

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday July 19, 1994, the Zoning Administrator approved with conditions a variance to waive the garage requirement for a single family residence for the project known as Z94-073. 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 the required single car garage for a single family residence on 0.16± developed acres in the Standard Single Family (R-1) zone.

Location: 1036 56th Street

Assessor's Parcel Number: 008-0181-006

Applicant: Barbara K. Gibbs and Robert DiFranco Property Same as Applicant
1036 56th Street Owner:
Sacramento, CA 95819

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	Provided
North: R-1; Single Family Residence	Front:	25'	26'
South: R-1; Single Family Residence	Side(N.):	5'	6'
East: R-1; Single Family Residence	Side(S.):	5'	9.5'
West: R-1; Single Family Residence	Rear:	15'	55'

Property Dimensions: 50 feet x 143 feet
Property Area: 0.16± acres
Square Footage of Building: 1,324 square feet
Height of Building: Single Story, 9 feet (to plate line)
Exterior Building Materials: Stucco
Roof Materials: Composition Shingles
Exterior Colors: Beige
Topography: Flat

Z94-073

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ITEM 5

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting to allow a converted garage to remain as a hobby room. The existing attached 180 square foot single car garage was converted approximately eight years ago into a work and storage area. The previous owner also used the garage for that purpose although the garage door was not replaced at that time. There was a detached carport constructed in front of the existing garage in 1973, however, the project never obtained a Final Inspection from the Building Permits Division. The Zoning Ordinance requires a single car garage for a single family residence. The applicant is requesting a Variance to waive the requirement for a garage. All the structures meet setback requirements.

The site is located within the East Sacramento Improvement Association area and the Association does not object to the project. The project was noticed to all property owners within 100 feet of the site. Staff has not received any calls concerning the project.

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 applicant shall obtain a building permit for the converted garage and make the necessary improvements so the building conforms to building code.
2. Any further additions shall be reviewed and approved by Planning Staff and have a building permit.
3. The work area shall not be converted into a second residential unit.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. a variance would be and has been granted to other property owners facing similar circumstances; and

- b. the garage has been converted into a work area for many years and has not created a nuisance.
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 proposed garage conversion is compatible in size and style with the existing residence and adjacent residential properties;
 - b. a solid six foot fence exists along the perimeter of the site;
 - c. there is an adequate side yard area; and
 - d. there is an existing carport for parking.
4. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).



Joy D. Patterson
Zoning Administrator

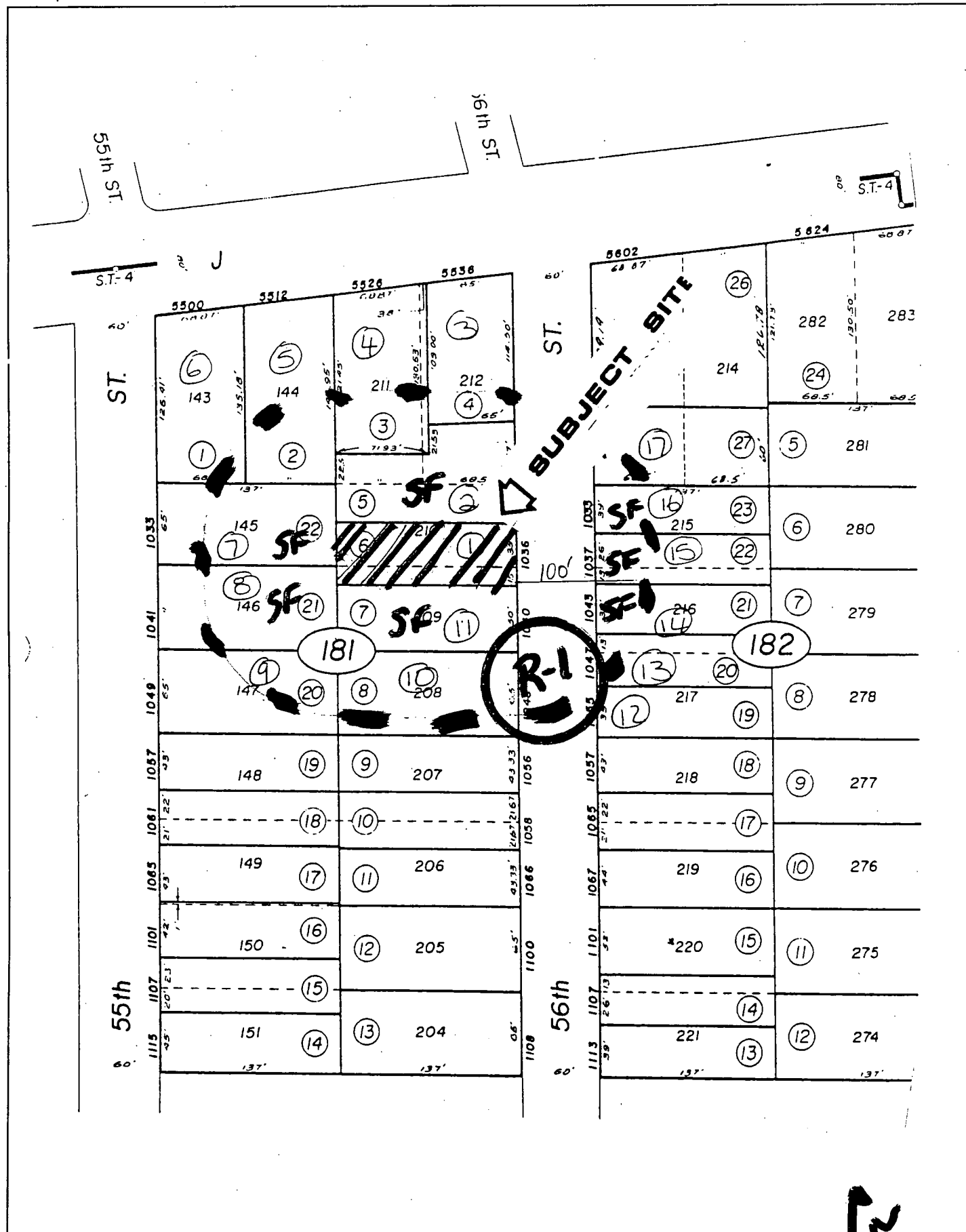
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building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



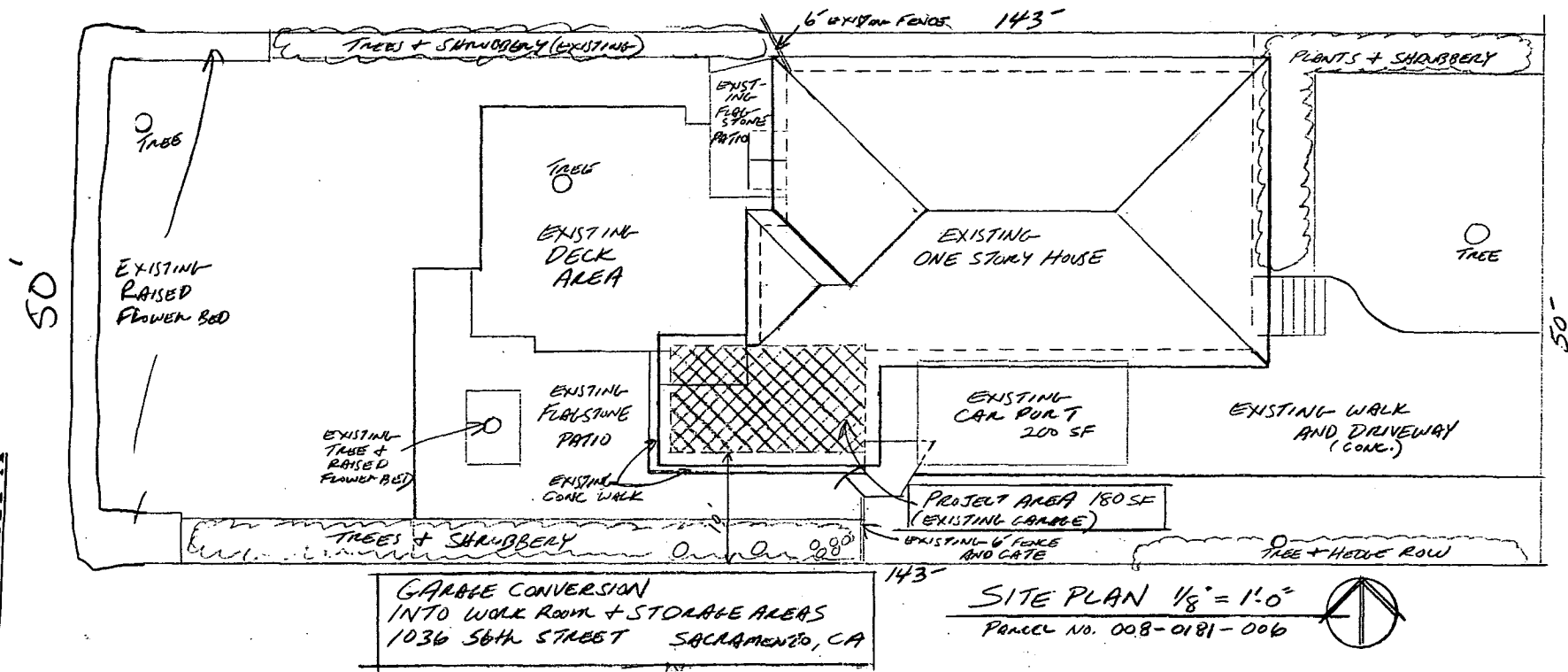
LAND USE & ZONING MAP

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EXHIBIT A



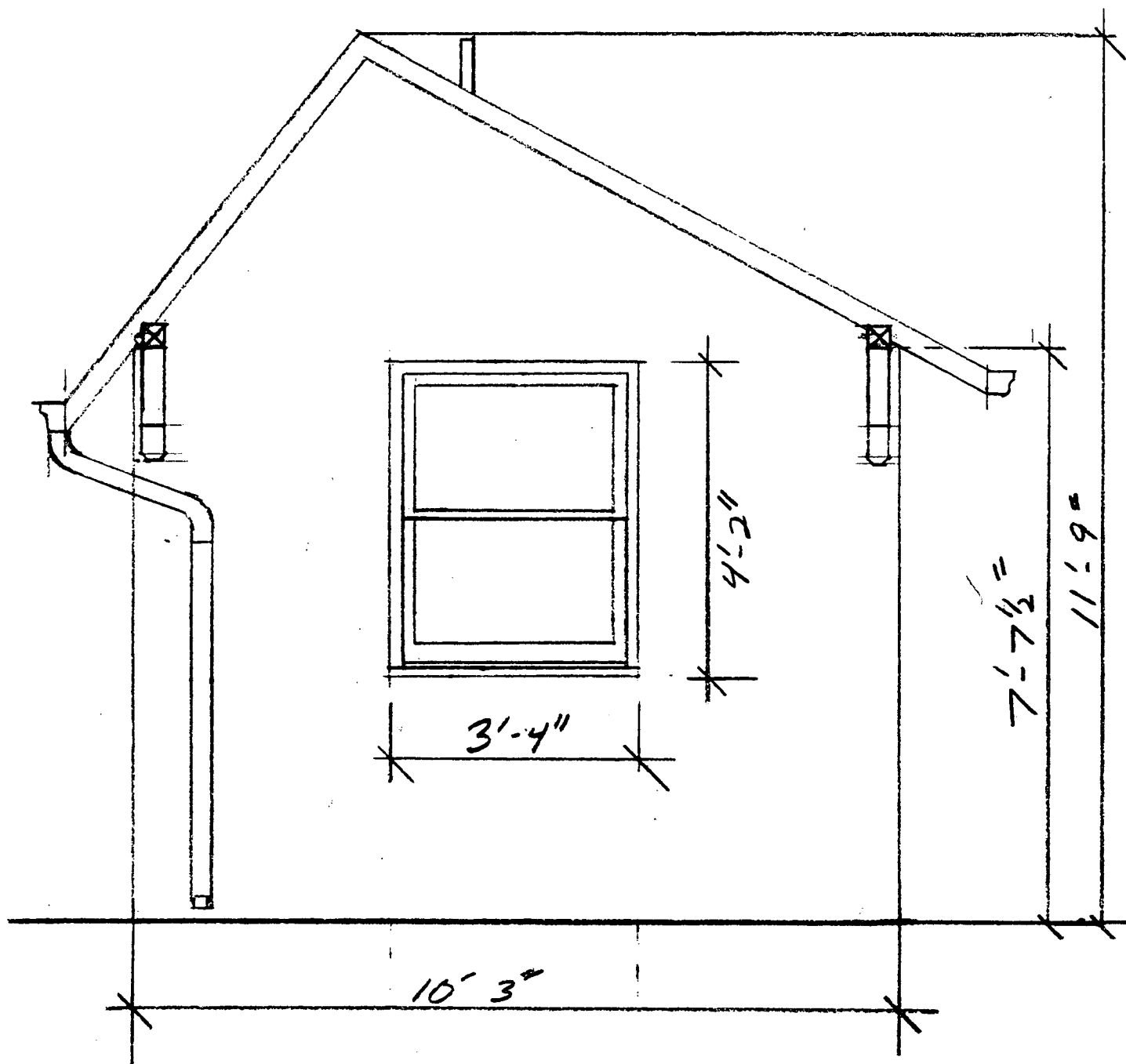
56th Street

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294-073

ITEMS

EXHIBIT - C



WEST ELEVATION

$\frac{1}{2}'' = 1.0'$ PARCEL # 008-0181-006

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ITEMS

1036 56th STREET, SACRAMENTO, CA

GARAGE CONVERSION INTO WORK ROOM +
STORAGE AREA

ITEM 5

1036 56th STREET
SACRAMENTO, CA



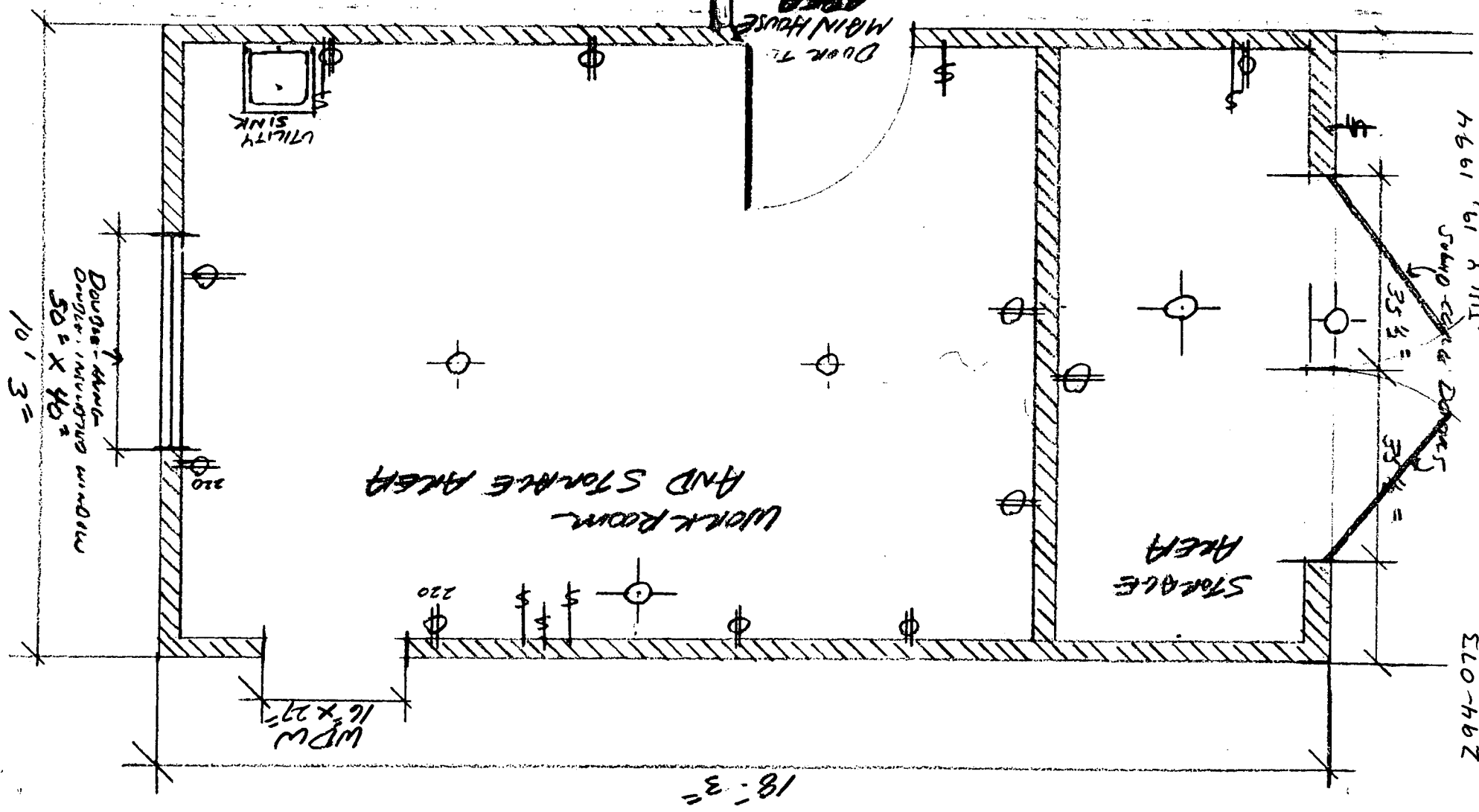
CARAGE CONVERSION
INTO WORKROOM +
STORAGE AREAS

1/2" = 1.0' Parcel NO. 008-0181-006

MAIN HOUSE AREA

FLOOR PLAN

EXHIBIT - D



4661' 61' 47" 5040-6147 Doors

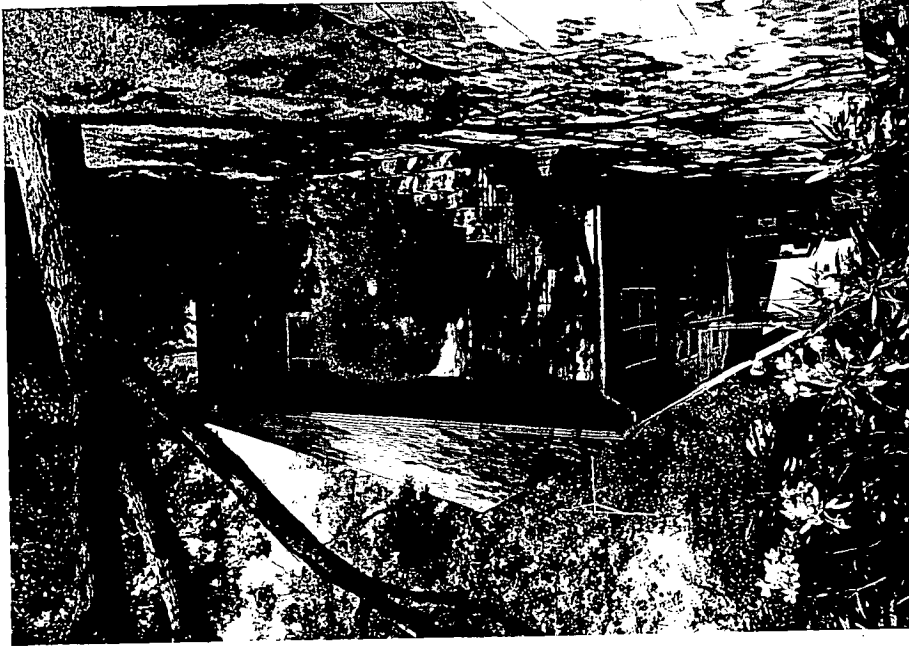
290-073
ELO-46Z

Photo # 008-0181-006



DETAIL OF FRONT STAIRS AREA OF
GARAGE CONVERSION, 1036 5TH ST. SACRAMENTO, CA

Photo # 008-0181-006 GARAGE CONVERSION

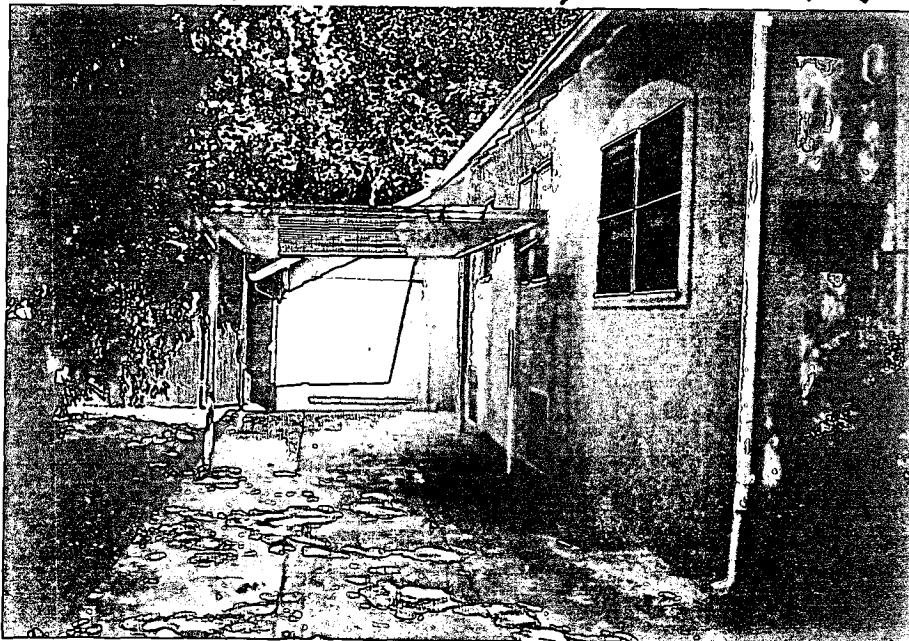


EAST FACADE 1036 5TH STREET
SACRAMENTO, CA

EXHIBIT E

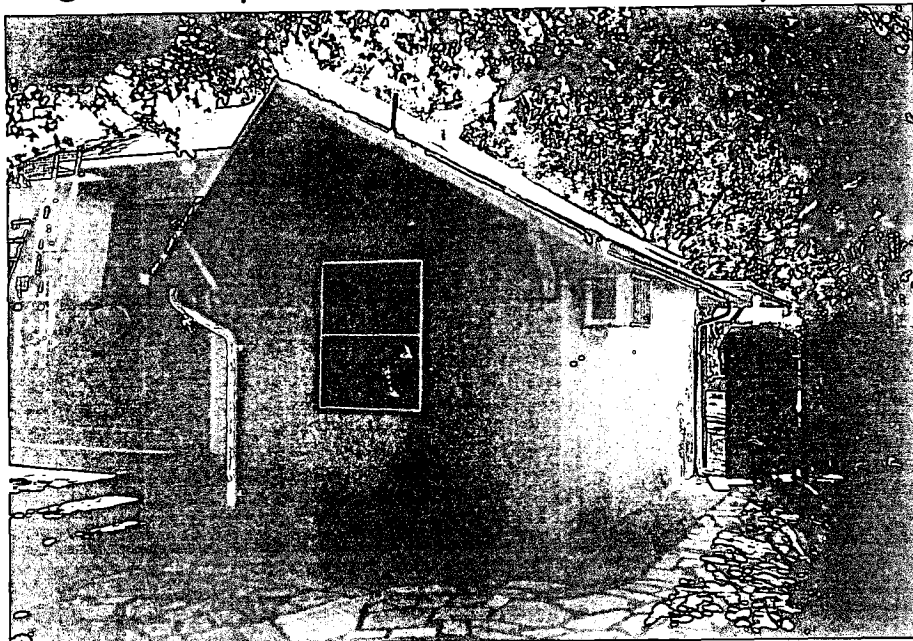
EXHIBIT E

VIEW OF FRONT OF GARAGE CONVERSION &
CAR PORT / 1036 56th ST, SACRAMENTO, CA



PARCEL # 008-0181-006

WEST & SOUTH ELEVATIONS OF GARAGE
CONVERSION, 1036 56th ST. SACRAMENTO, CA



PARCEL # 008-0181-006