

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 24, 1993 the Zoning Administrator approved a variance to waive the garage requirement for a single family residence for the project known as Z93-047. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to waive a required garage on .21± developed acres in the Single Family Residential (R-1) Zone.

Location: 3460 1st Avenue

Assessor's Parcel Number: 010-0315-008

Applicant:	Kevin Rose/Mike Eckerman 3639 4th Avenue Sacramento, CA. 95817	Property Owner:	Real Estate Acquisition Group 3639 4th Avenue Sacramento, CA. 95817
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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'	14'
South: R-1; Single Family Residential	Side(St):	12'6"	9'
East: R-1; Single Family Residential	Side(Int):	5'	2'6"
West: R-1; Single Family Residential	Rear:	15'	15'

Property Dimensions:	40' x 75'
Property Area:	3,000 sq.ft.
Square Footage of Building:	1,092 sq.ft.
Height of Building:	One story
Existing Lot Coverage:	36%
Maximum Lot Coverage Permitted:	40%

Exterior Building Materials: Wood horizontal lap siding
Street Improvements: Existing
Parking Required: One car garage
Parking Provided: Parking pad in rear yard area

Project Plans: See Exhibits A, B, C, D and E.

Additional Information:

In 1990 the Building Division declared that the residence located on the subject site was substandard and in need of repairs. At that time the residence had an attached garage (see Exhibits A and B). The property owner tore down the garage and only the parking pad remained. The owner did not obtain a variance to remove the garage. The property owner then sold the house. The applicant has obtained building permits to repair the residence and bring the building up to code. The applicant has requested a variance to waive the garage requirement so the garage does not have to be rebuilt and instead allow the existing parking pad to satisfy the off-street parking requirements for the single family residence.

The area in which the garage was located is the rear yard area of the lot. The lot is also substandard in size (40' x 75'). More open space will be provided if the garage is not reconstructed. Adequate off-street parking will be provided on the parking pad located outside of the street side yard setback.

The site is located in the Oak Park Design Review area. The proposed remodel has been reviewed and approved by Design Review staff (Exhibits C and D, DR 93-188).

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(a)).

Conditions:

1. A minimum 8'x 18' parking pad and a 8' x 20' driveway shall be provided for the single family residence. The parking pad shall be located outside of the street side yard setback area (submitted plans meet this minimum requirement).
2. No attached structures shall be permitted to be constructed in the 15 foot rear yard setback area. A detached accessory structure is permitted as long as the accessory structure regulations found in the Zoning Ordinance are adhered to, total lot coverage does not exceed 40% for all structures located on the parcel and any accessory structure does not interfere with the required parking pad (condition #1).

Findings of Fact:

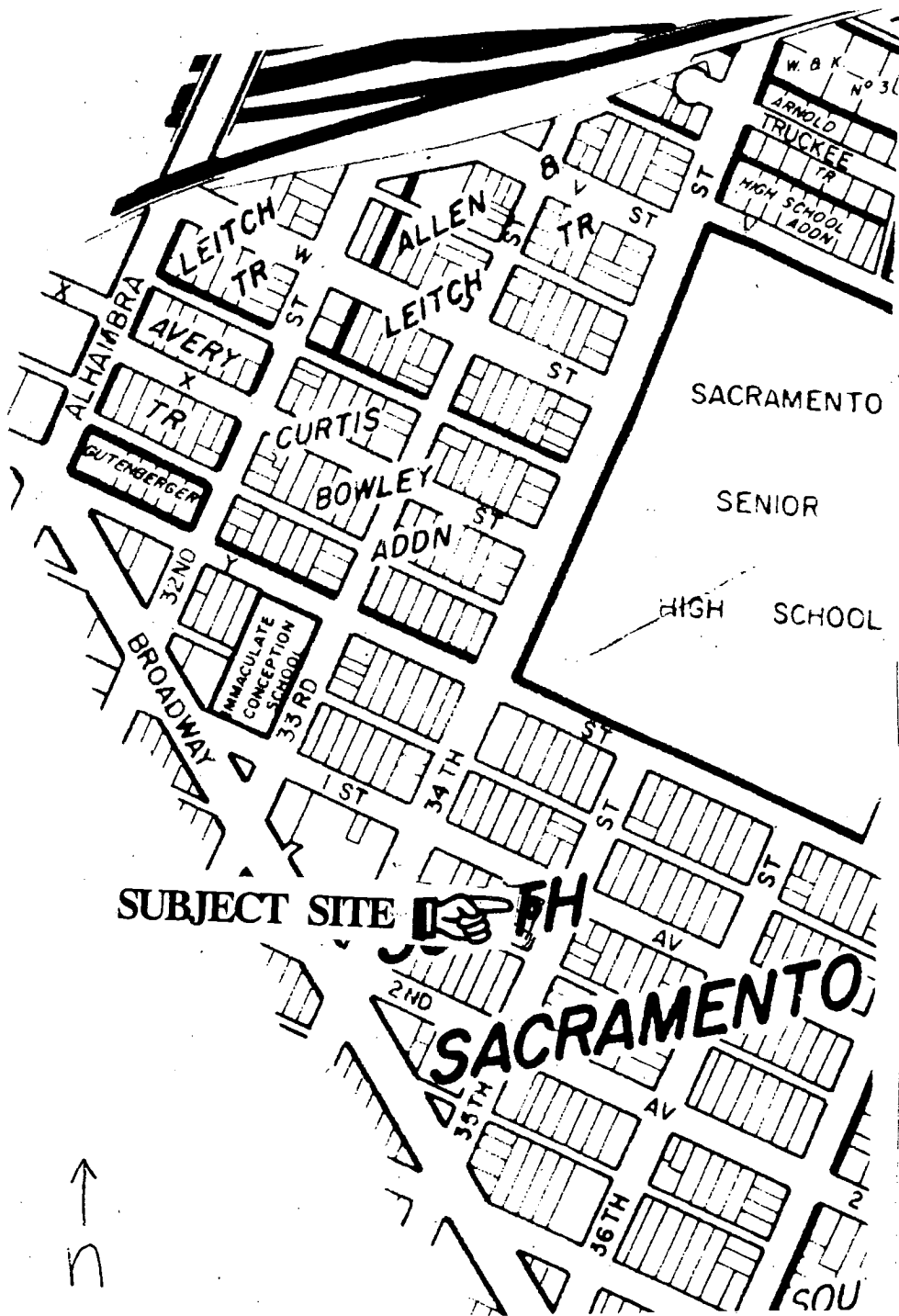
1. The variance request, as conditioned, is not a special privilege extended to one individual property owner in that:
 - a. the lot is substandard in size and a single family residence is located on the site. The only area on the property where a garage could be constructed is in the required rear yard setback;
 - b. adequate light, air and setbacks for the property will be provided if the garage is not constructed; and
 - c. a variance would be granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in the single family residences are allowed in the Standard Single Family (R-1) zone.
3. The variance request, as conditioned, is not injurious to the public welfare, nor to property in the vicinity in that adequate on-site parking will be provided.
4. The project is consistent with the General Plan which designates the site for Low Density Residential use.



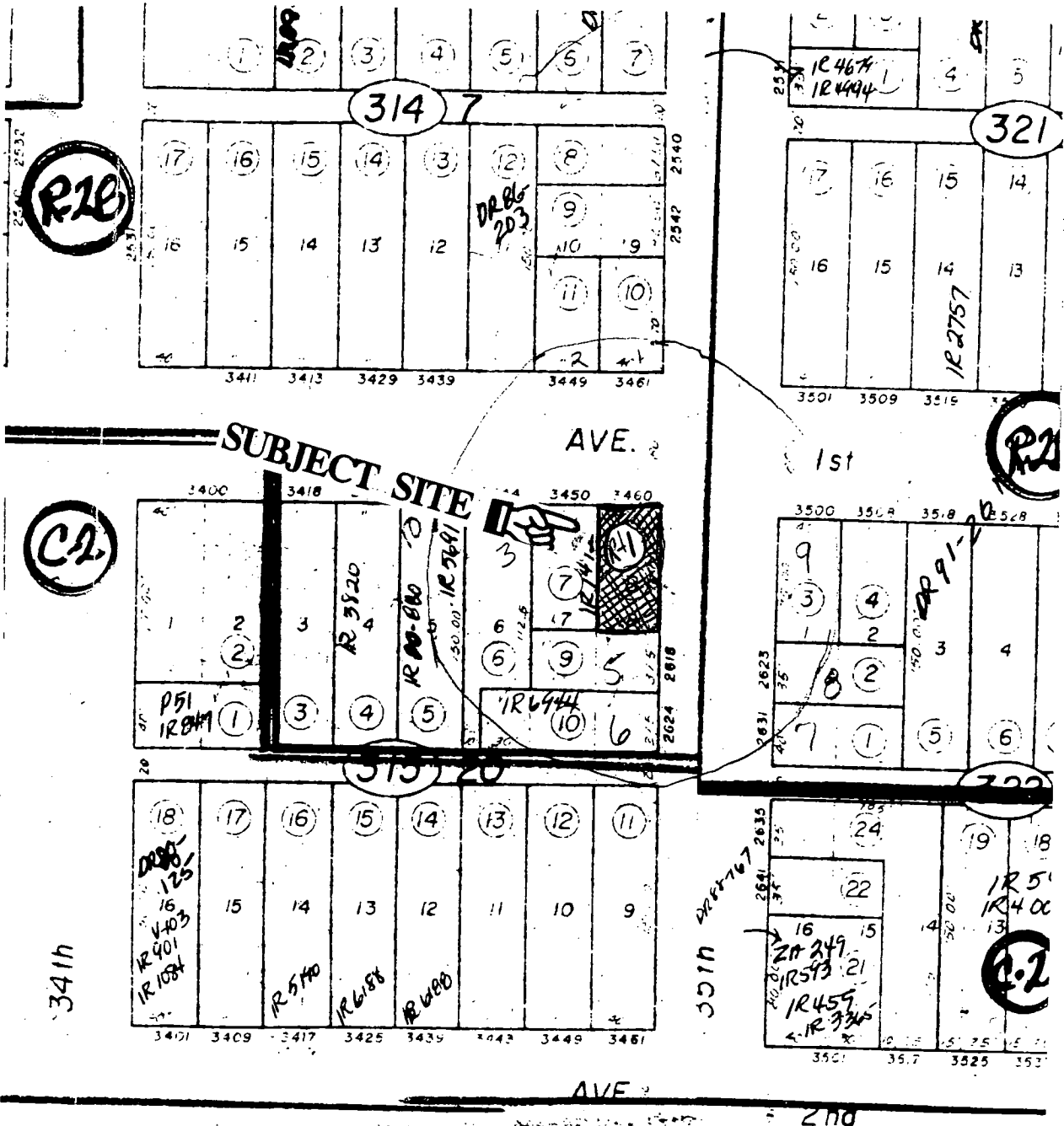
Joy D. Patterson
Zoning Administrator

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)
Applicant
ZA Log Book
Building Division (John Leno)



VICINITY MAP

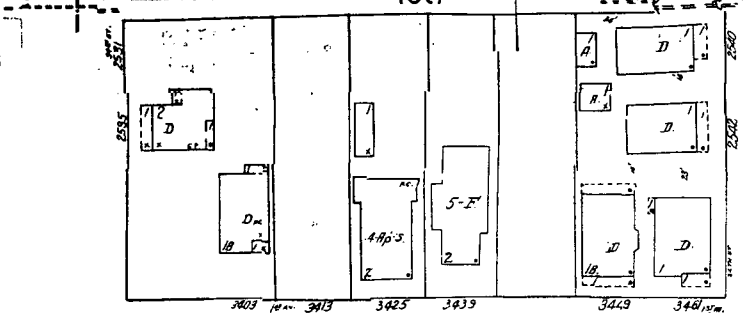
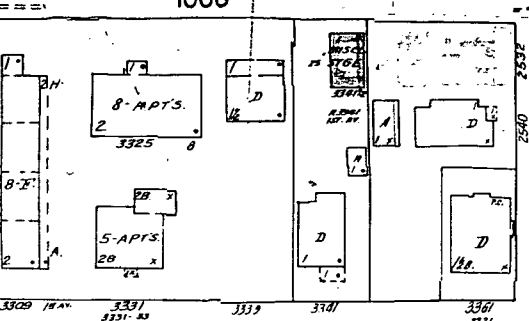
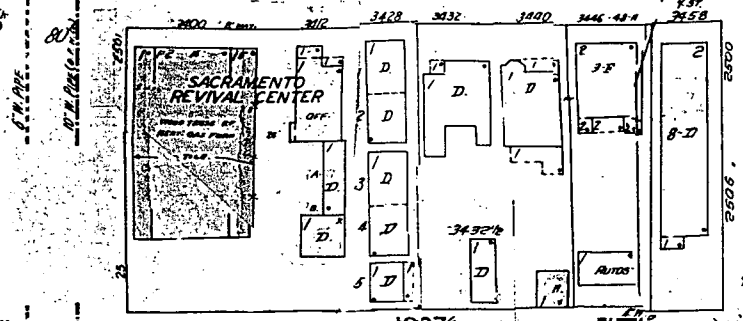
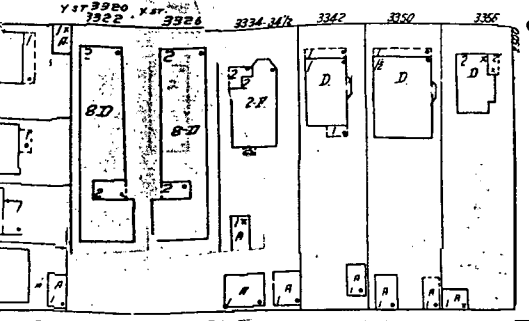


LAND USE AND ZONING MAP

Exhibit A Sanborn Map

SEE VOLUME TWO

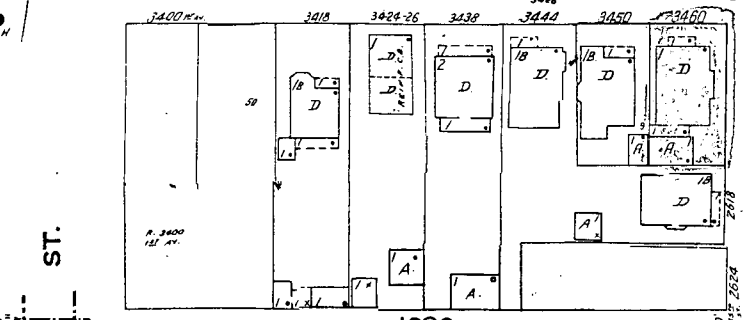
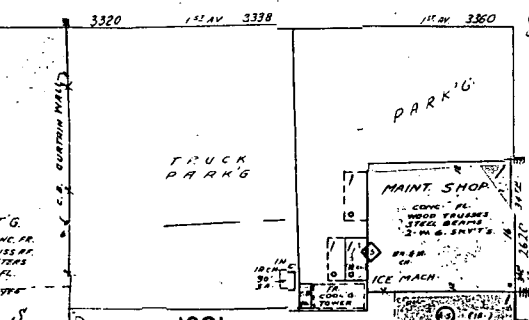
Y ST. (BROADWAY)



1ST (DARNGE)

AV.

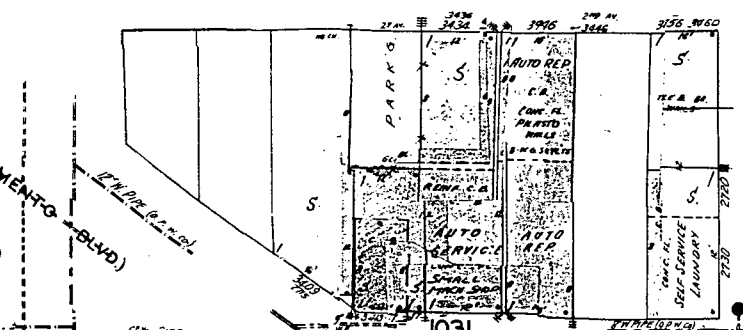
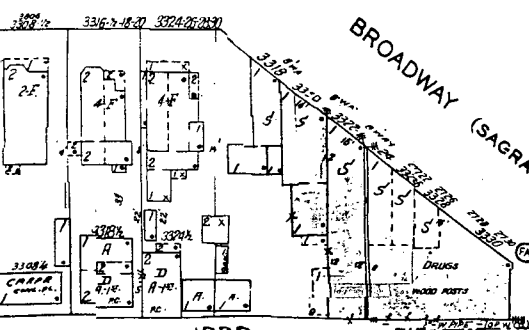
Subject Site



2ND

AV.

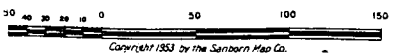
404



293-047

8-24-93

#1



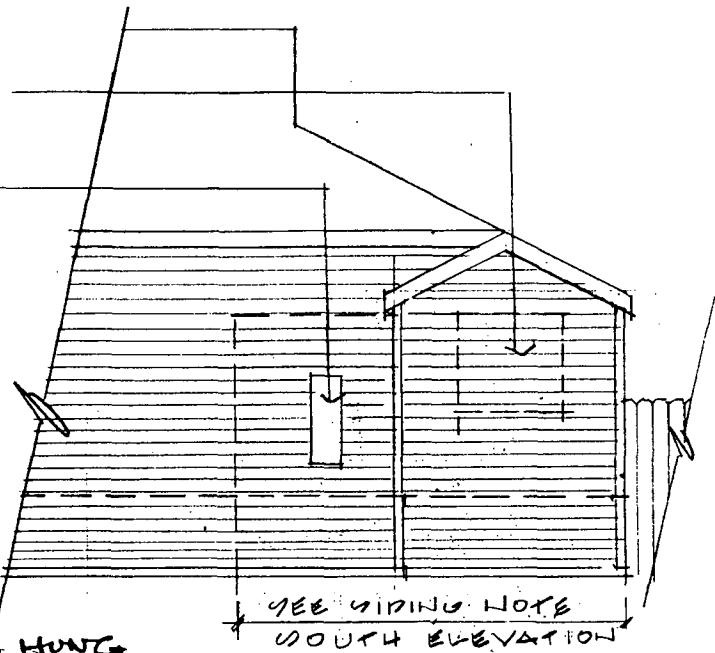
Copyright 1883 by the Sanborn Map Co.

293-047

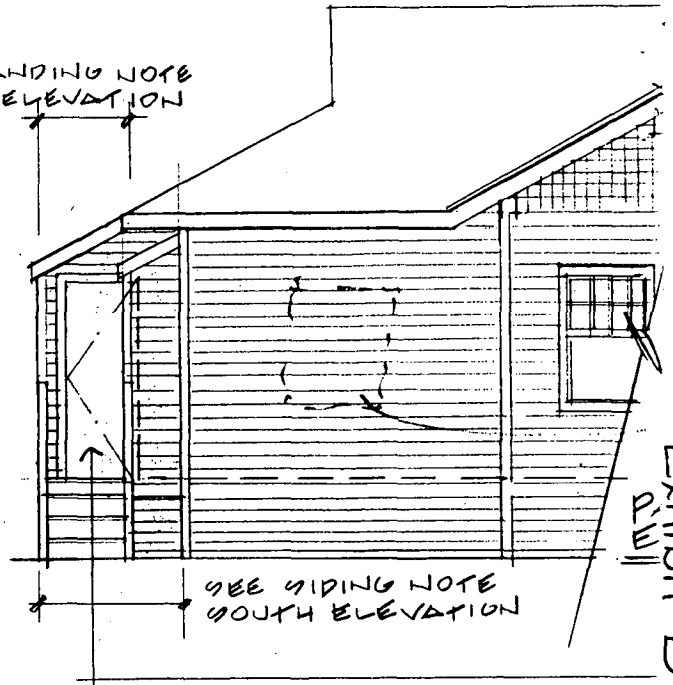
ABANDON WINDOW/INFILL
W/2X FRAMING W/HOR
LAP SIDING OVER
ELECTRICAL PANEL
EXISTING

CITY OF SACRAMENTO
DESIGN REVIEW
PROJECT NO. DR93-188
APPROVED BY R. Jim
APPROVAL DATE 6-11-93

PARTIAL
WEST ELEVATION



SEE LANDING NOTE
SOUTH ELEVATION



8-24-93

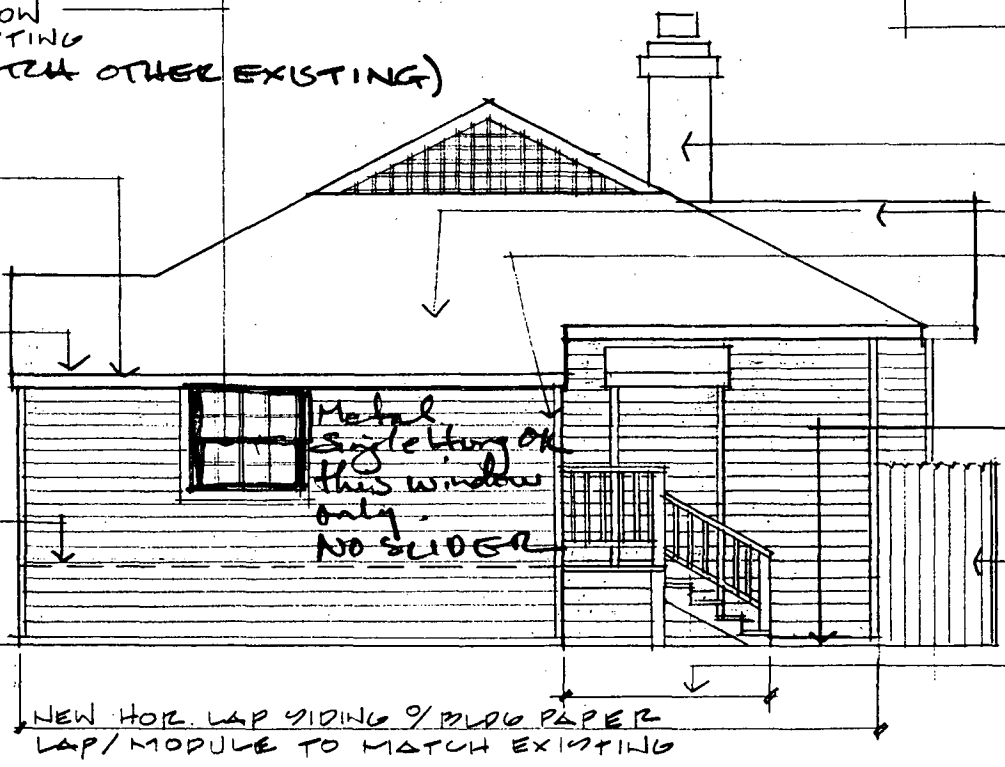
SINGLE HUNG
INSTALL NEW ~~SLIDER~~ WINDOW
AND TRIM TO MATCH EXISTING
(COLORS TO MATCH OTHER EXISTING)

INSTALL RAIN GUTTERS
AND DOWNSPOUTS (TYP)

ALL ROOF EAVES TO
RECEIVE 2X FAGUIA
(PAINT)

DASHED LINE DENOTES
FINISHED FLOOR

YOUTH ELEVATION



EXISTING CHIMNEY
EXISTING ROOF
VERTICAL CORNER
AT SIDING CORNER
TO MATCH EXISTING

EXISTING GRADE
6'-0" HT REDWOOD
DOG EAR FENCE

Exhibit D - Elevations (DR93-188)

#1

RESIDENCE AT 2460 FIRST AVENUE
BUILDING ELEVATIONS

Exhibit E



→
Driveway
and
Parking
Pach

East Elevation



Front of House (North Elevation)