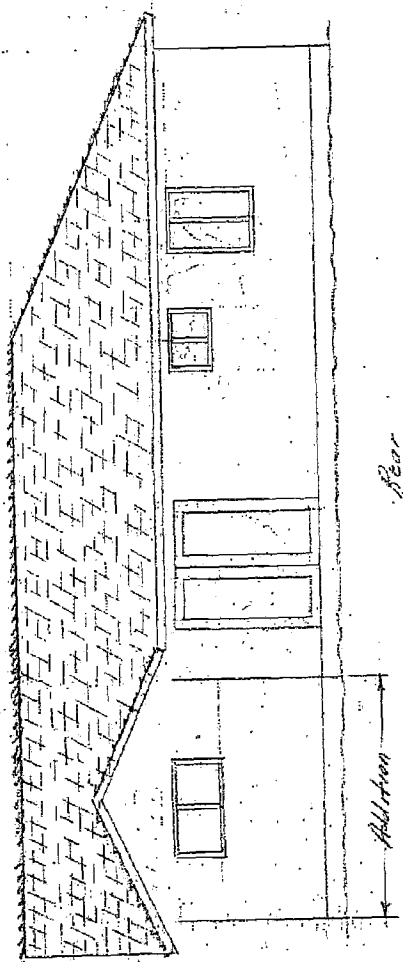
- 1 Concrete: 5' Thick Slabs
- 2 Walls: 2x4 @ 16" O.C.
- 3 #3 OSB Exterior Sheathing
- 4 Frame: Exterior: 4" Lx6" Sawn Lumber, Sill: 4" Lx6" Sawn Lumber
- 5 R-19 Underlayment
- 6 R-13 in Walls
- 7 R-38 Ceiling
- 8 2x6 Floor Joist @ 24" O.C.
- 9 3/4" T&G Subfloor
- 10 2x6 AP Ridge + Valley
- 11 7/8" Sider Board @ 5' Spacing
- 12 1/2" OSB Sheathing
- 13 New Electrical Circuits
 - A 1-20A GFI Breaker
 - B 1-20A New Bath Recept.
 - C 1-20A Washer
 - D 1-30A 2 Pole Dryer
- 14 ATY Dual Pane Low E Vinyl Windows
- 15 Existing 8' x 8' New 3x10"
- 16 Existing 10' x 10' New 4x4"
- 17 New 6x6 to Post Lath 12' x 12'



Mr. & Mrs. C.W. Addition 10/20/05	
SCALE: 1/8" = 1'-0"	APPROVED BY: [Signature]
DATE: 1-30-05	REVISED: [Signature]
5677 Arroyo Way, Suite 4000	
249 R. Addition #53 (GARAGE)	

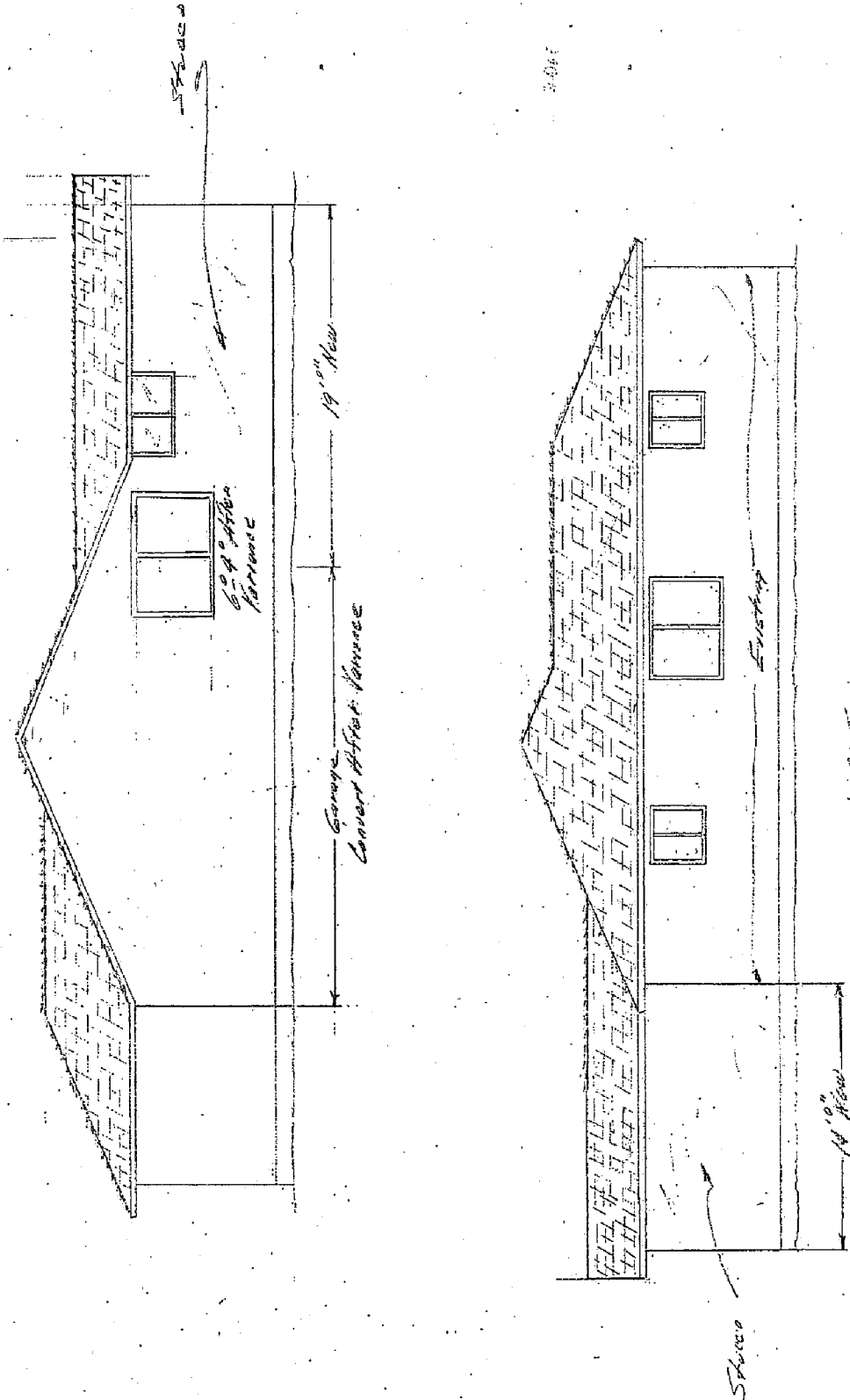
A2

Floor Plan



A3

Mr. & Mrs. Chu Addition 906 931/0281	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 10-28-05	DRAWN BY:
	REVISED:
5677 Norman Way Suite 95822	DRAWING NUMBER:
191 P Addition 233 CAR Lot 3	3-24-05



A4

Mr. & Mrs. Chas. Adkinson 219 6th St. S.E.	
SCALE: 1/8" = 1'	APPROVED BY:
DATE: 1-30-05	DRAWN BY: J.S.
5670 Norman Hwy South 15822	
219 Adkinson St. S.E. 68800	
DRAWING NUMBER	