

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 19, 1996, the Zoning Administrator approved with conditions a variance to waive the required garage and parking space requirement for the project known as Z96-046. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Variance to waive the single car garage and parking space requirement for a single family residence on 0.07± developed acres in the Standard Single Family (R-1) zone.

Location: 532 40th Street (D3, Area 1)

Assessor's Parcel Number: 004-0236-005

Applicant: Alex Genigeorgis Property Constantin Genigeorgis
532 40th Street Owner: 4044 Vista Way
Sacramento, CA 95819 Davis, CA 95616

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
North: R-1; Single Family Residence	Front:	25'	13.5'
South: R-1; Single Family Residence	Side(N.):	5'	4'
East: R-1; Single Family Residence	Side(S.):	5'	4.67'
West: R-1; Single Family Residence	Rear:	15'	27'

Property Dimensions: 40 feet x 81 feet
Property Area: 0.07± acres
Square Footage of Building: Existing structure- 920 square feet
Height of Building: Single Story, 11.5 feet
Topography: Flat
Street Improvements: Existing

Z96-046

June 19, 1996

ITEM 1

Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: None

Background Information: The applicant was cited by a Building Inspector for converting the garage without a building permit.

Additional Information: The applicant is requesting to convert an existing single car garage into living space. The existing single car garage is attached to the residence. The garage does not have a driveway, but does have two paver strips. The garage is only 13.5 feet from the front property line. The garage does not meet current Zoning Ordinance requirements for size or a proper driveway. The Zoning Ordinance requires a single car garage for a residential unit with a twenty foot paved driveway. The applicant is seeking a variance to waive the requirements.

NOTE: The applicant could provide pavers on the south side of the lot and create a parking pad to provide an off-street parking space. However, creating a new space will eliminate much of the front yard area. This option is at the owner's discretion.

The site is located within the East Sacramento Improvement Association area. The proposed plans have been submitted to the neighborhood association and no comments have been received. The project has been noticed and staff has received one call that indicated concern with the car blocking the sidewalk. The City Code prohibits blocking the sidewalk with a parked vehicle and a violation of the statute will result in the possibility of being ticketed and fined.

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, Section 15305(b)}.

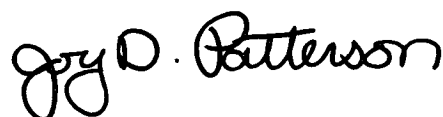
Conditions of Approval

1. There shall be no further expansion of the garage into the front setback areas.
2. Size and location of the remodeled area shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Any vehicle parked in the existing driveway shall not block any portion of the sidewalk or the vehicle will be subject to being ticketed and fined for violating City Code.

5. Should the applicant decide to create a parking pad (10 feet by 20 feet) on the south side of the property then pavers are acceptable for the access in lieu of a standard driveway.

Findings of Fact:

1. 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.
2. 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.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the garage has not been used for many years and is substandard in size;
 - b. the proposed garage conversion will not substantially alter the characteristics of the site or the surrounding neighborhood;
 - c. there is adequate on street parking available; and
 - d. the lot is substandard in width and depth so that a new garage could not be added elsewhere on the lot with proper access.
4. The project is consistent with the General Plan designation which designates the subject site as Low Density Residential (4-15 du/na).

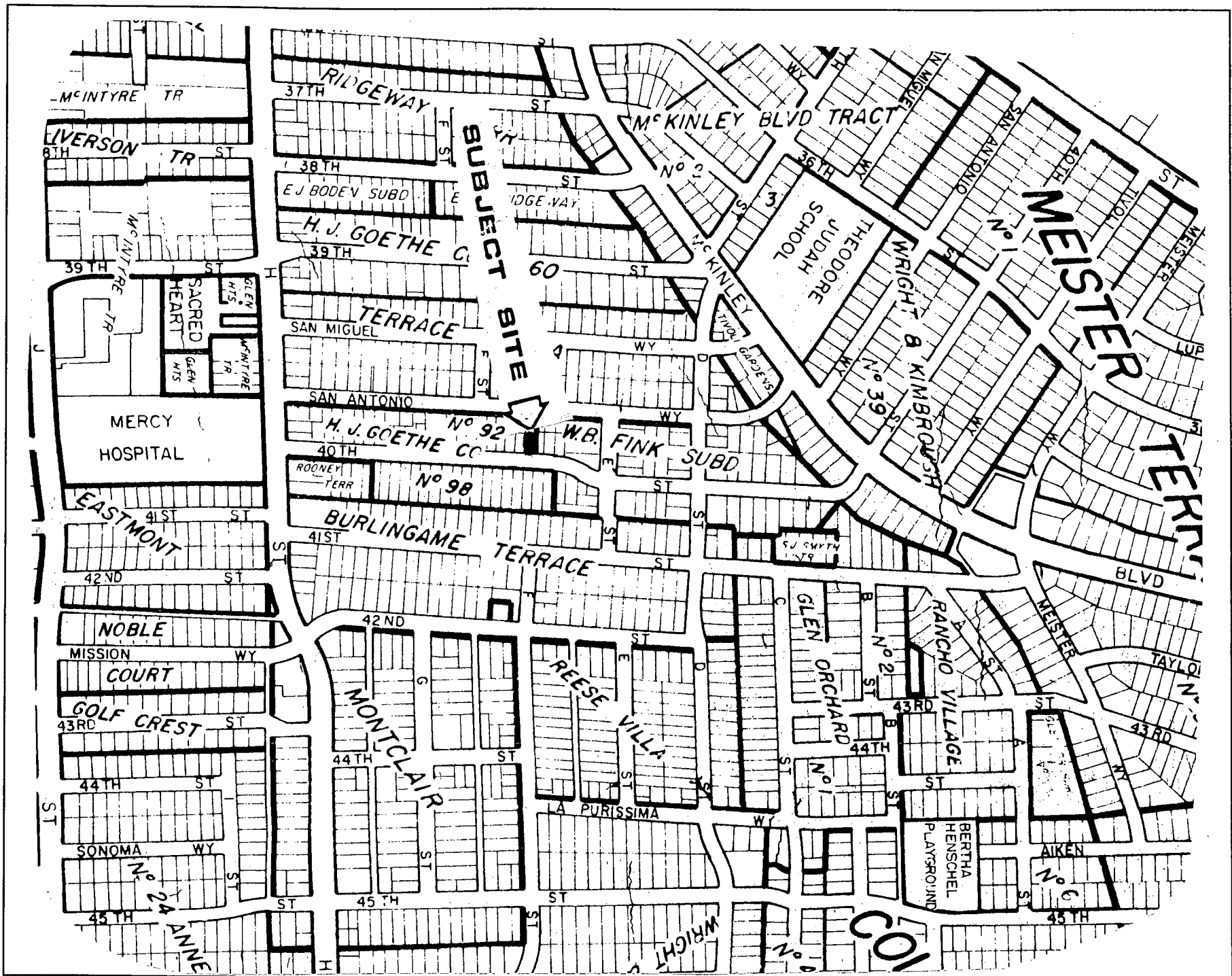


Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within 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



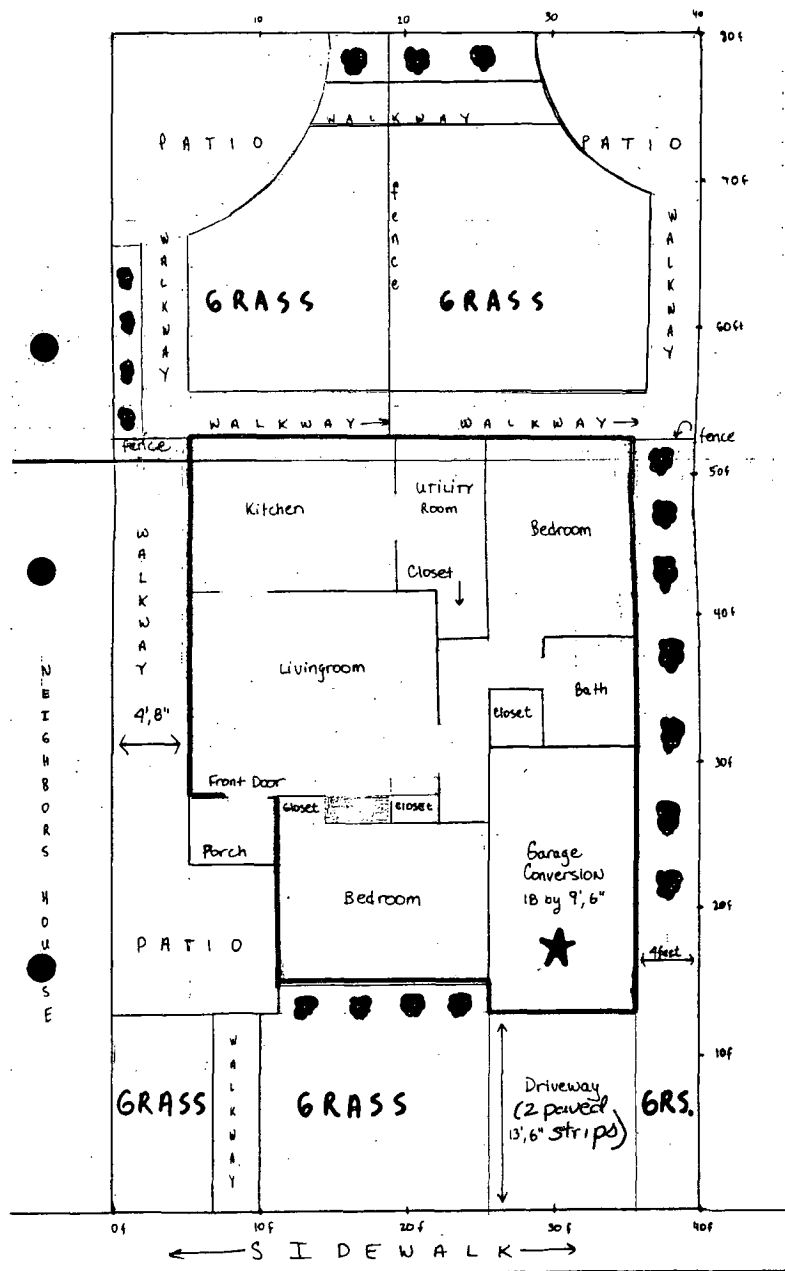
VICINITY MAP

EXHIBIT A

└.....STRUCTURE

●.....EZALIAS

0 10ft.SCALE (FEET)



532 40th STREET

← 40th STREET →

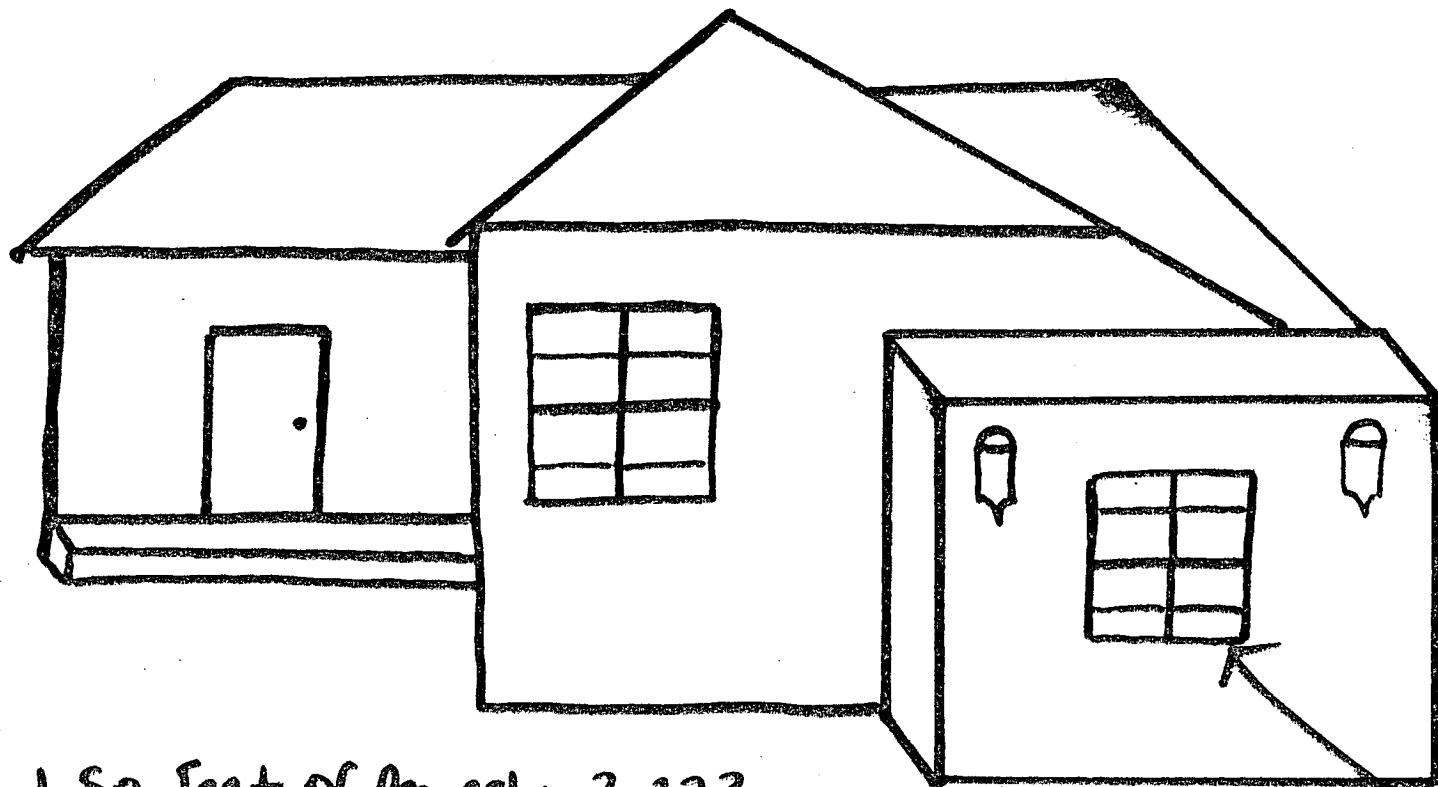
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532 40th STREET

296-046



New Lights

GARAGE Conversion

EXHIBIT B

New window

New Expanded Driveway

9 feet, 5 inches

Total Sq. feet of Property 3,233
 Length of GARAGE 18 feet
 WIDTH 9 feet, 5 inches
 DISTANCE from Sidewalk 13 feet, 11 inches

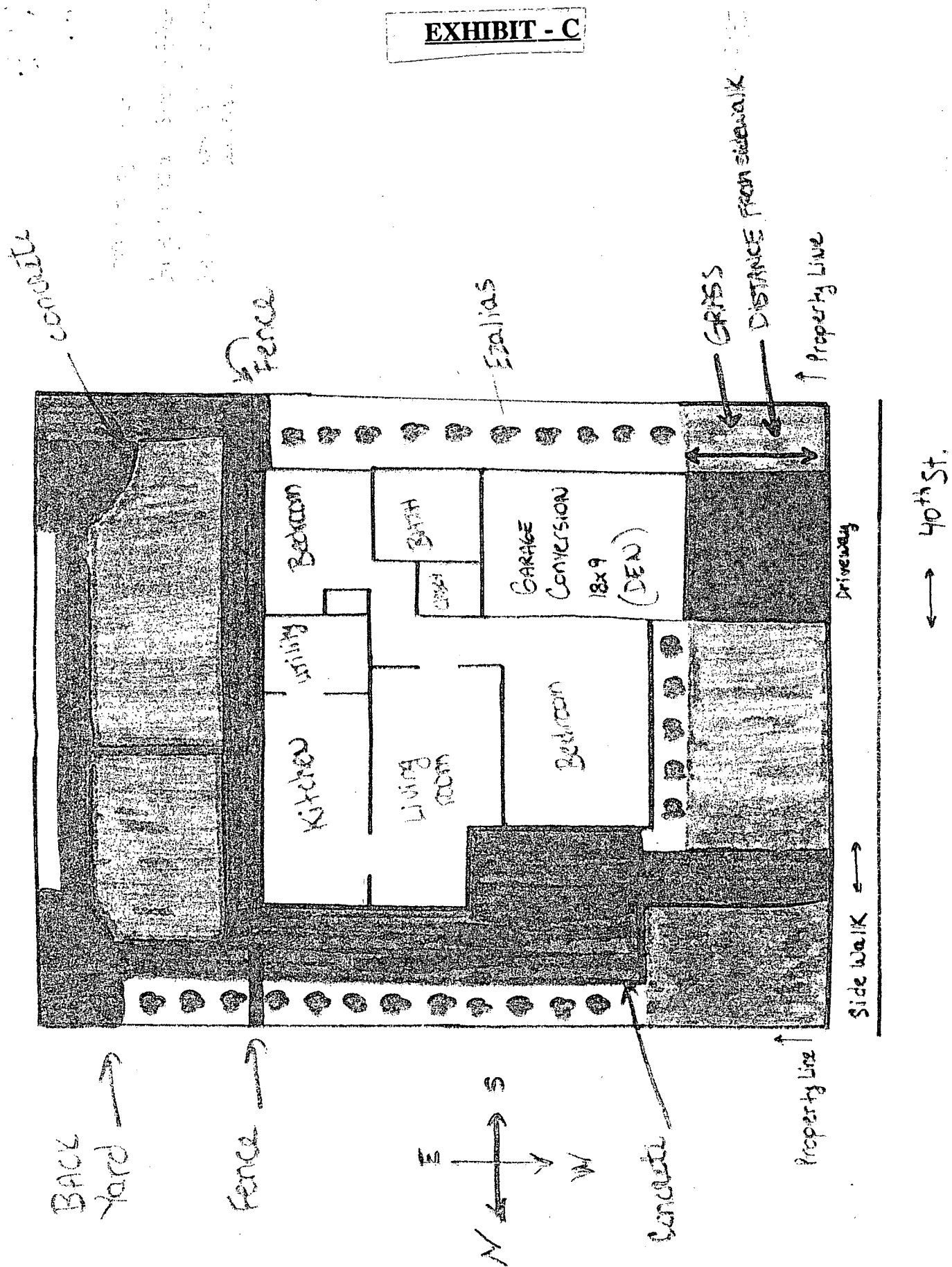
← SIDE WALK →

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ITEM 1

EXHIBIT - C

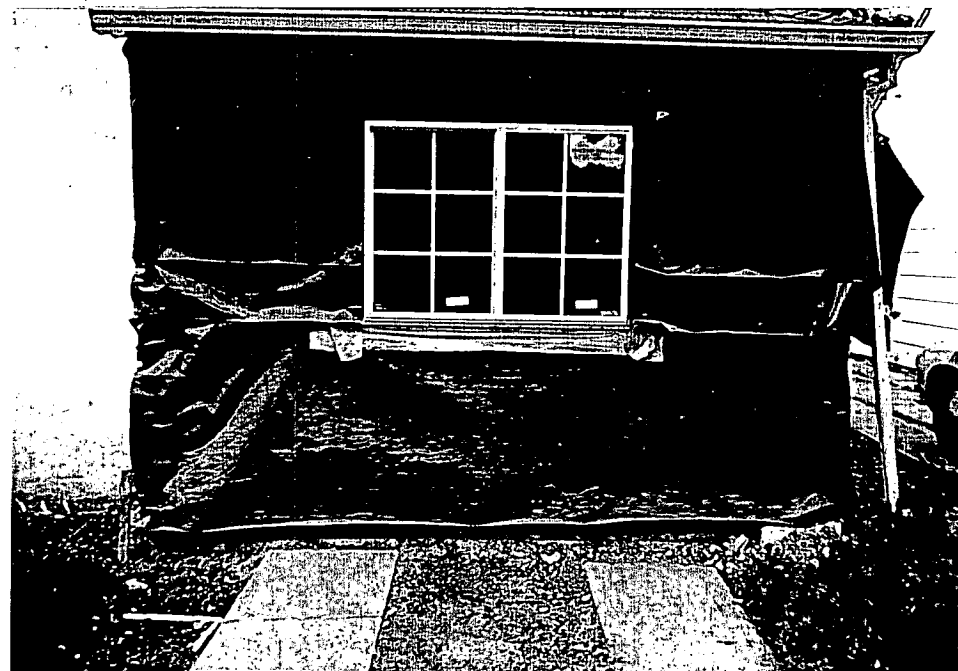


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ITEM 1

EXHIBIT E



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ITEM #1

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PRIOR



NOW



EXHIBIT - D