

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 8, 1999, the Zoning Administrator approved with conditions, a variance to reduce the side yard setback from five feet to three feet for the project known as Z99-135. Findings of Fact and Conditions of Approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Variance** to reduce the side yard setback from five feet to three feet located on 0.13± developed acre in the Standard Single Family (R-1) zone.

Location: 3323 E. Curtis Drive(District 5, Area 3)

Assessor's Parcel Number: 013-0272-012

Applicant: Seth Scott
3323 E. Curtis Drive
Sacramento, CA 95818

Property Owner: Same as Above

Project Planner: Donna Decker

General Plan Designation: Low Density Residential 4-15 du/na
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: R-1; Standard Single Family

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: R-1; Single Family Residential	Front:	15'(Exist)	15'(Exist)
South: R-1; Single Family Residential	Side(N.):	3'(Exist)	3'(Exist)
East: R-1; Single Family Residential	Side(S):	5'	3'
West: R-1; Single Family Residential	Rear:	15'	15'

Property Dimensions: 50' x 100'
Property Area: 0.11± acre
Square Footage of Building: 2,950 square feet (Two story)
Exterior Building Materials: Stucco
Roof Materials: Tile
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant requests to a construct a 185± square foot car port at the south side of the existing residence which will encroach two feet into the interior side yard setback area. The single story carport is proposed to be 10± feet wide by 18.5 feet long constructed with wrapped posts, tile roof and finished with stucco to match the existing residence. The roof will be constructed with a 6:12 pitch and shall have a twelve inch overhang at the eaves. There is no roof overhang proposed at the gable end. A Zoning Administrator's Variance is required to reduce the minimum setback area requirements for attached or detached accessory structures to existing single family dwellings.

The project was noticed and staff received an inquiry from an adjacent neighbor and another from a neighbor across the park. The neighbor across the park wanted additional information regarding the variance process. The neighbor living adjacent to the project site wanted additional information and subsequently objected to the project. The owner redesigned the roofline to reflect a pitched roof rather than a flat roof with a decorative parapet so that it could not be used as a balcony in the future. The neighbor was pleased that the revision was made and had no additional objections.

The project was noticed to six neighborhood associations which boundaries are near to the project. These included Hollywood Park Neighborhood Association, Maple Park Neighborhood Association, Sierra Curtis Neighborhood Association, Land Park Community Association, C.A.R.E. , and the Neighborhood Concerns Committee. Staff did not received any calls reflecting concerns from the neighborhood associations.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301(e)(1).

Conditions of Approval

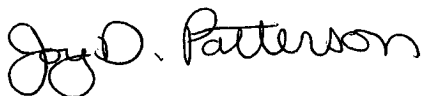
1. There shall be no further expansion of the building into the setback areas.
2. Size and location of the building shall conform to the plans submitted. Any revisions of the structure will require additional review by the Planning Department.
3. The applicant shall obtain all necessary building permits.

Findings of Fact- Variances:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed building will not substantially alter the characteristics of the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing

applicant in that a variance would be and has been granted to other property owners facing similar circumstances.

3. Granting the variance request does not constitute a use variance in that the addition is allowed in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor to any property in the vicinity of the applicant.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential 4-15 du/na.

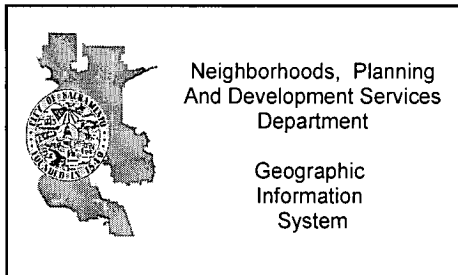
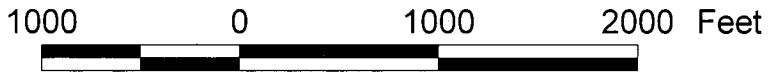
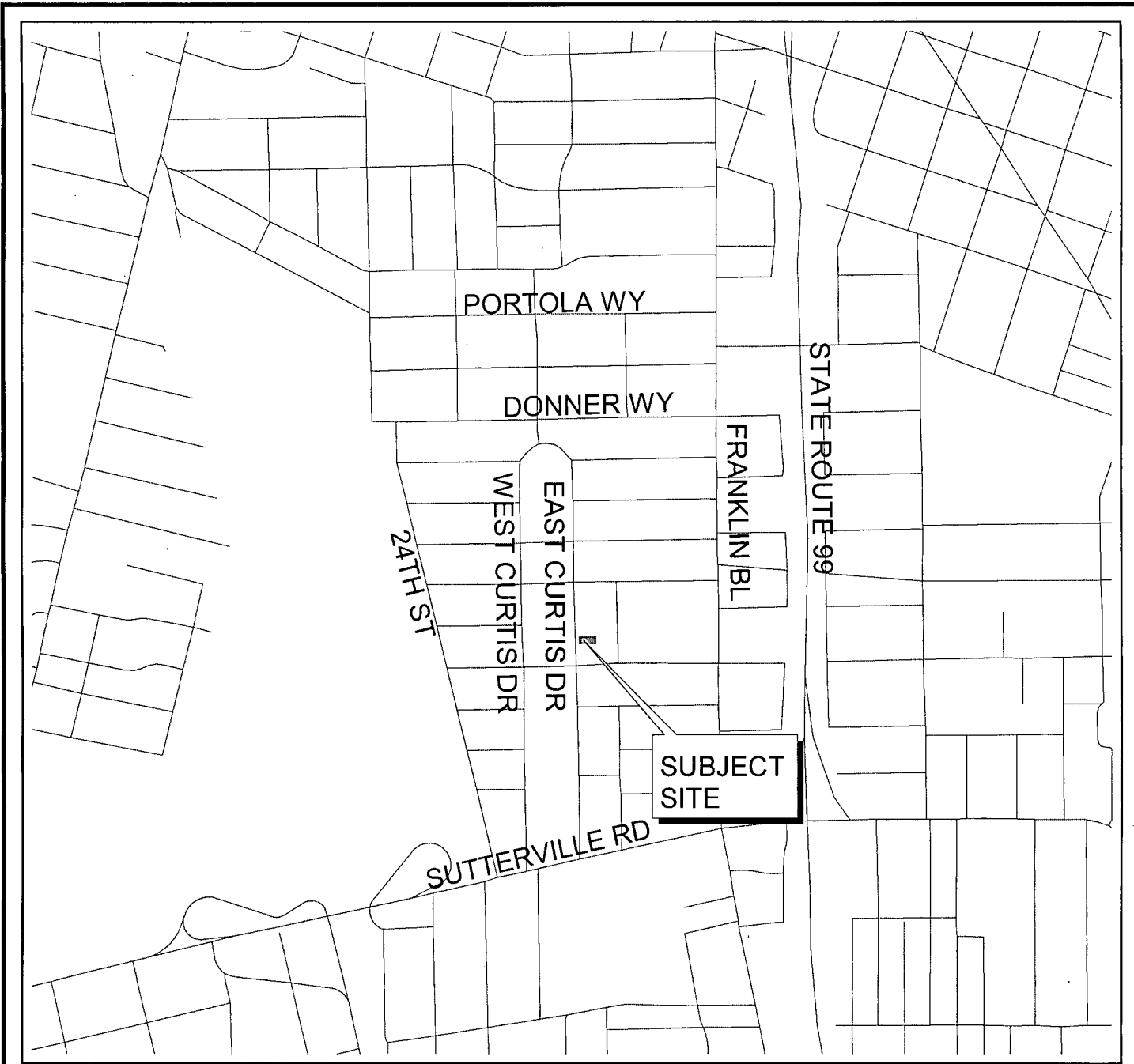


Joy D. Patterson
Zoning Administrator

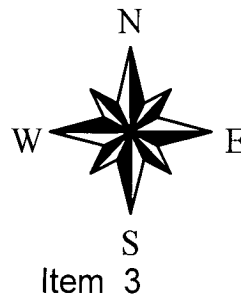
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building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

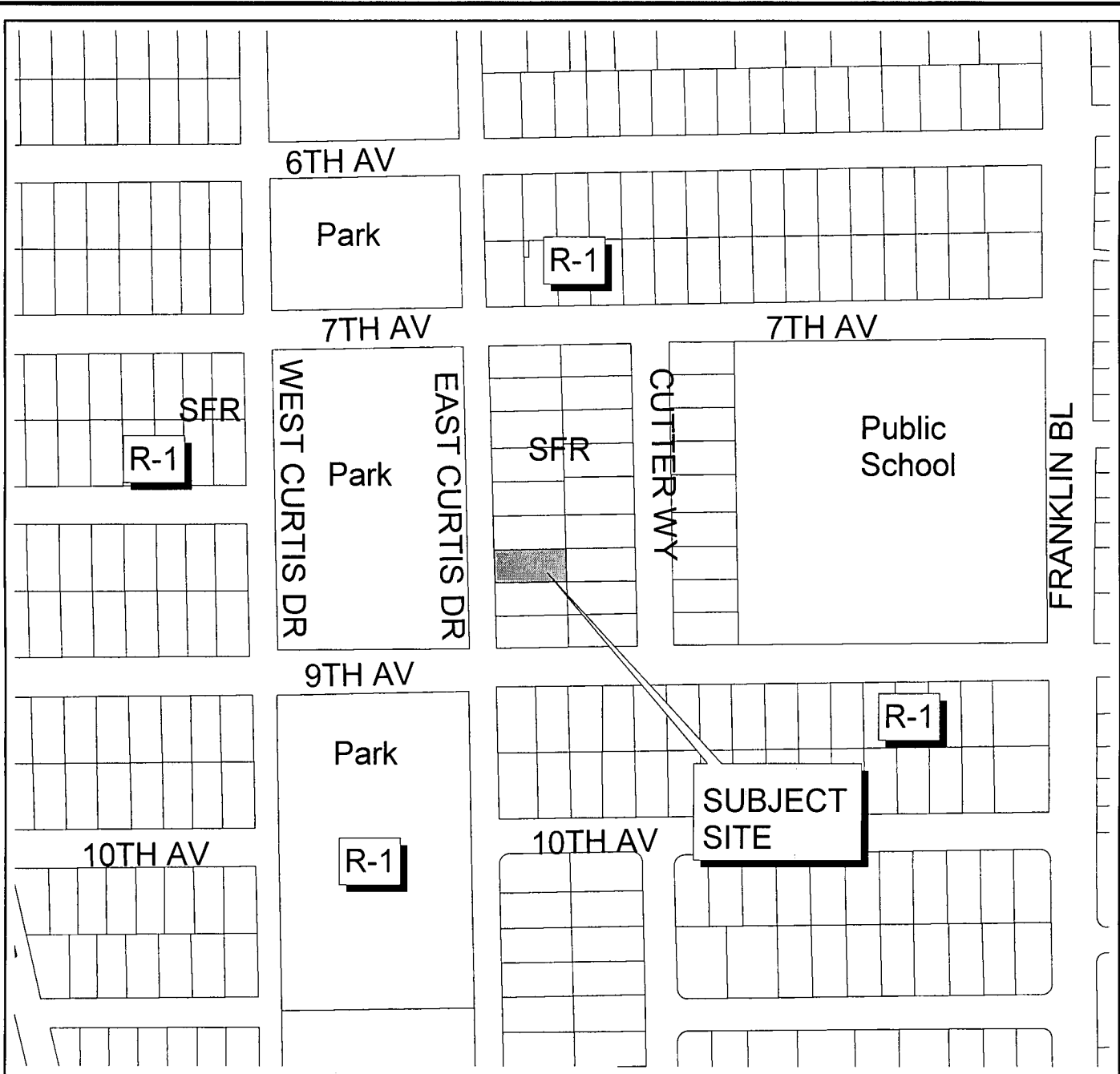
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



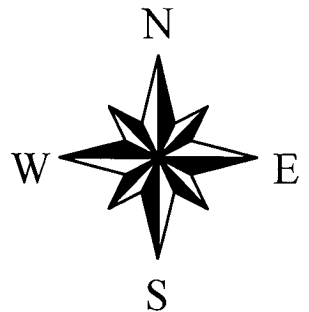
VICINITY MAP





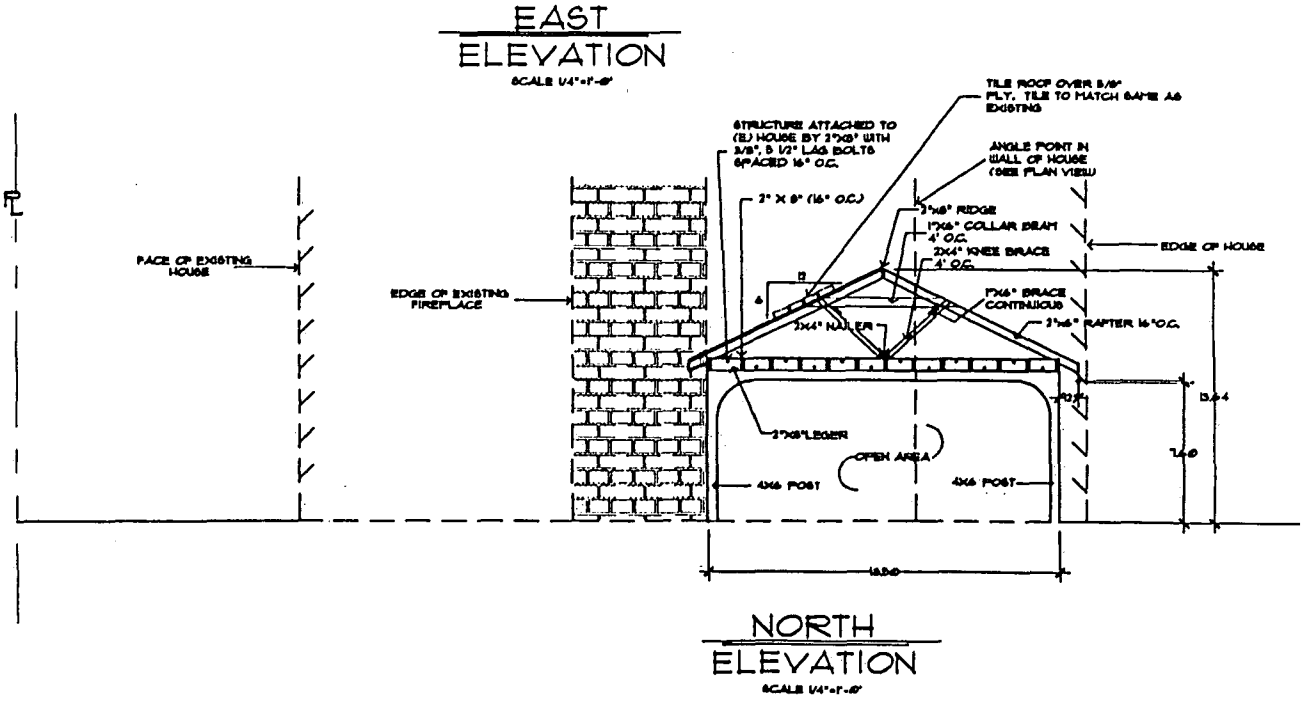
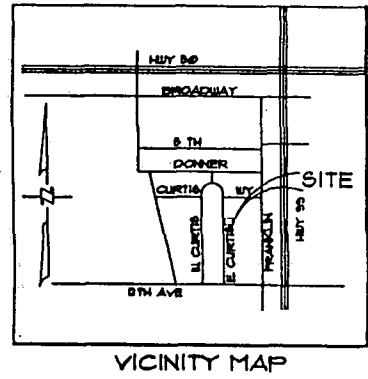
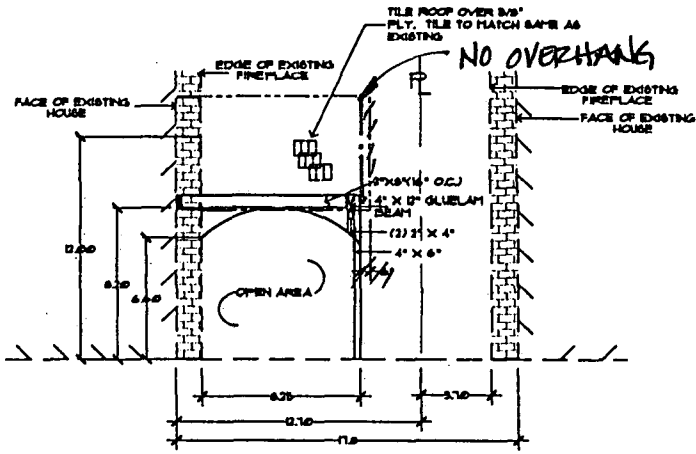
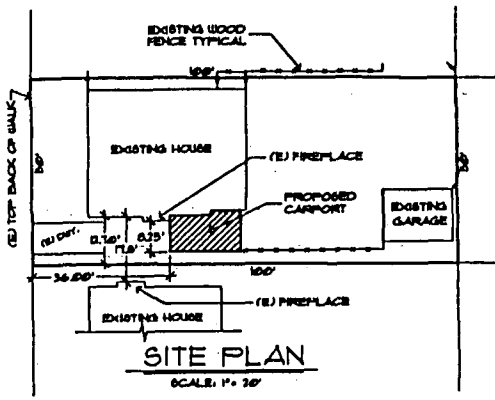
200 0 200 400 Feet

LAND USE AND ZONING



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



CARPORY PLAN
3323 EAST CURTIS DR.
APR 1987-0877-02

GERMAN ENGINEERING
3000 FRANKLIN BLVD.
SACRAMENTO, CALIFORNIA 95825
CIVIL ENGINEERING - SURVEYING - LAND PLANNING

DESIGNED BY	DATE	REVISION
DRAWN BY	DATE	
CHECKED BY	DATE	
SCALE	AS SHOWN	

208 NO. 9910
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