

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 3, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit for the project known as Z93-041. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Special Permit to expand a non-conforming structure with a 3'4" inch side yard setback from 1,795 sq.ft. to 2,615 sq.ft. on .13± developed acres in the Single-Family Residential (R-1) zone.

Location: 1220 Marian Way

Assessor's Parcel Number: 012-0241-005

Applicant: Steven & Claire Guest
Address: 1220 Marian Way
Sacto., CA. 95818

Owner: Steven & Claire Guest
Address: 1220 Marian Way
Sacto., CA. 95818

General Plan Designation: Low Density Residential (4-15 du/net acre)
Existing Land Use of Site: Residential
Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	25'
South: Residential; R-1	Side(E.):	5'	9'4"
East: Residential; R-1	Side(Int.):	5'	3'4"
West: Residential; R-1	Rear:	15'	36'

Parking Required: one space
Parking Provided: one space
Property Dimensions: 55'x 110'
Property Area: 0.13±
Square Footage of Building: 1,795 sq.ft. (existing), 2,615 sq.ft. (proposed)

Z93-041

August 3, 1993

Item #2

Height of Building: one story (existing), two story (proposed)
Exterior Building Materials: stucco, brick, wood
Roof Materials: shingle
Topography: flat
Street Improvements: existing
Utilities: existing

Additional Information: The applicant is requesting a special permit to allow the vertical extension of the existing side wall of a house which is a non-conforming structure because it falls within the current five foot setback. The extension would allow the addition of a second floor to the residence. The existing minimum side yard setback along the west property line is 3'4". The driveway of the property to the west is located adjacent to the proposed addition. A letter in support of the applicant's request from the adjacent property owner to the west (Mr. Owen) was received by the Planning Division (Exhibit H).

Project Plans: See Exhibits A through G.

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 15301(e)).

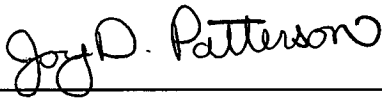
Conditions of Approval:

1. Building materials shall be compatible with the exterior materials of the existing residence.
2. The location and square footage of the addition shall substantially conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to the construction of the addition.

Findings of Fact:

1. The project, as conditioned, is based upon sound principle of land use in that:
 - a. the existing side yard setback on the west property line is 3'4"; and
 - b. the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.

2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed addition does not effect access to the rear yard of the property; and
 - b. the proposed design of the addition is compatible with the existing residence and surrounding residential uses which consist of one and two story single family residences.
3. The project is consistent with the General Plan which designates the site for Low Density Residential uses.

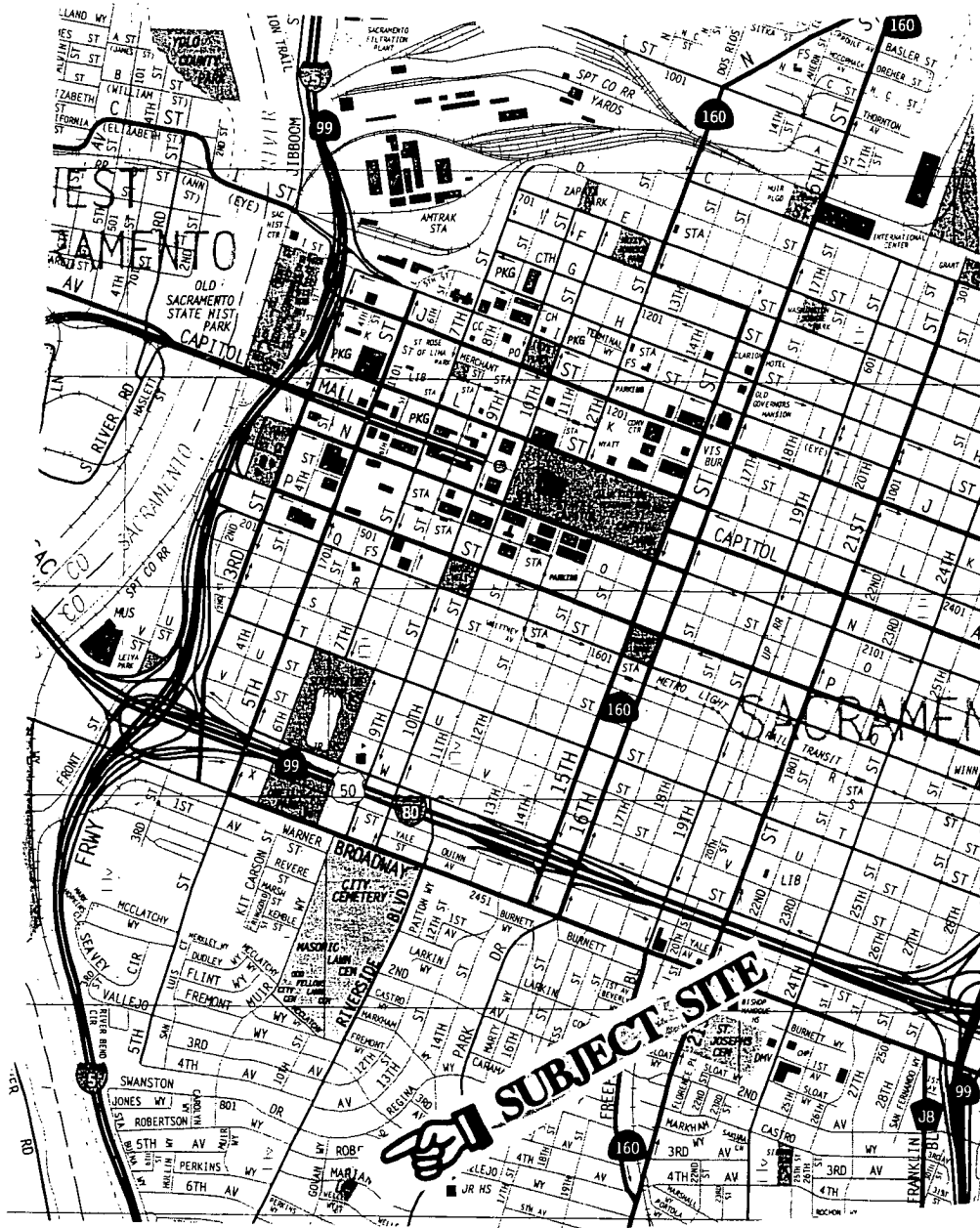


Joy D. Patterson
Zoning Administrator

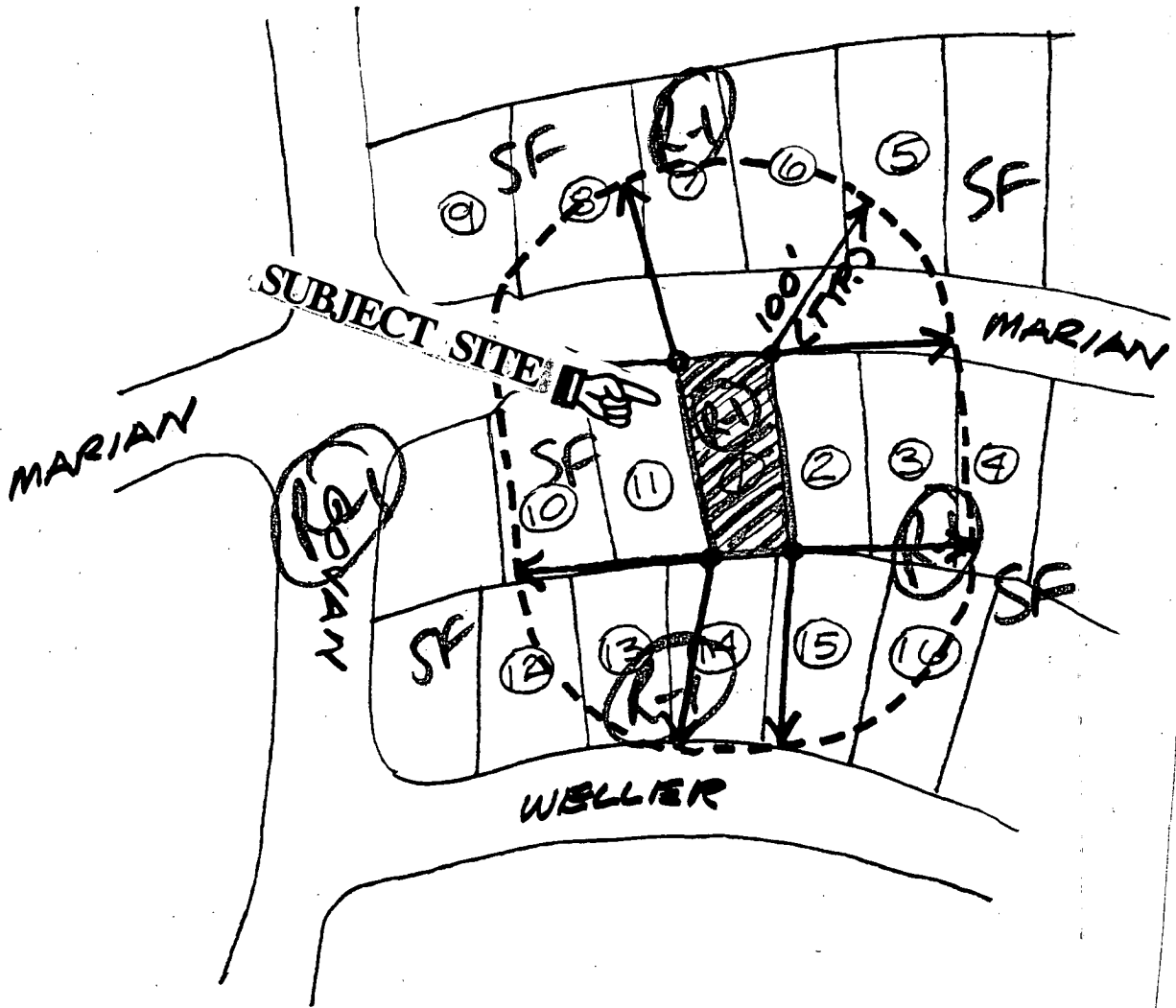
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 (original)
Applicant
ZA Log Book
Building Division



VICINITY MAP

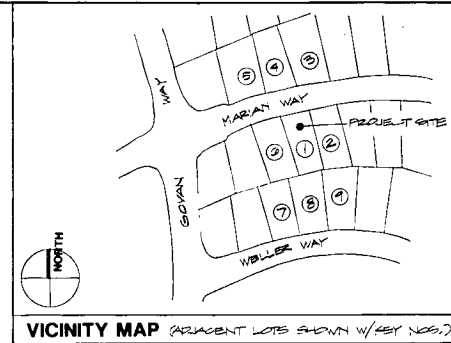
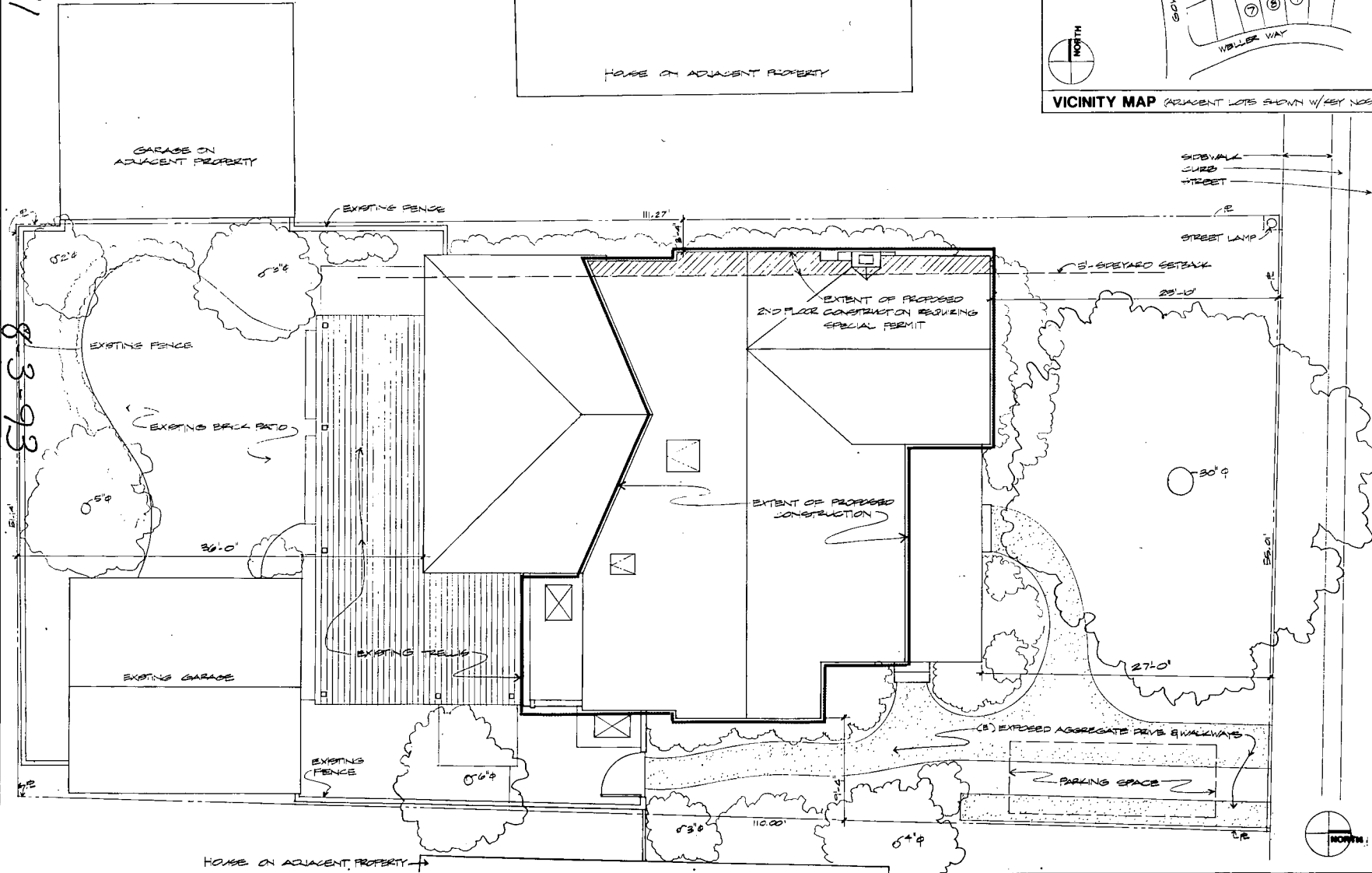


LAND USE & ZONING MAP

293-041

8393

#2



GUEST RESIDENCE
 1220 MARIAN WAY
 SACRAMENTO, CA.

Exhibit A

Drawn by	
Checked by	
Approved for the Owner by	
Approved for the Architect by	
Issue	Description

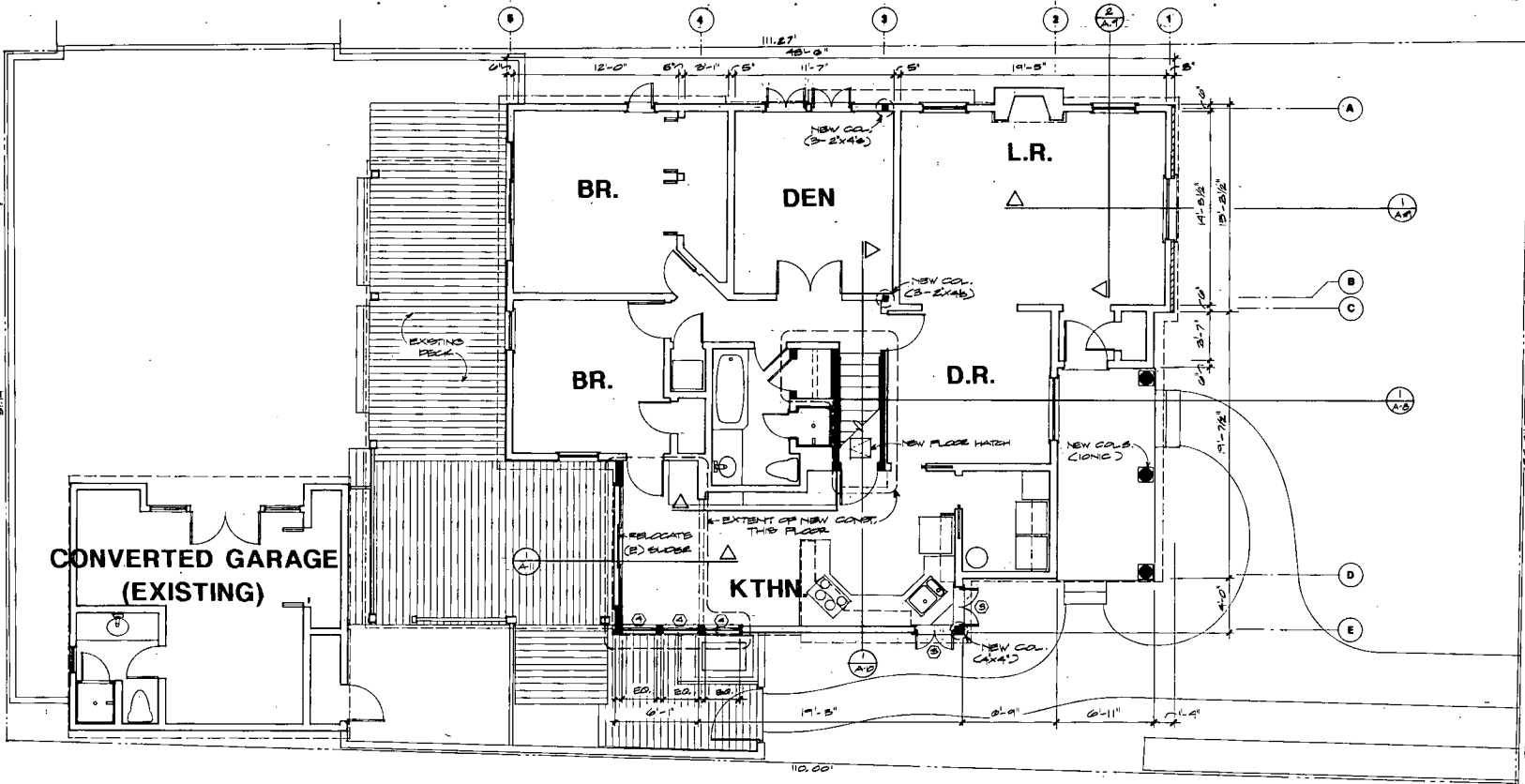
Scale
 Project number

SITE PLAN

A.0

293-041

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GUEST RESIDENCE
 1220 MARIAN WAY
 SACRAMENTO, CA.

Exhibit B

Drawn by

Checked by

Approved for the Owner by

Approved for the Architect by

Issue	Description	Date
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Project number

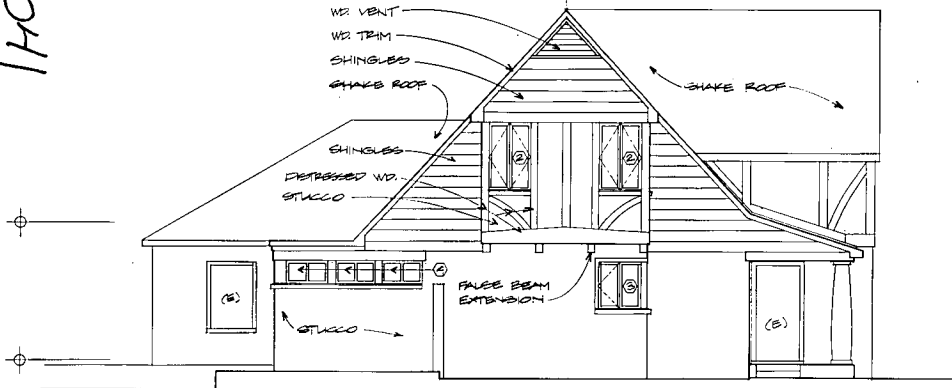
GROUND FLOOR PLAN

A.1

(1) GROUND FLOOR PLAN

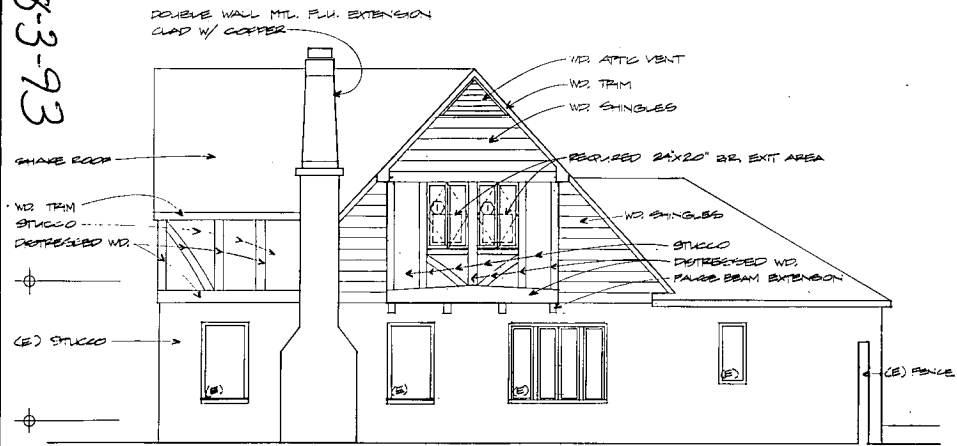
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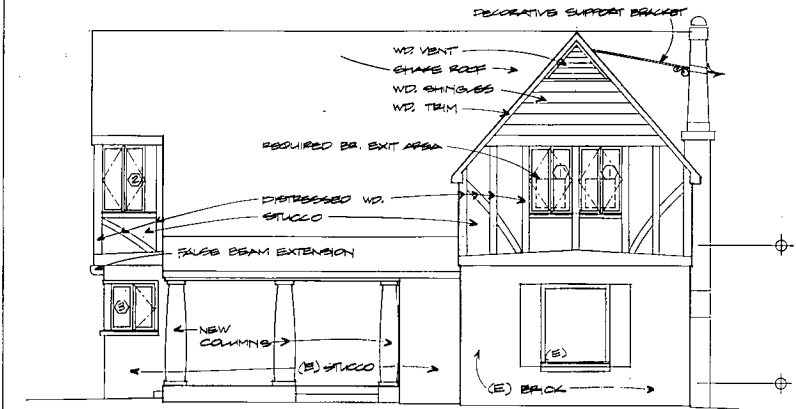
3 EAST ELEVATION

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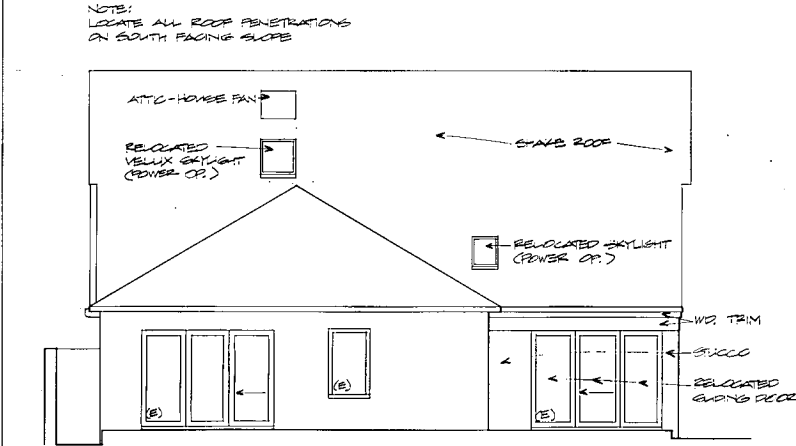


4 WEST ELEVATION

#2



1 NORTH ELEVATION



2 SOUTH ELEVATION

GUEST RESIDENCE
1220 MARIAN WAY
SACRAMENTO, CA.

Exhibit C

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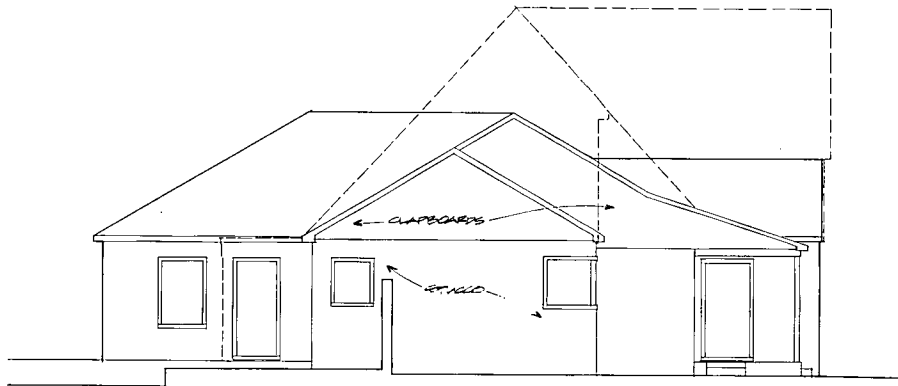
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Project number:

PROPOSED ELEVATIONS

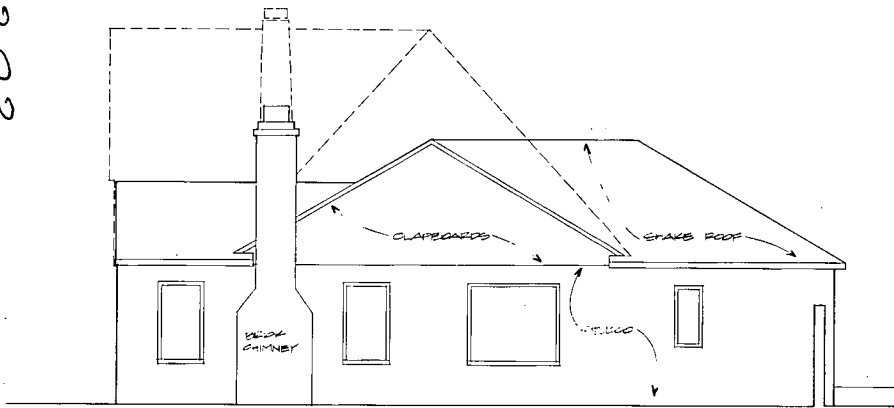
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3 EAST ELEVATION

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4 WEST ELEVATION

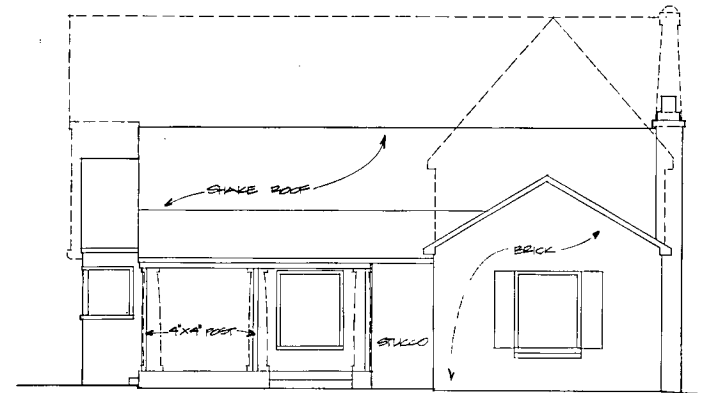
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GUEST RESIDENCE
1220 MARIAN WAY
SACRAMENTO, CA.

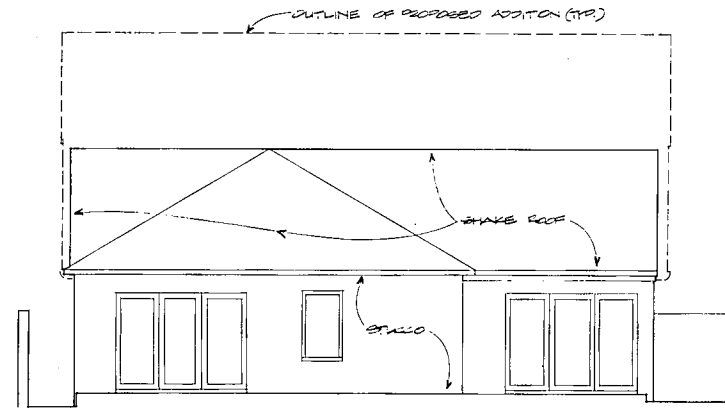
Exhibit D

Drawn by
Checked by

1 NORTH ELEVATION



2 SOUTH ELEVATION



Approved for the Owner by
Approved for the Architect by

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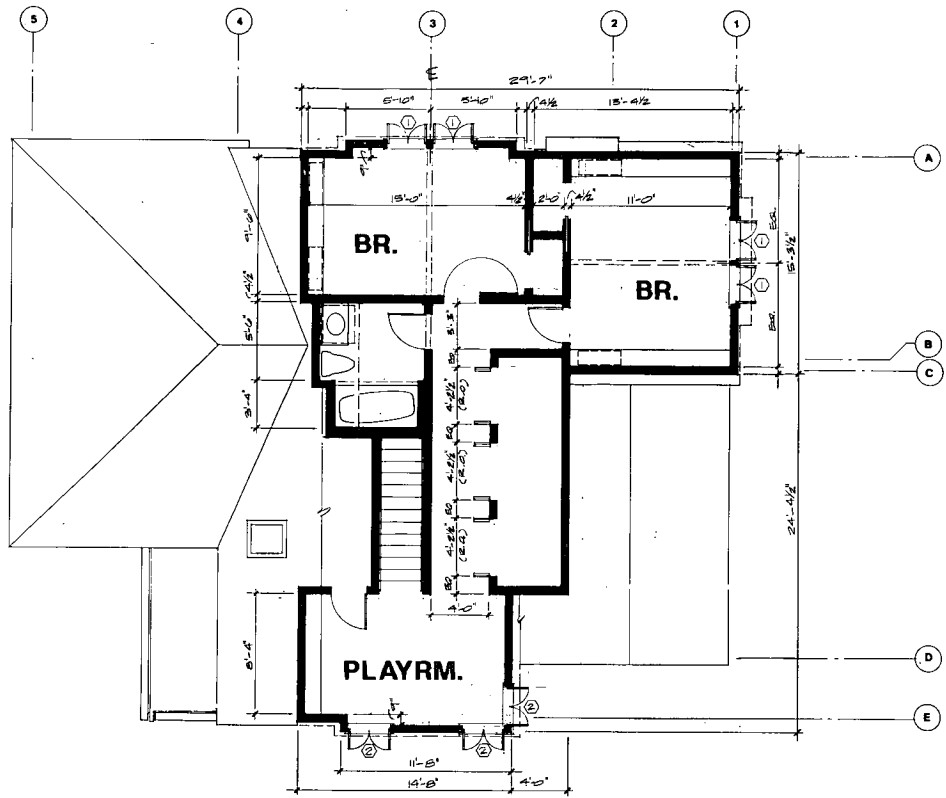
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Project number

EXISTING ELEVATIONS

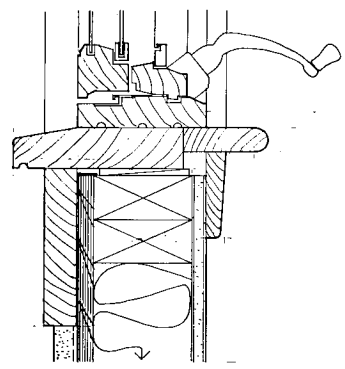
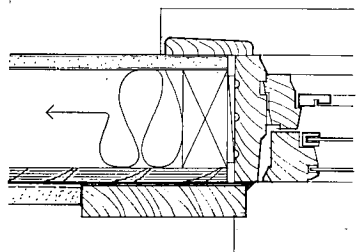
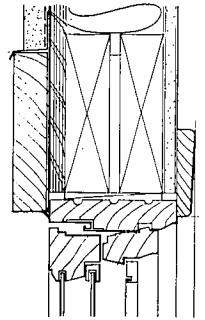
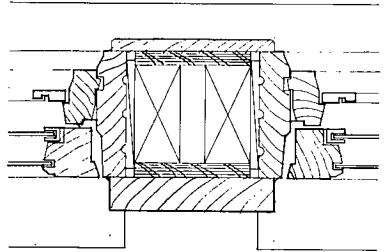
A.6

293-041

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1) 2ND FLOOR PLAN



#2

GUEST RESIDENCE
1220 MARIAN WAY
SACRAMENTO, CA.

Exhibit E

Drawn by
Checked by

Approved for the Owner by
Approved for the Architect by

Issue	Description	Date
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Scale
Project number

2ND FLOOR PLAN

A.3