

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday October 5, 1993 the Zoning Administrator approved a variance to exceed the maximum 40% lot coverage for 6 lots for the project known as Z93-065. 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 exceed the maximum 40% lot coverage by 1% to 4% for six lots within a sixteen lot subdivision on 1± acre in the Single Family Alternative (R-1A) zone.

Location: 64th Street and Sabo Drive

Assessor's Parcel Number: 023-0152-028 through 033

Applicant:	Edwin Gerber 2917 Orange Grove Ave. North Highlands, CA. 95660	Property Owner:	Keri Lynn Estates 2917 Orange Grove Ave. North Highlands, CA. 95660
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General Plan Designation: Low Density Residential (4-15 du/net acre)

Existing Land Use of Site: Vacant

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

Surrounding Land Use and Zoning:

North: R-1; Single Family Residential

South: R-1; Single Family Residential

East: R-1; Cemetery

West: R-1A; Single Family Residential

Property Dimensions: 5 lots 38'± x 97'±, 1 lot 40'± x 104'±

Property Area: One acre (6 existing lots)

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Z93-065

October 5, 1993

Item #3

Project Plans: See Exhibits A through E

Related Files: P88-024, P91-044, P92-291

Additional Information

Keri Lynn Estates is a 16 lot subdivision. The applicant's master plan for the subdivision consists of 1210 square foot units with three different elevations. The subject parcels are six of the seven remaining vacant lots in the subdivision (Exhibit A). The five lots on the east side of Stoner Drive are 38± feet wide. The applicant proposes to construct previously approved zero lot line units on these five lots (Exhibit B). Lot coverage will exceed the maximum 40% by four percent (4%). The remaining vacant lot on the west side of Stoner Drive is 40± feet wide. The unit proposed for this lot will have six foot side yard setbacks (Exhibit C). Lot coverage will exceed 40% by one percent (1%).

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 of Approval

1. The project shall be constructed per the submitted plans.
2. The applicant shall abide by the applicable conditions of approval listed in files P91-044 and P88-024.

Findings of Fact

The variance request, as conditioned, is not a special privilege extended to one individual property owner in that:

- a. the widths of the lots are 38 and 40 feet wide. In order to construct units that have adequate living space and are compatible with the neighborhood, the lot coverage for the six lots must be slightly increased; and
 - b. a variance would be granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that single family residences are allowed in the Single Family Alternative (R-1A) zone.

3. The variance request, as conditioned, is not injurious to the public welfare, nor to property in the vicinity in that adequate setbacks from other residences and off-street parking will be provided.
4. The project is consistent with the General Plan which designates the site for Low Density Residential use.

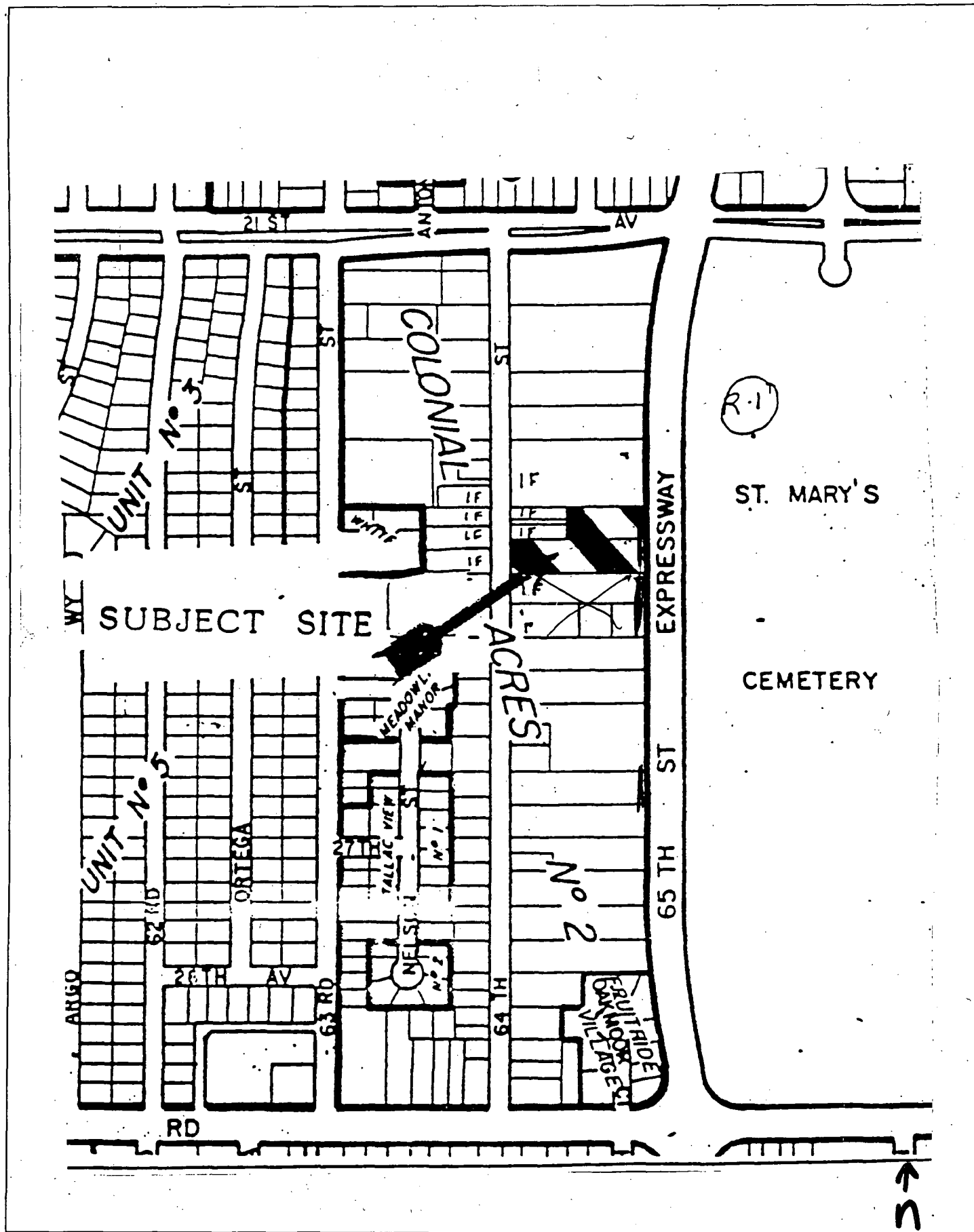
Joy D. Patterson

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.

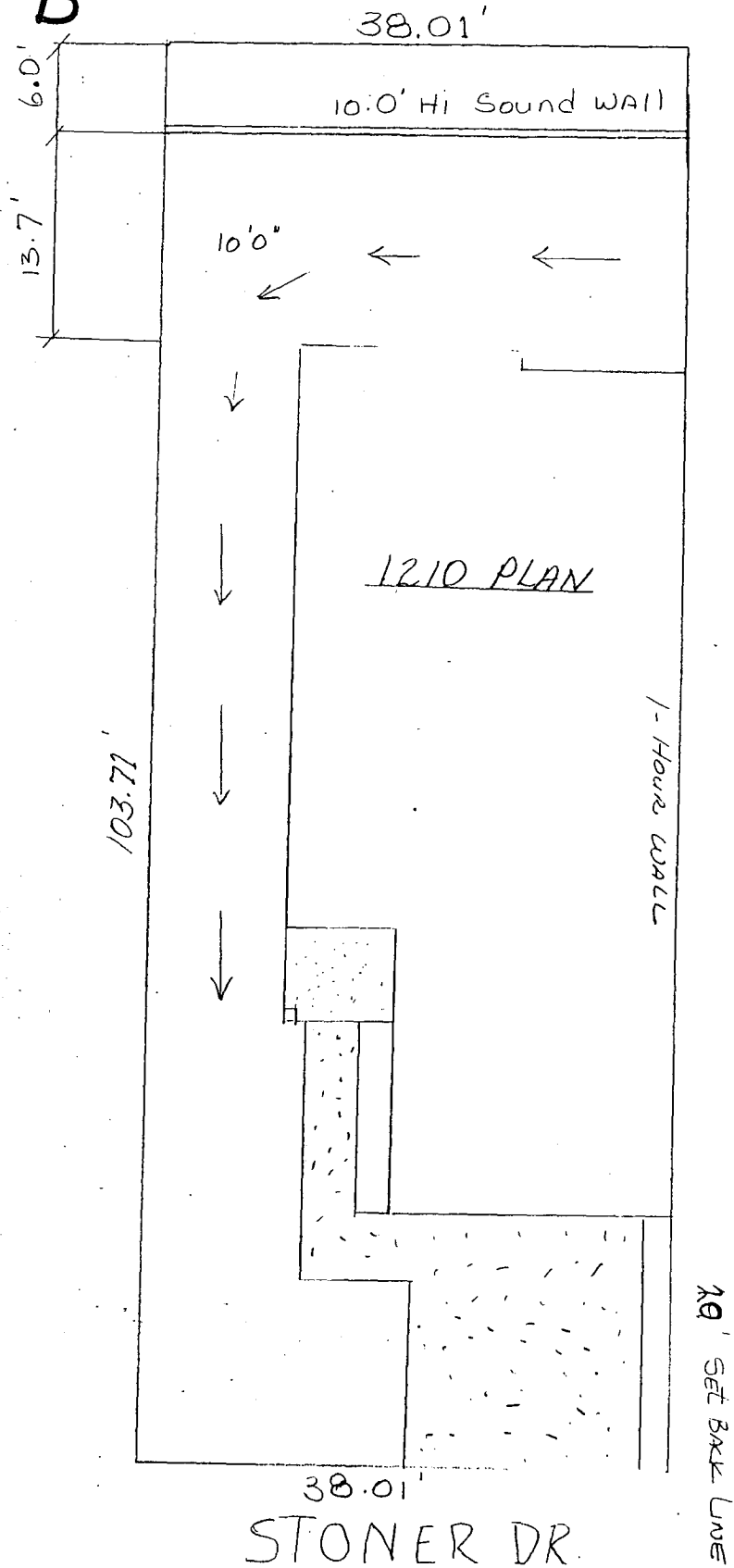
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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



VICINITY MAP

KERI LYNN ESTATES PHASE I
ENVISION BLDGS 488-8455
1210 PLAN
EXHIBIT B



38.01'

STONER DR.

← NORTH

PLOT PLAN

10-5-93 1" = 10'

lots 1 thru 5

#3

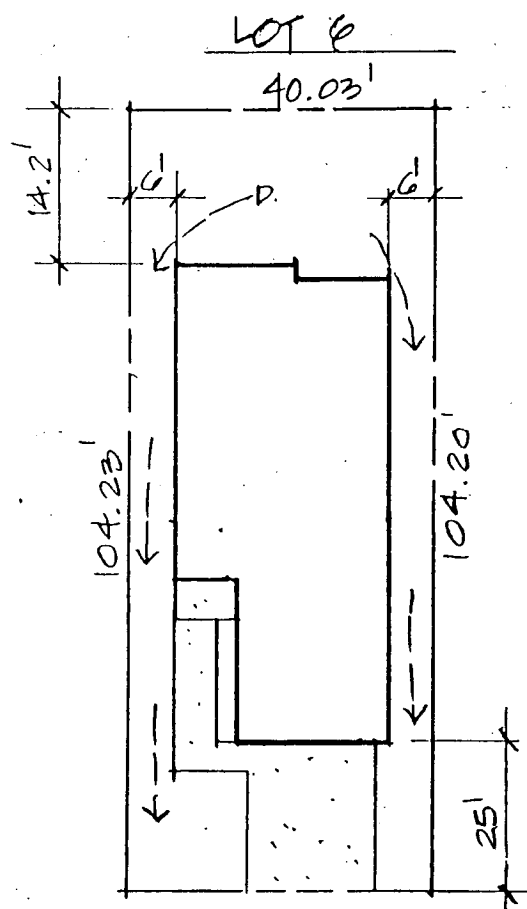
293-065

JEFFREY GLORIOSO **EXHIBIT C**

417 CROW CANYON
FOLSOM, CA 95630
(916) 988-0464

1225 PLAN - ENVISION BDR'S
KERI LYNN EST. GACTO.

9/29/91



PLOT PLAN

1"=20'



293-065.

10-5-93

#3

293-065

10-5-93

#3

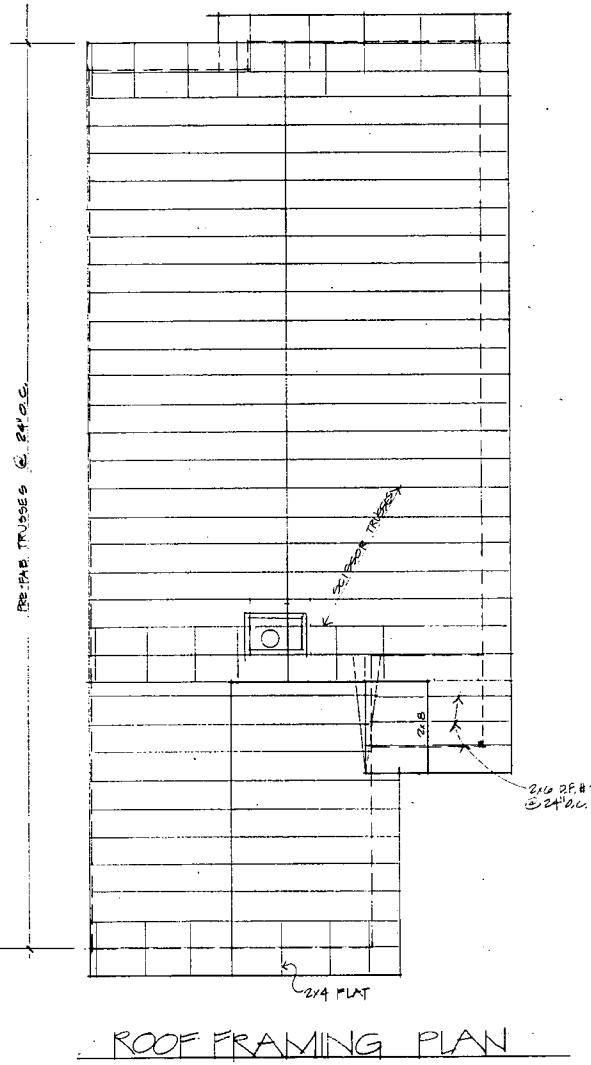
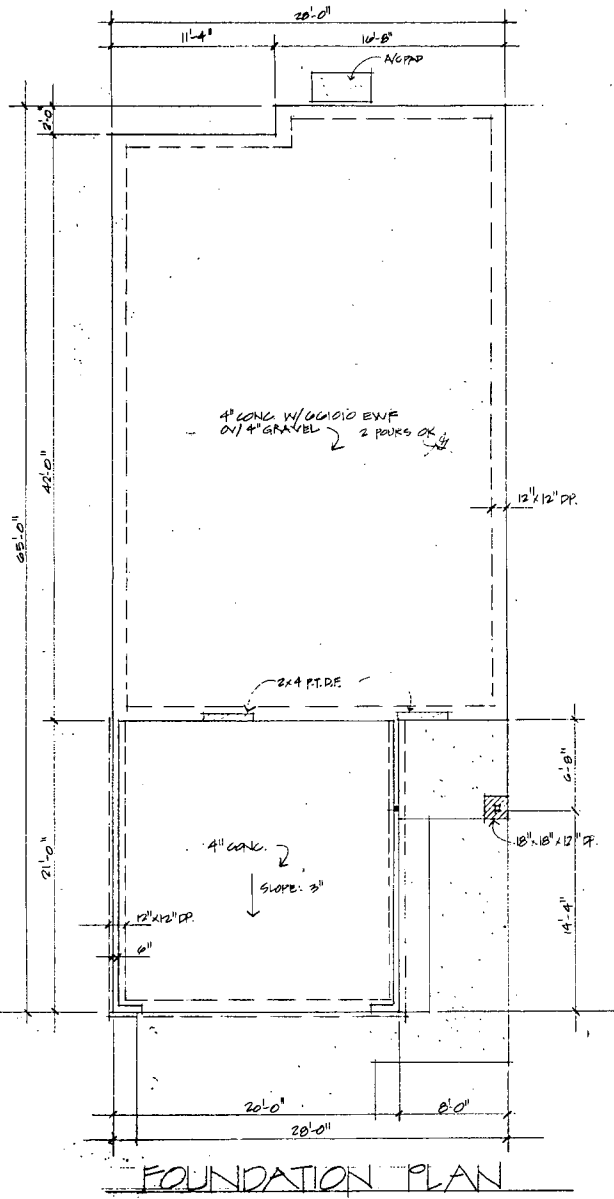


EXHIBIT E

1210 PLAN - EMERSON BLDG.	
SCALE: 1/8"=1'-0"	APPROVED BY:
DATE: 1/28/91	DESIGNED BY: J.G.
JEFFREY J. GLORIOSO	REVIEWED:
988-0464	
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