

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 25, 1993, the Zoning Administrator approved a variance to reduce the required front yard setback for the project known as Z93-016. Findings of Fact for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Variance to reduce the required 16'3" front yard setback to 15 ft. on 0.11± developed acres in the Single Family or Two Family (R1-B) Zone.

Location: 2618 D Street

Assessor's Parcel Number: 003-0145-007

Applicant:	Lisa Drury	Property	Lisa Drury
	2618 D Street	Owner:	2618 D Street
	Sacramento, CA. 95816		Sacramento, CA. 95816

General Plan Designation: Low Density Residential (4-15 du/net acre)
Central City Community

Plan Designation: Low Density Residential

Existing Land Use of Site: Single Family Residential

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

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: R-1B; Apartments	Front:	16'3"	15'
South: R-1B; Apartments	Side(W):	5'	10'8"
East: R-1B; Single Family Residential	Side(E):	5'	3'9"
West: R-1B; Single Family Residential	Rear:	15'	105'

Z93-016

May 25, 1993

Item #1

Existing Front Setback:	19'4"
Property Dimensions:	40' x 160'
Property Area:	6,400 sq.ft.
Square Footage of Building:	871 sq.ft.
Height of Building:	One Story
Exterior Building Materials:	Wood siding
Roof Materials:	Composition shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Additional Information: Excluding the project site, all front setbacks on the block, except the property to the west, have a front setback of 15 feet or less. Average setback of block (excluding site) is 13± feet (Exhibit B).

Project site is located in the Central City Community Plan area; therefore, the proposed project requires the review and approval of Design Review Board staff. Project file is DR 93-170.

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

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)).

Findings of Fact:

1. The variance request is not a special privilege extended to one individual property owner in that there are other front setbacks in the immediate vicinity that are less than the required setback.
2. The variance request does not constitute a use variance in that residential structures are permitted in the R-1B zone.
3. The variance request is not injurious to the public welfare, nor to property in the vicinity in that the revised building design is compatible with the design characteristics of the surrounding residential neighborhood.
4. The project is consistent with the General Plan and the Central City Community Plan which designate the site for Low Density Residential uses.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

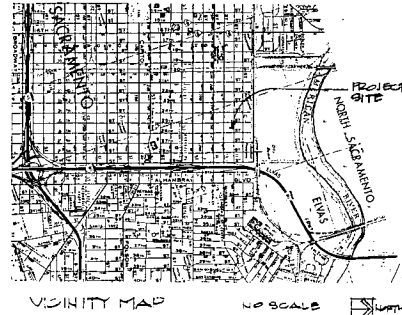
A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building 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
5-25-93

cc: File (original)
Applicant
ZA Log Book
Public Works
Building Division
File DR 93-170

EXHIBIT A



Project Information

Scope of Work:
 Remove and replace existing previously remodeled front porch, stair, windows and siding at front and portion of east side of residence. New foundation and framing for covered porch and bay window extension at existing living room.

This work is a portion of a phased remodeling and renovation for this previously remodeled 1915 residence.

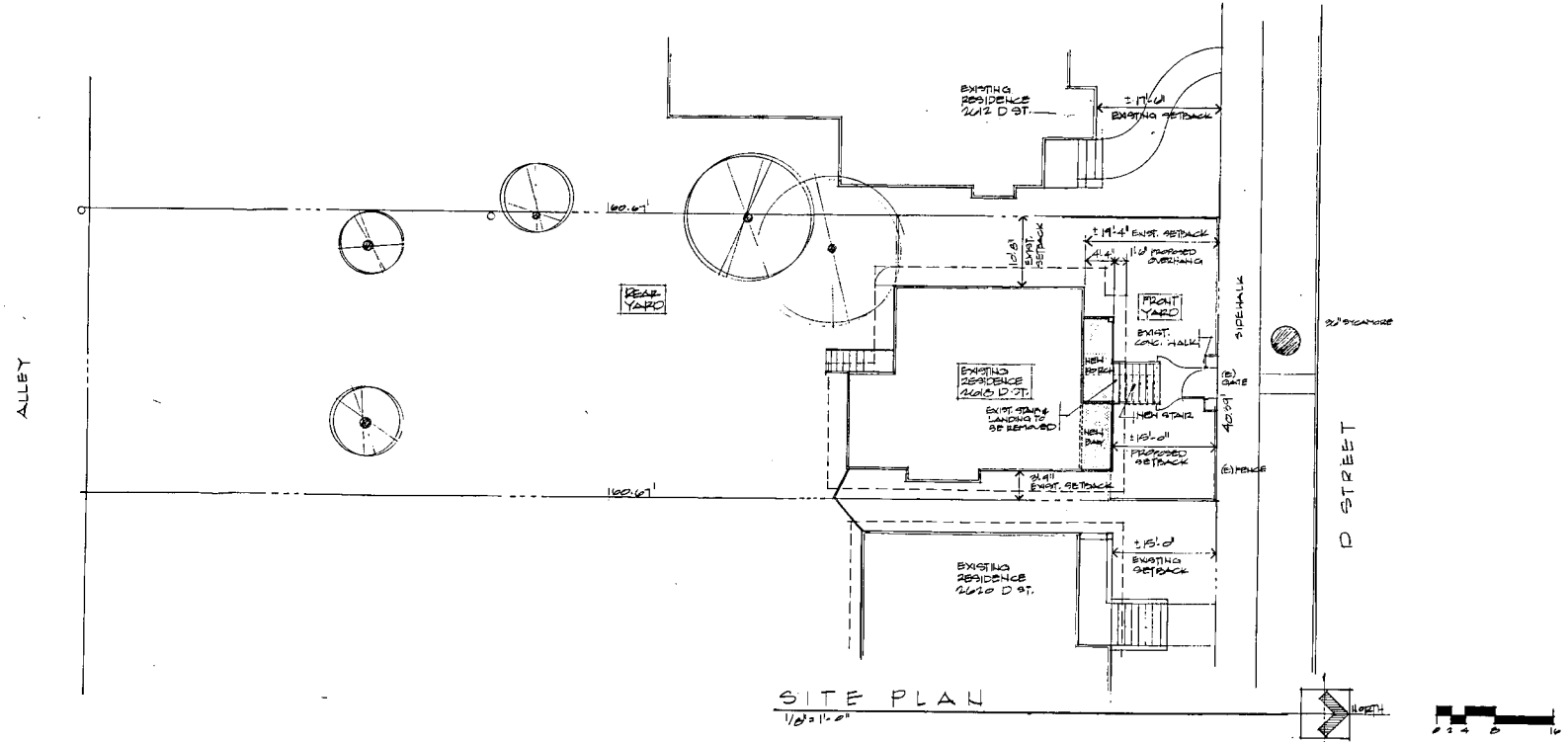
APN: 009-0145-007-0000
 Zoning: R1-B

Lot Area: 40' x 160' = 6,400 s.f. (.147 acres)

Occupancy: R-3 Single Family Residence

Area Summary:

Existing Residence:	781 s.f.
Proposed Addition:	
Bay @ Living Room	40 s.f.
Covered Porch	50 s.f.
Total Addition Area:	90 s.f.
Total Proposed Residence:	871 s.f.



LISA DRURY
 ARCHITECT
 C 21485
 2618 D Street
 Sacramento
 California
 95816
 916 447-3692

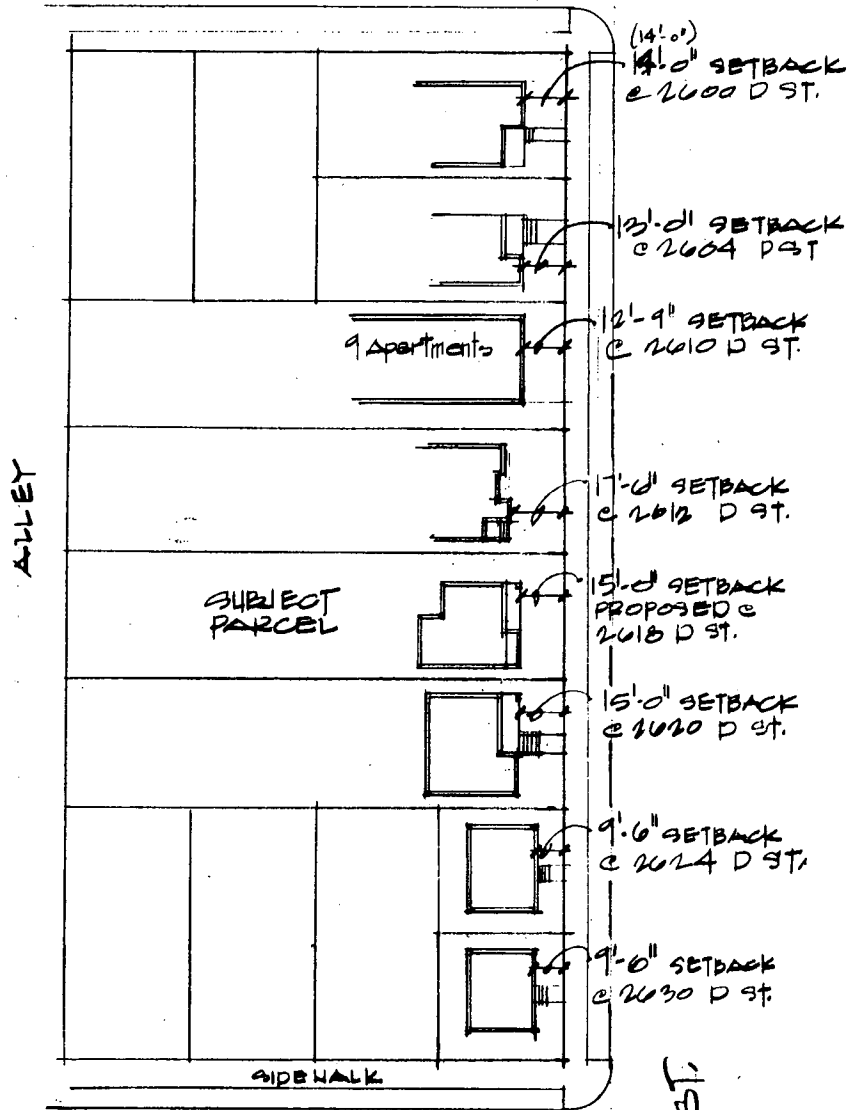
Cottage
 Remodel and Additions
 2618 D Street
 Sacramento, California 95816

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 5-25-93
 793-016

EXHIBIT - B

26th ST.



ALLEY

9 Apartments

SUBJECT PARCEL

SIDEWALK

LL SETBACKS

27th ST.



2618 D ST.
Z# 93-016

4/30/93

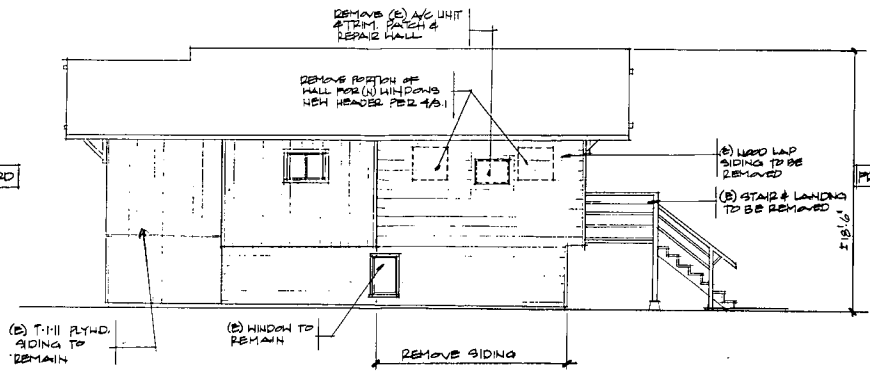
LISA DRURY
ARCHITECT
C 21-485
2618 D Street
Sacramento
California
95816
916 447-3692

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Remodel and Additions
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Sacramento, California 95816

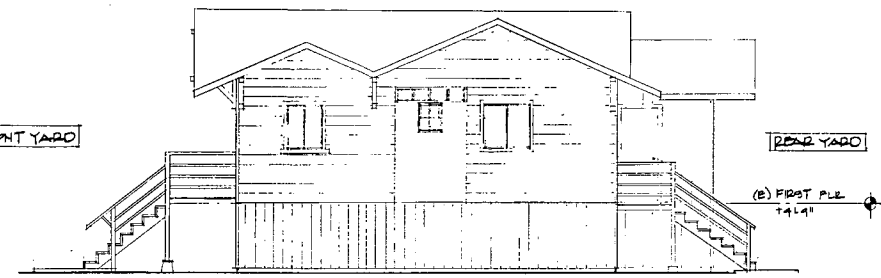
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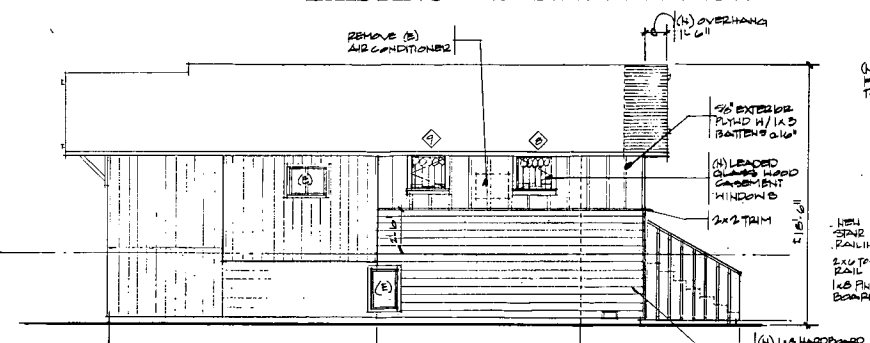
EXHIBIT C



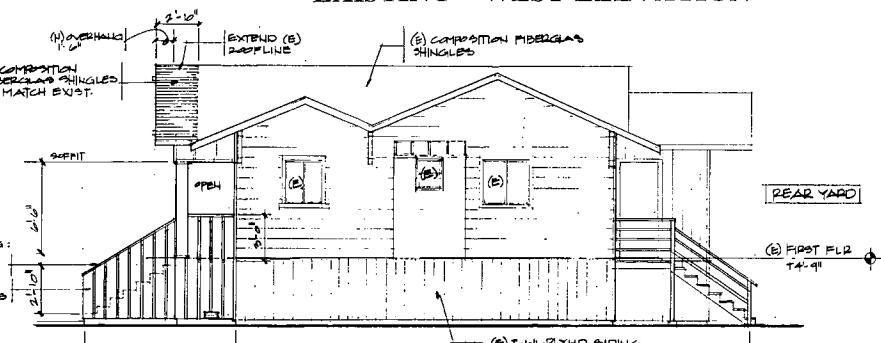
EXISTING EAST ELEVATION



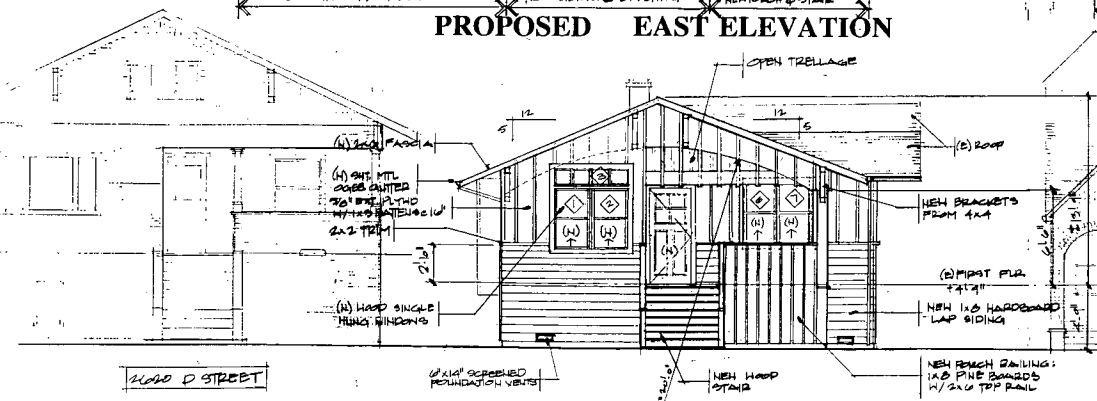
EXISTING WEST ELEVATION



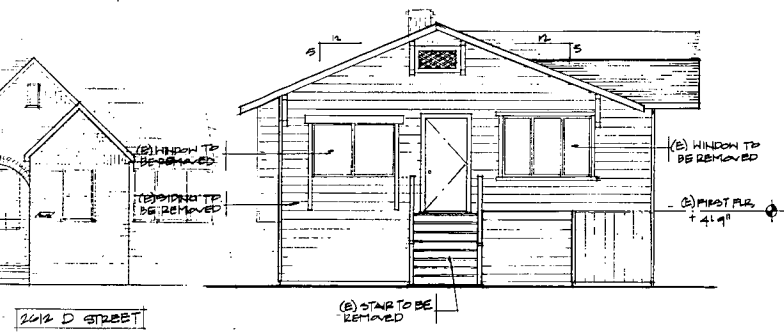
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

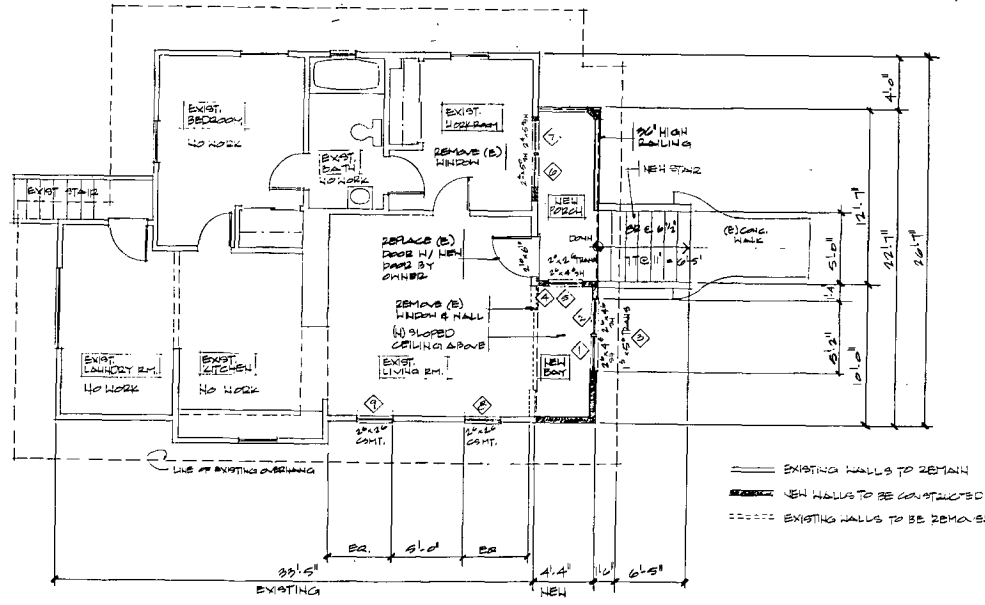


EXISTING NORTH ELEVATION



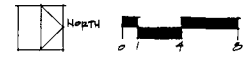
1/4" = 1'-0"

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———— EXISTING WALLS TO REMAIN
 ===== NEW WALLS TO BE CONTACTED
 - - - - - EXISTING WALLS TO BE REMOVED

1 FLOOR PLAN
 1/8" = 1'-0"



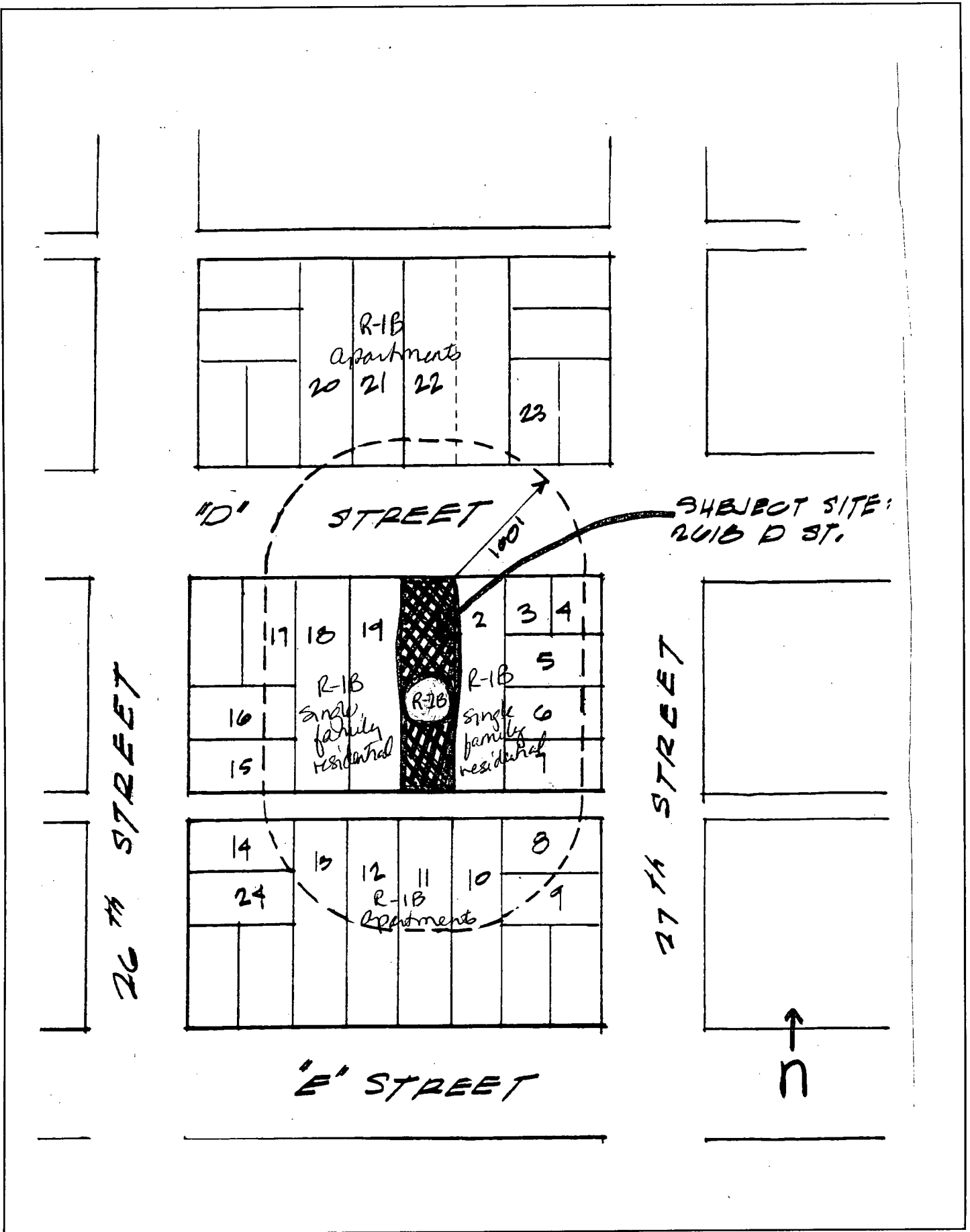
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5-25-93

793-016



VICINITY, LAND USE & ZONING MAP