

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday June 8, 1993 the Zoning Administrator approved a variance to reduce the required rear yard setback for the project known as Z93-028. Conditions of approval and Findings of Fact for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Variance to reduce the required 15' rear yard setback to 12' on .19± developed acres in the Single Family Residential (R-1) Zone.

Location: 5512 Danjac Circle

Assessor's Parcel Number: 024-0450-009

Applicant:	Paul & Anne Bartkiewicz 5512 Danjac Circle Sacramento, CA. 95822	Property Owner:	Paul & Anne Bartkiewicz 5512 Danjac Circle Sacramento, CA. 95822
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General Plan Designation: Low Density Residential (4-15 du/net acre)

Existing Land Use of Site: Single Family Residential

Existing Zoning of Site: Single Family Residential (R-1) Zone

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: R-1; Single Family Residential	Front:	25'	25'
South: R-1; Single Family Residential	Side(W):	5'	5'
East: R-1; Single Family Residential	Side(E):	5'	5'
West: R-1; Single Family Residential	Rear:	15'	12'

Property Dimensions: Irregular
Property Area: 8,241 sq.ft.
Square Footage of Building: 2,468 sq.ft.
Height of Building: Two Story
Exterior Building Materials: Stucco
Roof Materials: Medium shake
Topography: Flat

Z93-028

June 8, 1993

Item #1

Street Improvements: Existing
Utilities: Existing

Project Plans: See Attachments A, B, C and D.

Environmental Determination:

This project will not have a significant effect on the environmental and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305 (A)).

Conditions:

1. The main wall of the building shall be located a minimum of 14 feet from the rear property line. The bay window may extend two feet into the rear yard setback area (minimum setback of 12 feet from the bay window to the property line) and may extend all the way to the ground as shown in Exhibit C.
NOTE TO BUILDING DIVISION: *Per owner,* The existing fence is not constructed on the property line. The property line is *one* foot to the west of the fence (see Exhibit A).

Findings of Fact:

1. The variance request, as conditioned, is not a special privilege extend to one individual property owner in that bay windows are permitted to encroach 2'6" into the rear yard setback area. The bay window, as designed, will still provide an adequate rear yard area and the design is compatible with the residential structure.
2. Granting the variance request does not constitute a use variance in the residential structures are permitted in the Standard Single Family (R-1) zone.
3. The variance request is not injurious to the public welfare, nor to property in the vicinity in that the design of the bay window addition is compatible with the design characteristics of the existing single family structure and single family structures in the surrounding subdivision.
4. The project is consistent with the General Plan which designates the site for Low Density Residential use.

Joy D. Patterson

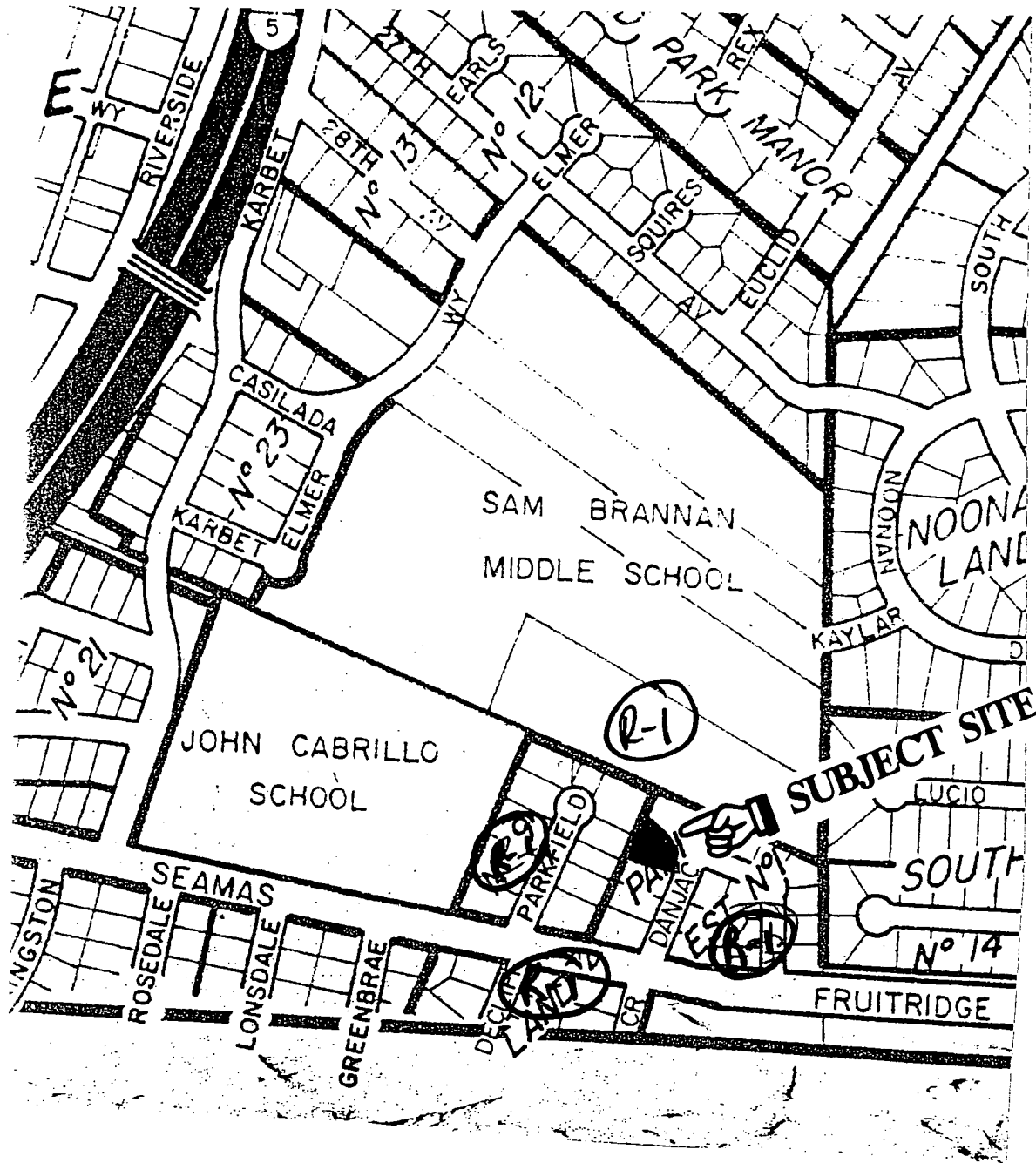
Joy D. Patterson
Zoning Administrator

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 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.

ZAction.var
6-8-93

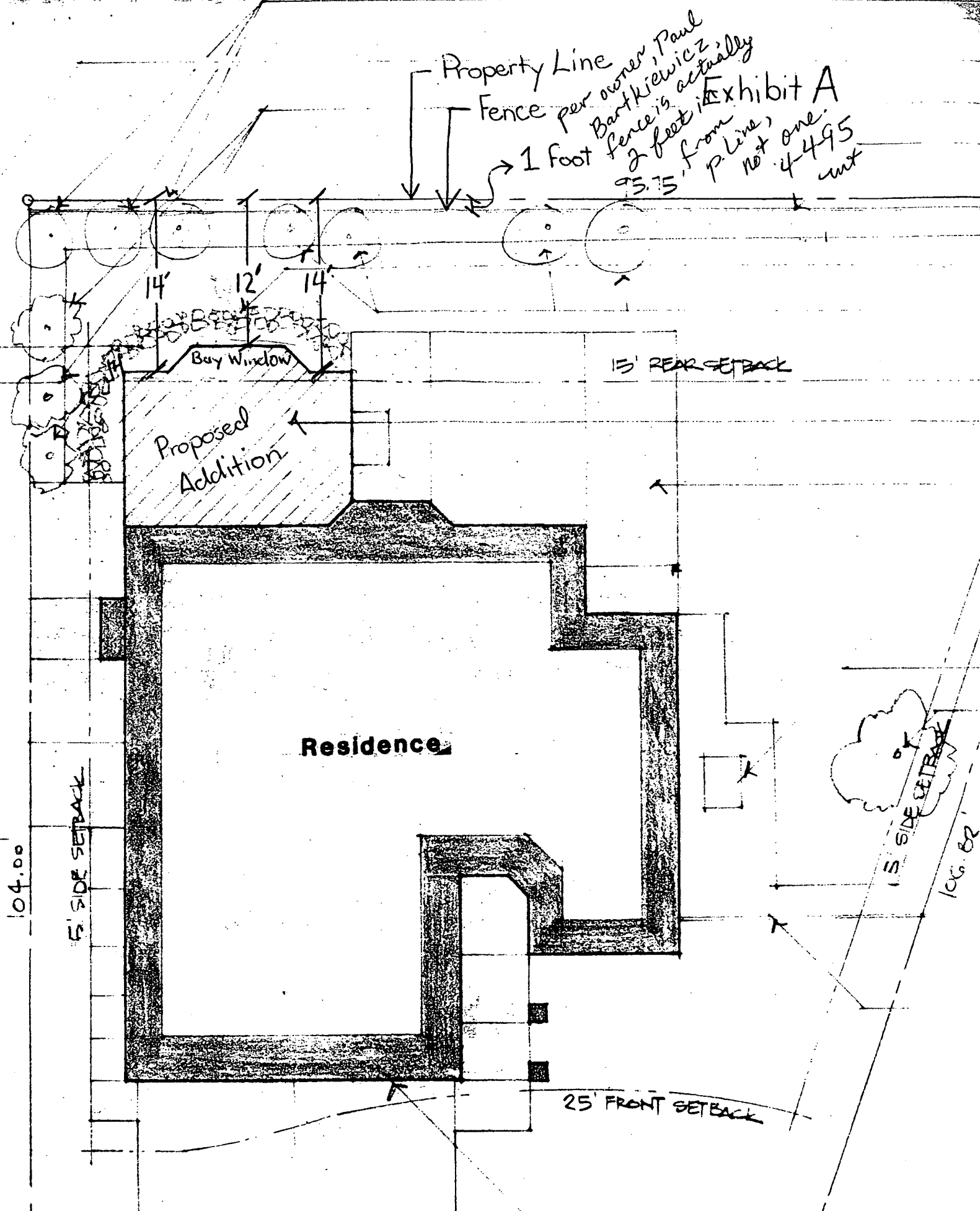
cc: File (original)
Applicant
ZA Log Book
Building Division



VICINITY, LAND USE & ZONING MAP

Property Line
Fence per owner, Paul
Bartkiewicz,
fence is actually
2 feet from
93.75' from
P. Line,
not one.
4-495
mt

Exhibit A



104.00

5' SIDE SETBACK

Residence

Proposed Addition

Bay Window

15' REAR SETBACK

25' FRONT SETBACK

15' SIDE SETBACK

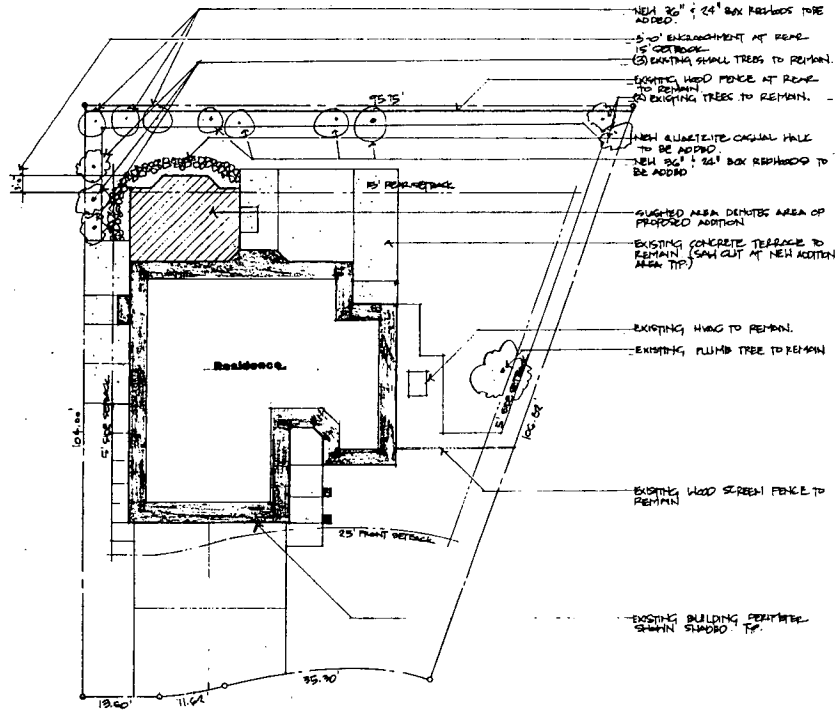
106.62'

Z93-028

June 8, 1993

#1

Exhibit B



Danjac Circle



SITE PLAN

SCALE 1" = 10'-0"
 PROPOSED REMODEL FOR:
 MR. & MRS. BARTKIEWICZ
 5512 DANJAC CIRCLE
 SACRAMENTO, CA.

GENERAL NOTES

- DO NOT SCALE PLAN
- VERIFY ALL DIMENSIONS ON JOB SITE.
- VERIFY PROPERTY LINE. DRAWING NOT TO INTER. PROPERTY LINE BEGINS AT BACK EDGE OF SIDEWALK OR CURB.
- PROVIDE EXPANSION JOINTS AS SHOWN AT ALL EXPOSED AGGREGATE/CONCRETE PLATWORK.

PROPOSED REMODEL FOR:
 MR. & MRS. BARTKIEWICZ
 5512 DANJAC CIRCLE
 SACRAMENTO, CA.

INDEX

- C COVER SHEET/SITE PLAN
- A-1 FLOOR PLAN/REAR ELEVATION
- A-2 RIGHT & LEFT ELEVATIONS

NOTES

1. INFORMATION CONTAINED IN ALL PLANS, DRAWINGS, SPECIFICATIONS AND INFORMATION CONTAINED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF DONALD JOSEPH, INC. AND SHALL BE HELD CONFIDENTIAL AND NOT USED FOR ANY OTHER PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE BEING SUPPLIED OR PROVIDED. THESE PLANS SHALL NOT BE REPRODUCED, COPIED, OR TRACED WITHOUT THE EXPRESS WRITTEN CONSENT OF DONALD JOSEPH, INC.
2. ALL WORK SHALL COMPLY WITH THE 1991 EDITION OF THE UNIFORM BUILDING CODE AND ALL OTHER STATE, FEDERAL, AND LOCAL CODES AND REGULATIONS. NOTHING WITHIN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM THIS RESPONSIBILITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING THE PROPERTY LINES AND CORNERS.
4. THE CONTRACTOR SHALL USE THE DIMENSIONS ON THE DRAWING RATHER THAN MEASURING THE DIMENSIONS.

VICINITY MAP



DONALD JOSEPH INC.
 Architecture Design Planning

2508 3RD ST. SUITE 212 SACRAMENTO, CA. 95818 916-448-2848 FAX 916-448-2018

JOB:
 DATE: 4/23/93
 DRAWN BY: M.L.N.
 REVISIONS:

SCALE: 1" = 10'-0"

COVER SHEET / SITE PLAN
 BARTKIEWICZ REMODEL
 5512 DANJAC CIRCLE
 SACRAMENTO, CA.

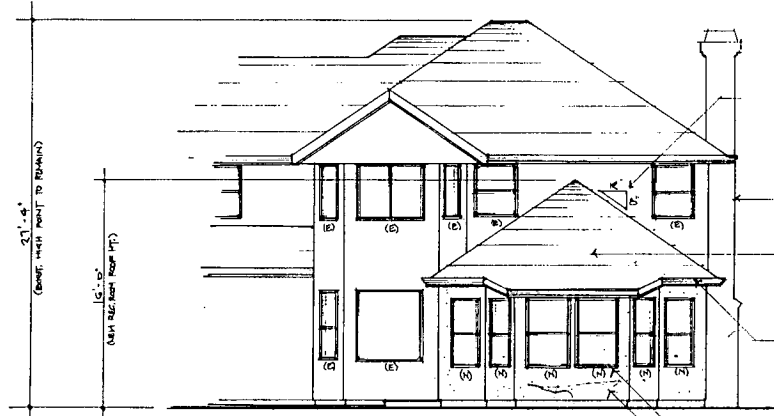
C

293 - 028

June 8, 1993

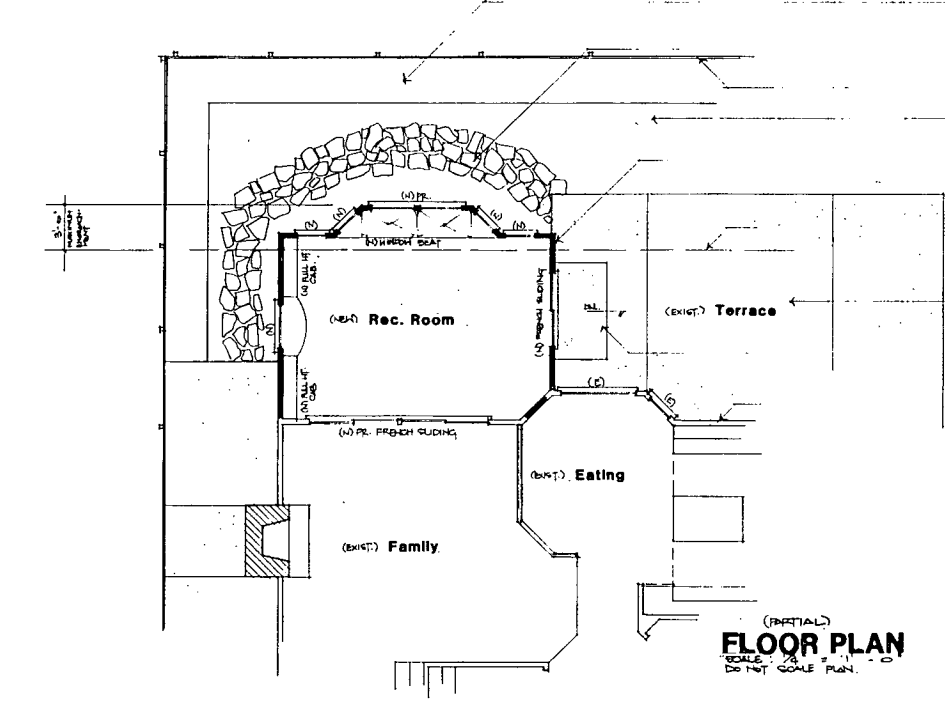
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Exhibit C



(PARTIAL)
REAR ELEVATION
SCALE: 1/4" = 1'-0"

- MATCH PITCH OF EXIST. ROOF AT NEW REC ROOM ROOF AS SHOWN.
- EXIST. CHIMNEY TO REMAIN.
- MATCH EXIST. MEDIUM BRICK ROOFING TYPE.
- MATCH EXIST. GUTTER/FACIA BO. SIZE & OVERHANG LENGTH.
- MATCH EXIST. WINDOW TRIM TYPE.
- MATCH EXIST. STUCCO COLOR & TEXTURE TYPE.



(PARTIAL)
FLOOR PLAN
SCALE: 1/4" = 1'-0"
DO NOT SCALE PLAN.

- EXISTING PLANTING STRIP TO REMAIN.
- NEW QUARTZITE CASUAL WALK TO BE ADDED.
- EXISTING WOOD FENCE TO REMAIN.
- EXISTING TURF AREA TO REMAIN.
- SHADDED HALFS DENOTE NEW STUD WALL CONTRIBUTION.
- DASHED LINE DENOTES EXISTING 16' REAR YARD SET BACK.
- EXISTING CONCRETE TERRACE TO REMAIN.
- NEW CONCRETE STEEP AT NEW FRONT PORCH.
- CLEAR HALFS DENOTE EXISTING STUD WALLS TO REMAIN.

- Wall Legend**
- [Solid Line] = EXISTING WALLS TO REMAIN.
 - [Dashed Line] = NEW WALLS TO BE ADDED

- General Notes**
1. TOTAL SQ. FEET. TO BE ADDED = 125.5 sq. ft.
 2. MATCH ALL EXIST. FINISHES TYPE U.S.A.N.
 3. FIELD VERIFY ALL ADDITION NOT TO ENDOURCH MORE THAN 3'-0" AS SHOWN.
 4. PLAN AS SHOWN, IS FOR A REQUEST TO RECEIVE AN ENCROACHMENT VARIANCE, AND SHALL NOT BE CONSIDERED AS AN APPROVED PLAN UNTIL THE CITY OF SACRAMENTO OFFICIALS PROVIDE APPROPRIATE APPROVAL.

DONALD JOSEPH INC.
Architecture Design Planning
2505 2nd St. Suite 218 Sacramento, CA 95818 916-442-1842 916-442-1845 FAX 916-442-1845

JOB:
DATE: 4/23/93
DRAWN: M.L.N.
REVISION:

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FLOOR PLAN/REAR ELEV.
BARTKIEWICZ REMODEL
5512 DANJAC CIRCLE
SACRAMENTO, CA.

A-1

#1

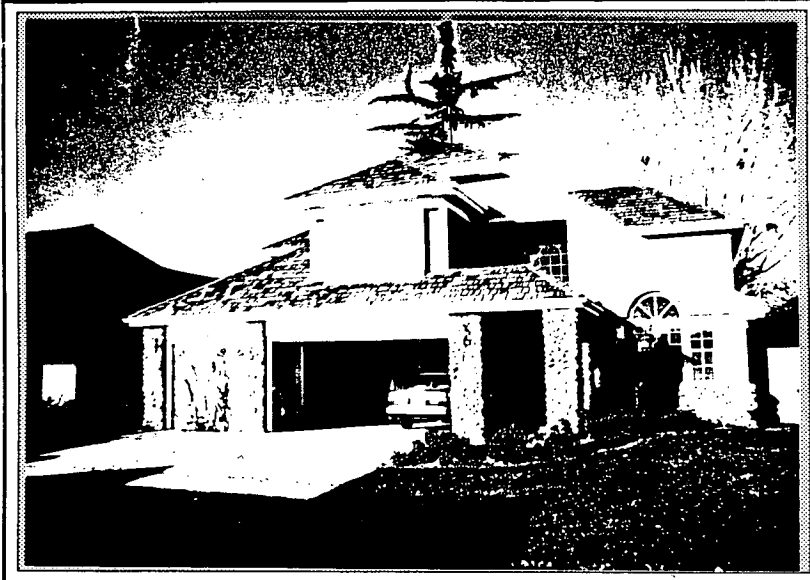
June 8, 1993

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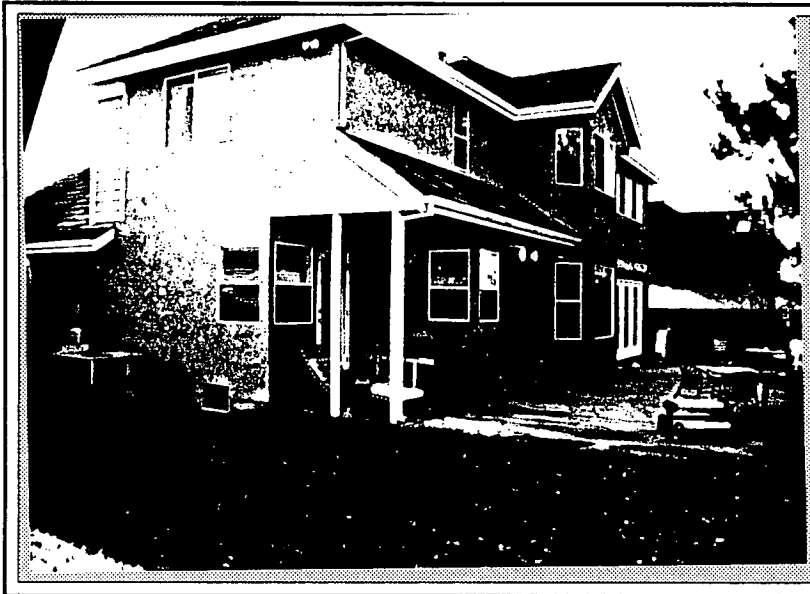
EXTERIOR OF SUBJECT

Exhibit D

File No. 810070CQ



FRONT



REAR

RECEIVED

MAY 17 1993

CITY OF SACRAMENTO
CITY PLANNING DIVISION

293 - 028

STREET SCENE



SUBJECT ADDRESS:

5512 Danjac Circle

Sacramento, CA

293-028

June 8, 1993

#1