

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 2, 1997, the Zoning Administrator approved with conditions a variance to allow a room addition to an existing house for the project known as Z97-024. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 7.75 feet for a 154 square foot room addition to a single family residence on 0.15± developed acres in the Standard Single Family (R-1) zone.

Location: 6015 Wardell Way (D8, Area 2)

Assessor's Parcel Number: 118-0270-010

Applicant: Susan and John McBride **Property** Same as Applicant
6015 Wardell Way **Owner:**
Sacramento, CA 95823

General Plan Designation: Low Density Residential (4-15 du/na)
South Sacramento
Community Plan: Residential (4-8 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'	5'	5'
East: R-1A-R; Apartments	Side(W.):	5'	5'	5'
West: R-1; Single Family Residence	Rear:	15'	15'	7.75'

Property Dimensions: Irregular
Property Area: 0.15± acres
Square Footage of Buildings: Existing structures- 2,091 square feet
Proposed room addition- 154 square feet
Total- 2,245 square feet

Exterior Building Materials:	Wood Siding/stucco
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to construct a 154 square foot room addition to the house. The proposed ten foot by 14.4 foot room addition will encroach 7.75 feet into the rear yard setback. The lot is very irregular in the rear yard area and the encroachment is at the narrowest point at the northwest corner. There is 32 feet from the northeast corner to the rear property line. The Zoning Ordinance requires a 15 foot rear yard setback. The applicant is requesting a variance to the rear yard setback requirement.

The project has been noticed and staff has not received any 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)}.

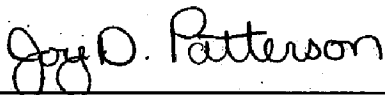
Conditions of Approval

1. There shall be no further expansion of the house, porch, or any other structure into the rear setback area.
2. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. 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.

3. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate rear yard area; and
 - b. the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

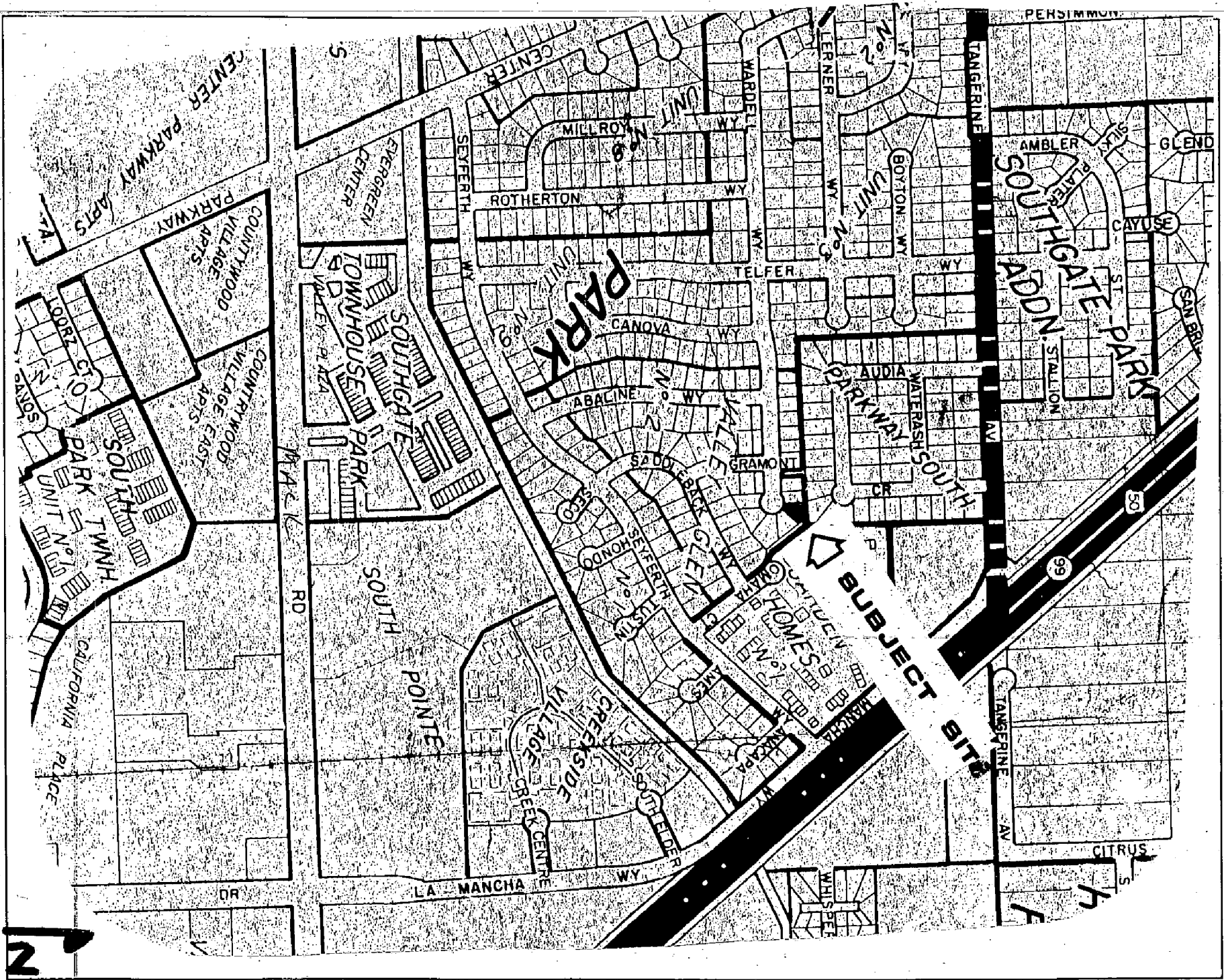


Joy D. Patterson
Zoning Administrator

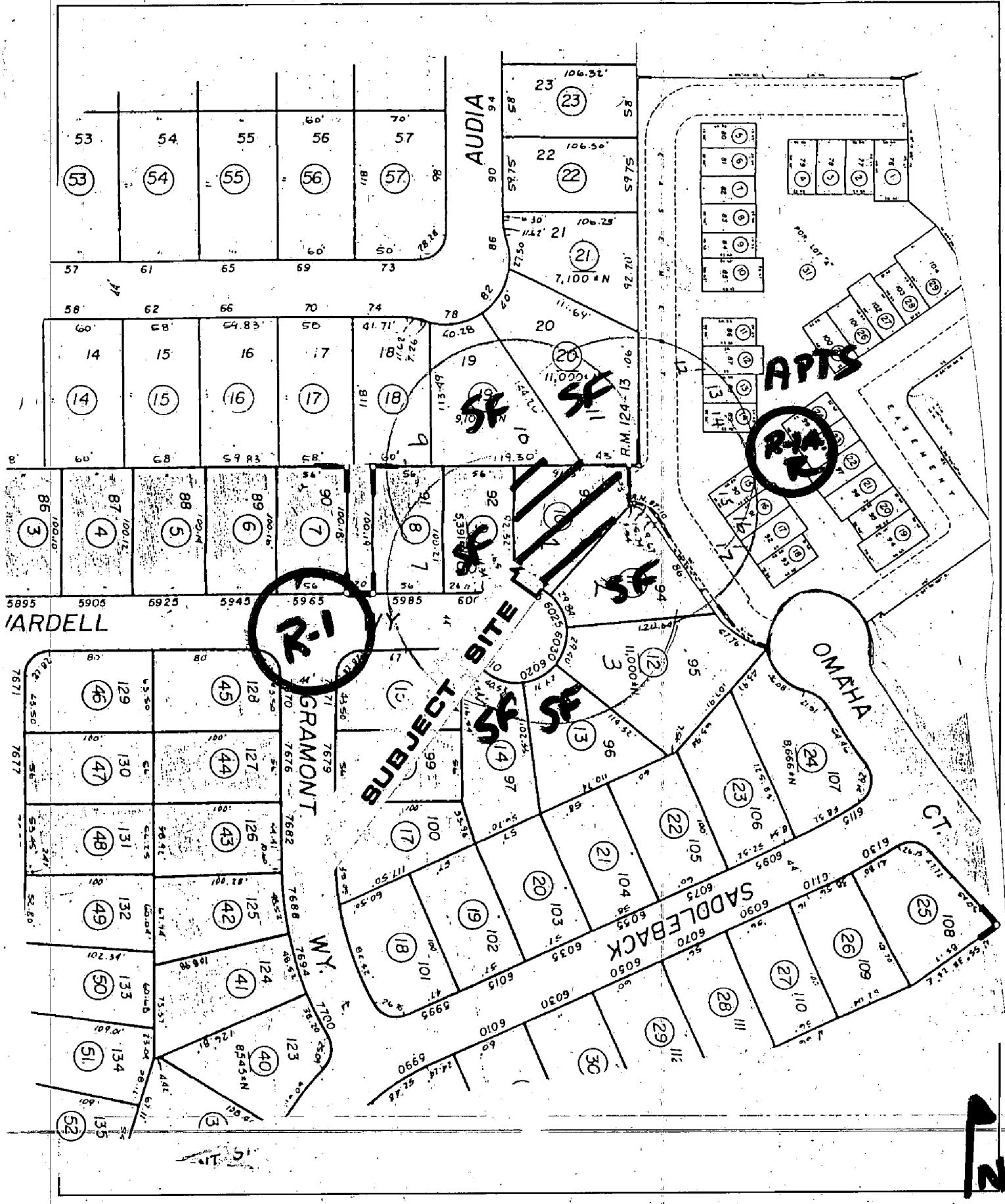
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building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

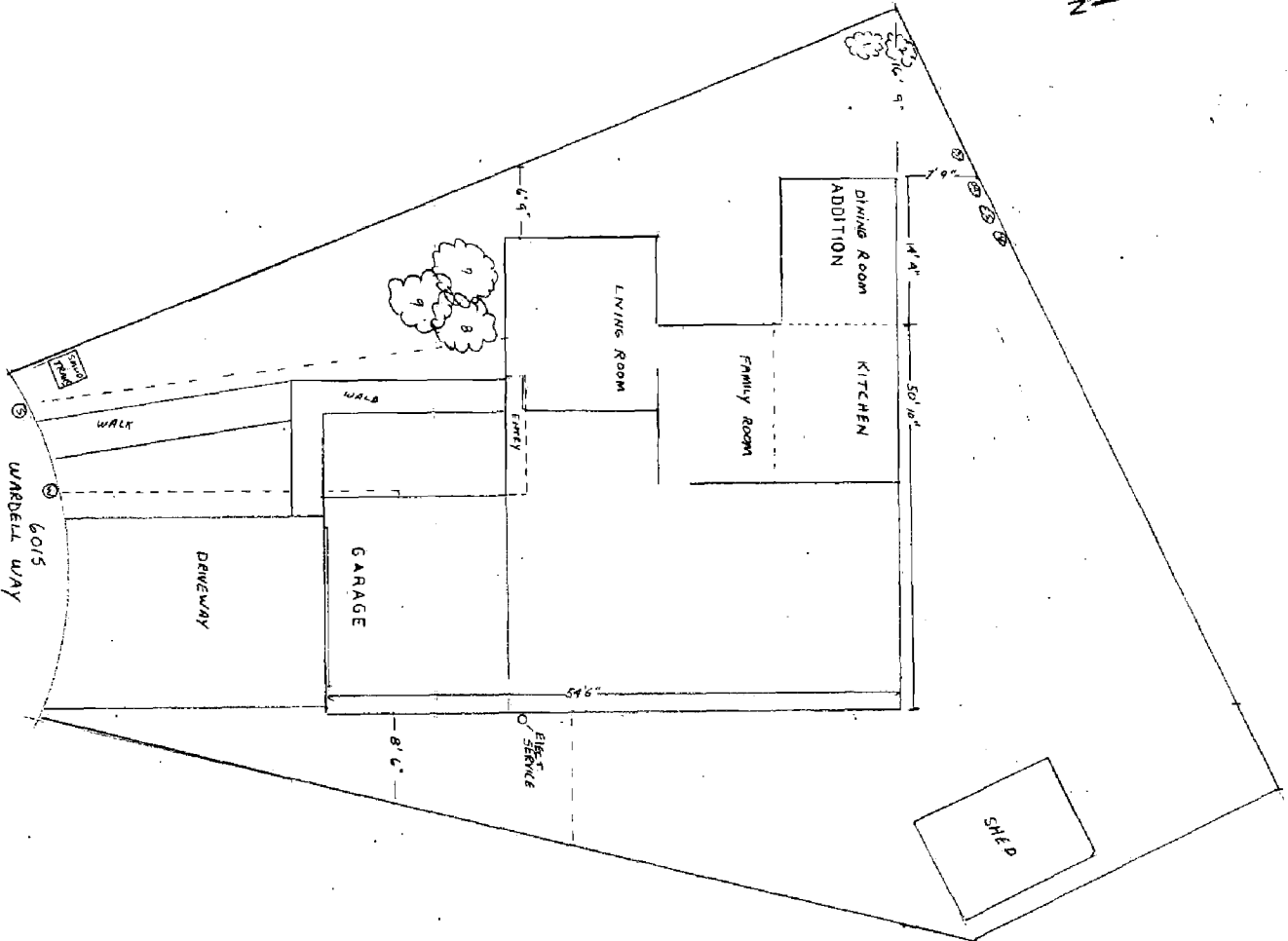
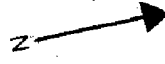
cc: File
Applicant
ZA Log Book



VICINITY MAP



LAND USE & ZONING MAP

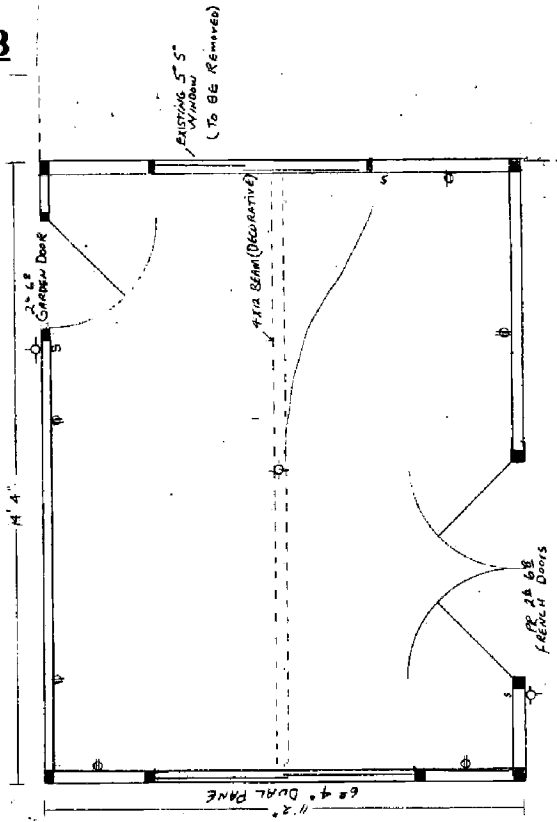
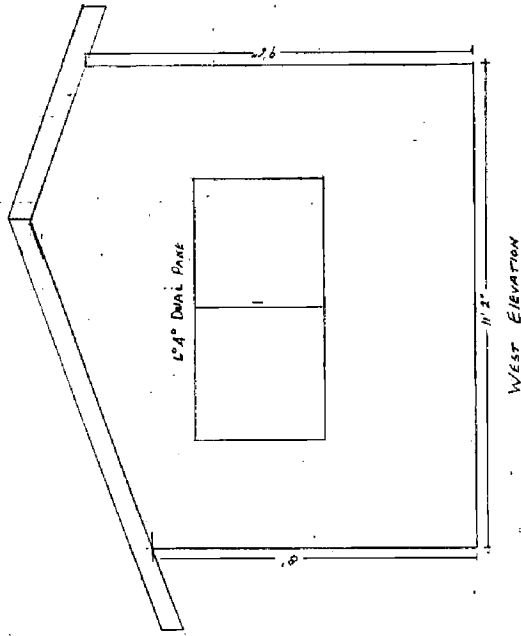


- 1) ESTABLISHED SINGLE FAMILY RESIDENCE. SIDE & REAR YARD UNLANSCAPED EXCEPT:
 - ⓐ LIQUIDAMBER - 13' 1/4" ⓑ DECID. 20' 1/2"
 - ⓒ " 12' 1/2" ⓓ " 18"
 - ⓔ " 12" ⓕ " 12"
- 2) PROPOSING TO ADD ON A DINING ROOM TO ADJOIN WITH THE KITCHEN
- ⓖ REMOVED UNDERGROUND TELEPHONE CABLE ALONG REAR PROPERTY LINE. DUG UP 1991
- ⓗ ALL UTILITIES ACCESS FROM WARDSELL WAY COURT
- ⓓ SEWER
- ⓔ WATER

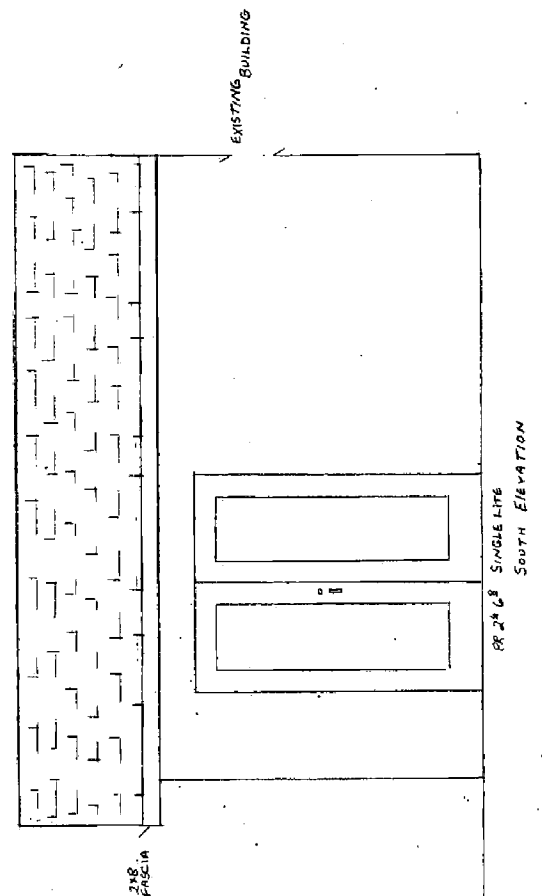
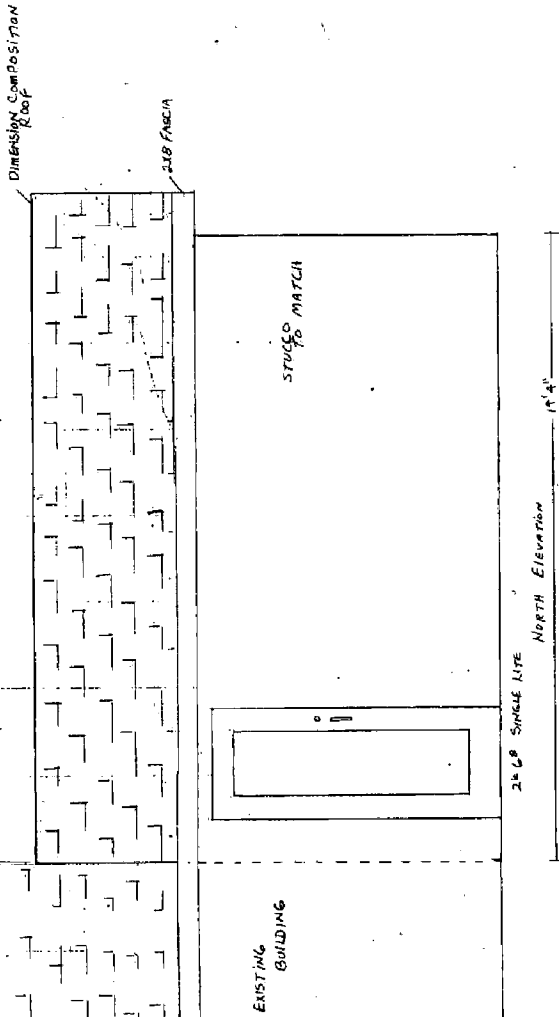
EXHIBIT - A

6015 WARDSELL WAY, SACRAMENTO
 PARCEL # 118-0270-010-0000
 SCALE 1/8" = 1'

EXHIBIT - B



6015 WARREN WAY, SACRAMENTO
 PARCEL # 118-0270-010-0000
 SCALE 1/2" = 1'



297-024

APRIL 2, 1997

ITEM #2