

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

ACTION OF THE ZONING ADMINISTRATOR & PLANNING COMMISSION

On November 16, 1993, the Zoning Administrator approved with conditions a variance to reduce the rear yard setback for a single family residence for the project known as Z93-085. The decision was appealed. On January 13, 1994 the Planning Commission upheld the Zoning Administrator's decision and adopted a resolution denying the appeal and approving the variance.

Project Information

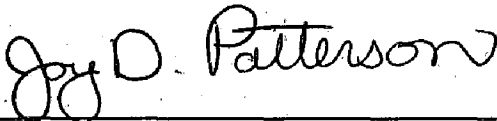
Request: Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 3.45 feet in order to construct a 1,847 square foot single family residence on 0.18 \pm developed acres in the Single Family Alternative (R-1A) zone

Location: 8254 Sunny Creek Way

Assessor's Parcel Number: 117-1140-033

Applicant: U.S. Home Corporation
1525 Response Road, #1
Sacramento, CA 95815

Property Owner: Applicant



Joy D. Patterson
Zoning Administrator

cc: File
ZA Log Book

Z93-085

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday November 16, 1993, the Zoning Administrator approved with conditions a variance to reduce the rear yard setback for a single family residence for the project known as Z93-085. 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 reduce the required rear yard setback from 15 feet to 13.45 feet in order to construct a 1,847 square foot single family residence on 0.18± developed acres in the Single Family Alternative (R-1A) zone (18± square feet encroaches in the setback area).

Location: 8254 Sunny Creek Way

Assessor's Parcel Number: 117-1140-033

Applicant: U.S. Home Corporation **Property** Same
1525 Response Rd., #1 **Owner:** As Applicant
Sacramento, CA 95815

General Plan Designation: Low Density Residential (4-15 du/na)

South Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: R-1A

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: R-1A; Single Family Residence	Front:	25'	21.5'
South: R-1A; Single Family Residence	Side(E.):	5'	22'
East: R-1A; Single Family Residence	Side(W.):	5'	23'
West: R-1A; Single Family Residence	Rear:	15'	13.45'

Property Dimensions: Irregular
Property Area: 0.18± acres
Square Footage of Building: 1,847 square feet
Height of Building: Two Stories

Z93-085

NOVEMBER 16, 1993

ITEM 3

Exterior Building Materials:	Stucco
Roof Materials:	Tile
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A, B, and C

Additional Information:

The single family dwelling is currently under construction. A building inspector found the northern most part of the building encroached into the rear yard setback 1.55 feet. Due to the irregular shaped lot, there is approximately 18 square feet of the kitchen corner of the house in the setback area. This section of the house is single story although the residence is a two story structure. The site is in the (R-1A) zone which permits variable setbacks with a special permit. However, the subdivision was approved with standard single family setbacks (P89-255). The applicant has indicated that screening trees will be planted along the rear property line.

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 plant a minimum of two 15 gallon (minimum size) evergreen trees on the adjacent parcel (APN 117-0630-028) prior to Final Inspection of the residence by the City Building Division.
2. The area within the setback shall not exceed one story.
3. No accessory structures are permitted in the rear yard area as shown on Exhibit A.

Findings of Fact:

1. 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 similar circumstances.
2. Granting the variance request does not constitute a use variance in that a single family residence is allowed in the Single Family Alternative (R-1A) 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 single family residence is compatible in size and style with the adjacent residential properties;
 - b. screening trees will be planted along the rear property line to provide a visual buffer;
 - c. the section of the structure in the setback area will only be one story in height; and
 - d. there will be adequate rear yard area still available for the residence.

4. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

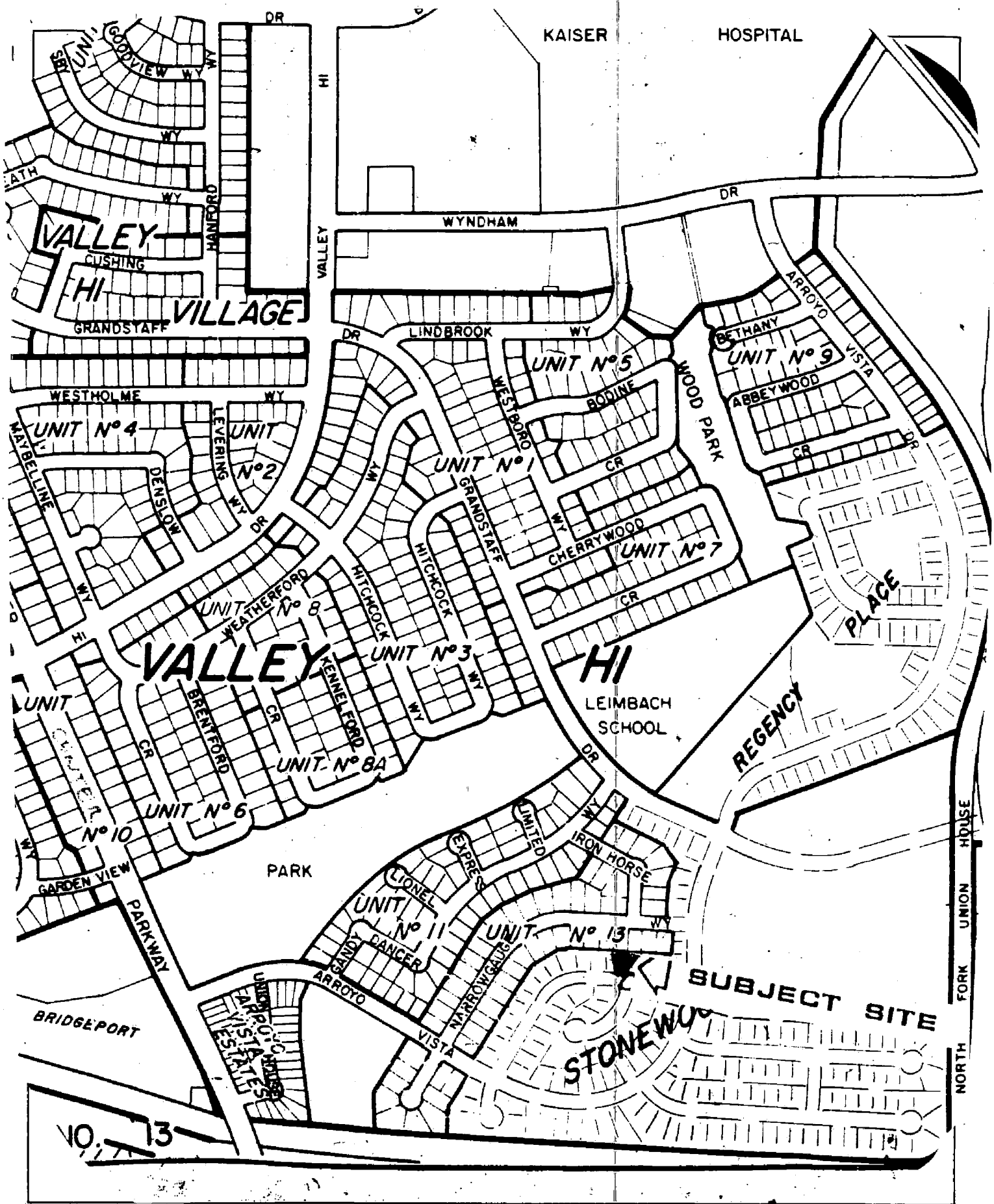


Joy D. Patterson
Zoning Administrator

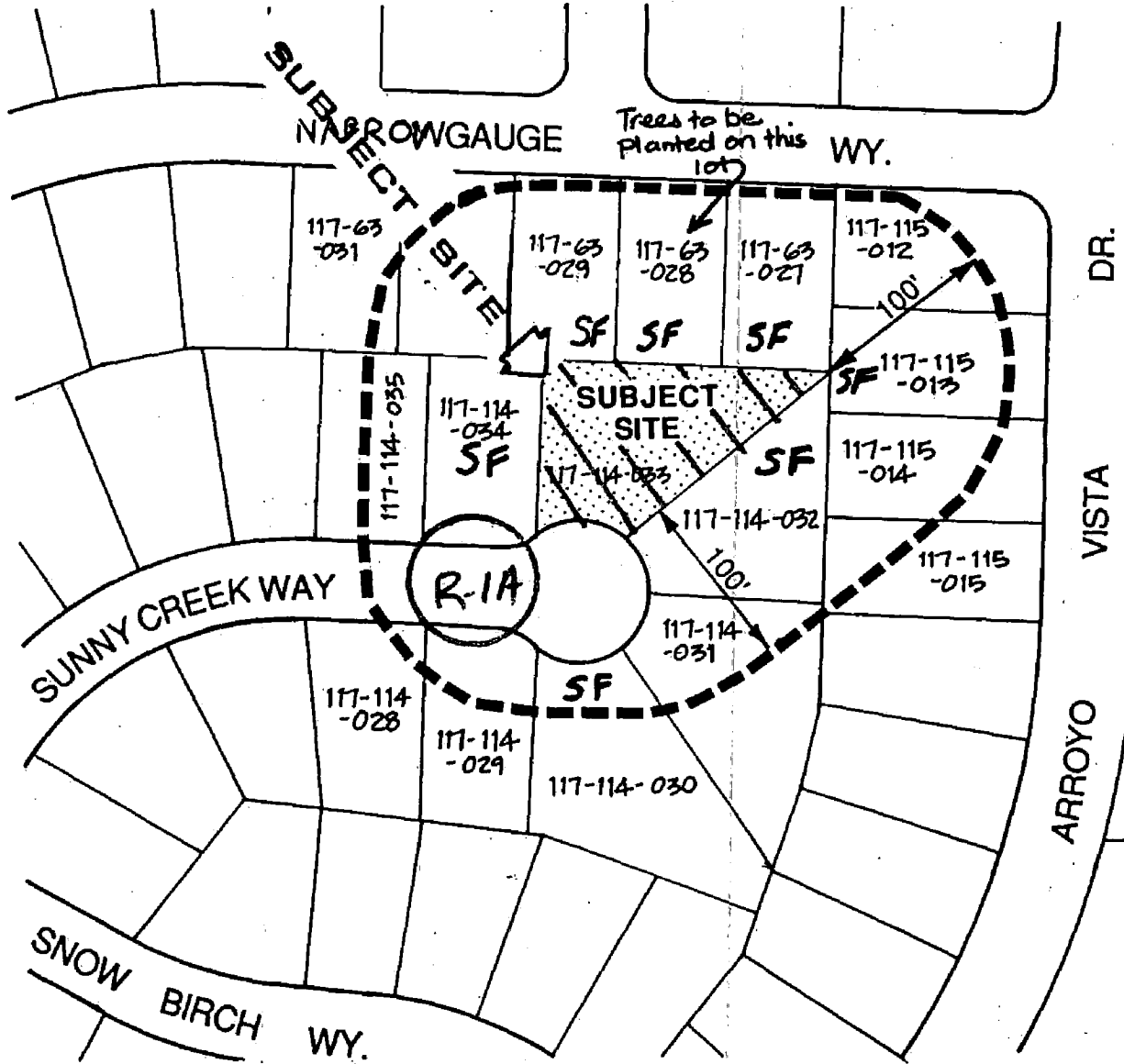
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building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



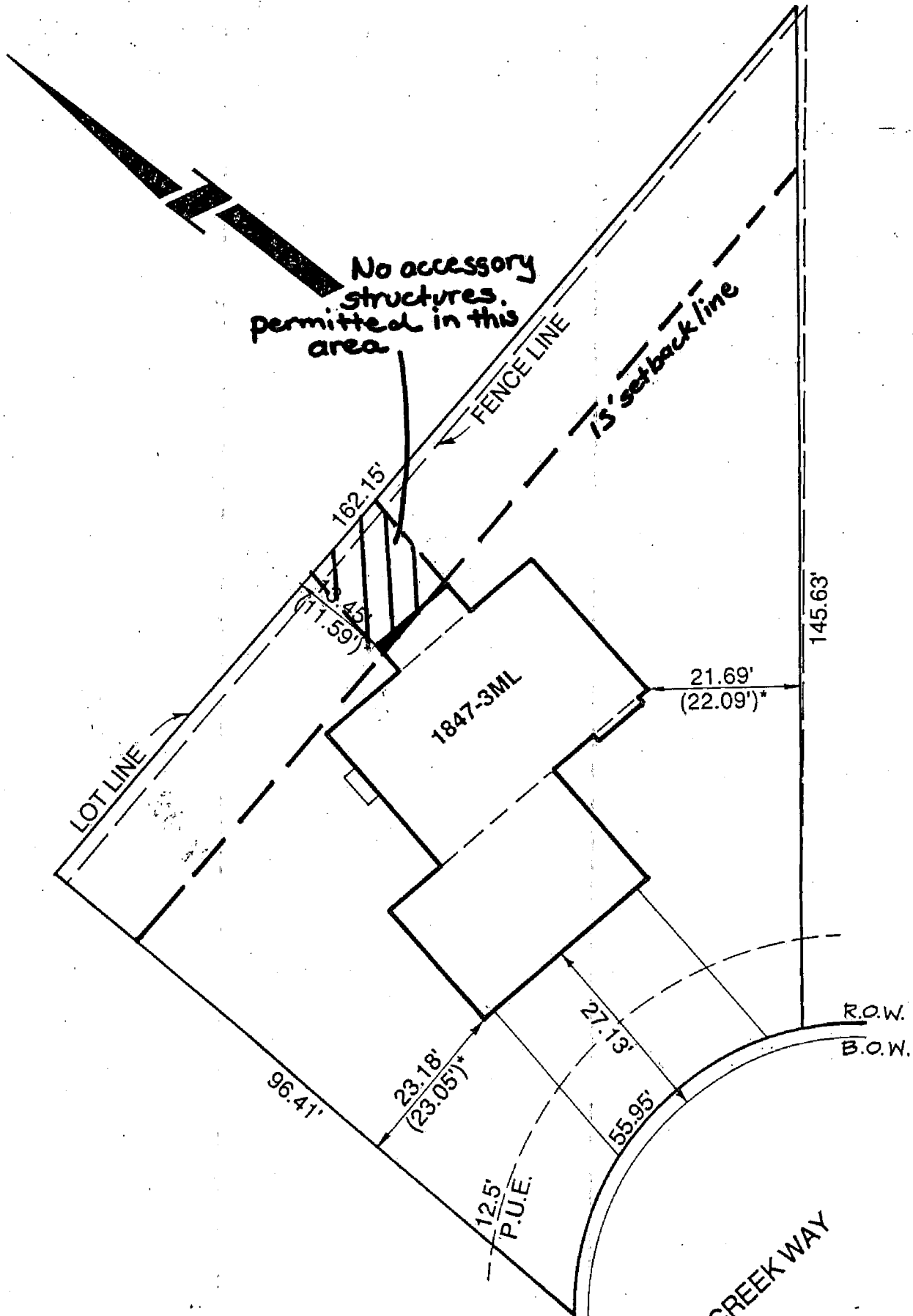
VICINITY MAP



U S HOME CORP. LOT NO. 49
 STONEWOOD UNIT NO. 1
 CITY OF SACRAMENTO CALIFORNIA

LAND USE & ZONING MAP

EXHIBIT A



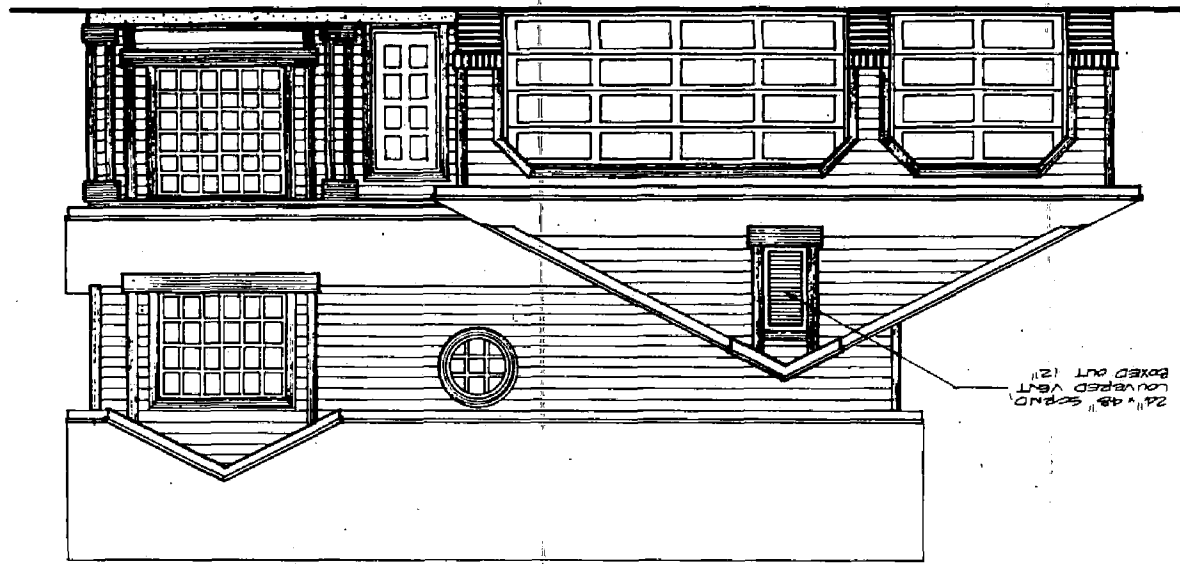
293-085

NOVEMBER 11, 1998

ITEM 3

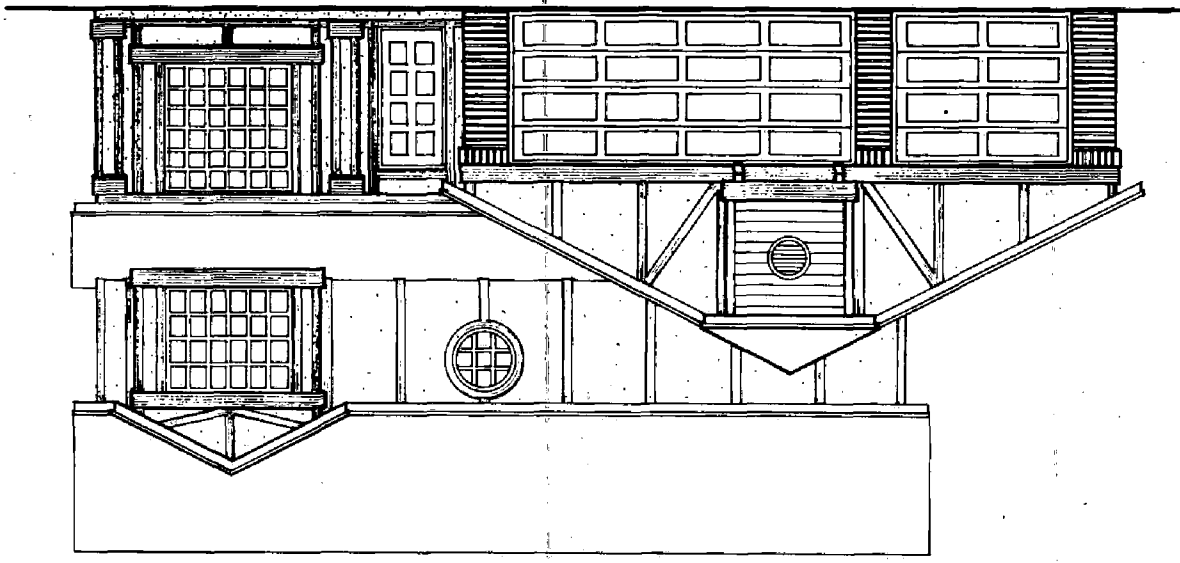
SEE ELEVATIONS AND DIMENSIONS SHEET NO. 2 FOR ALL REPERITIVE NOTES
ELEVATION APPENDIX A
SCALE: 1/8" = 1'-0"

A



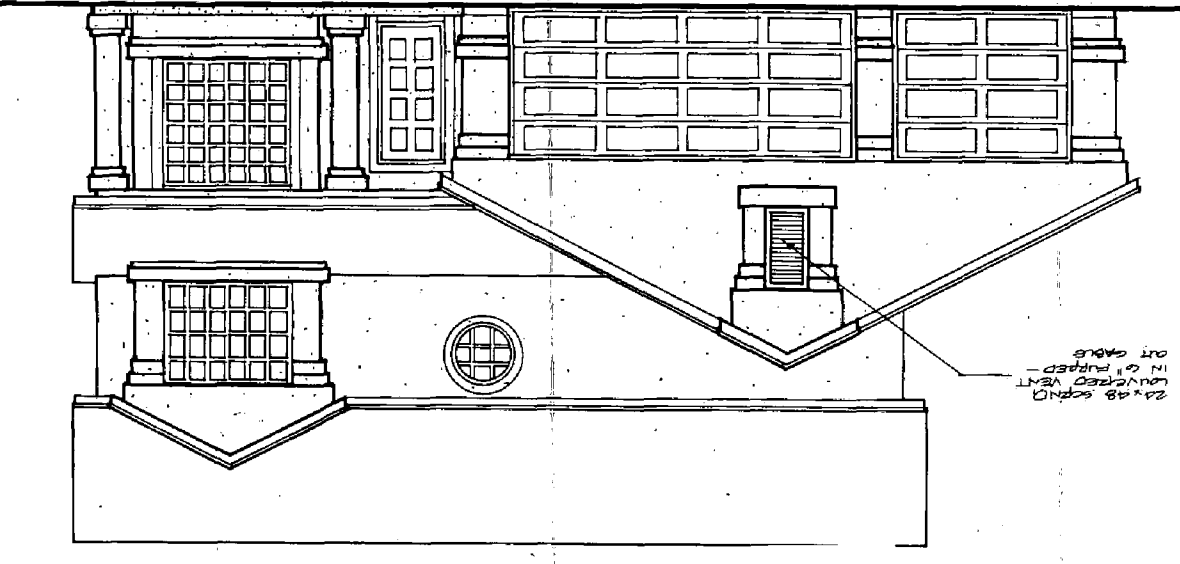
SEE ELEVATIONS AND DIMENSIONS SHEET NO. 5 FOR ALL REPERITIVE NOTES
ELEVATION APPENDIX B
SCALE: 1/8" = 1'-0"

B



SEE ELEVATIONS AND DIMENSIONS SHEET NO. 6 FOR ALL REPERITIVE NOTES
ELEVATION APPENDIX C
SCALE: 1/8" = 1'-0"

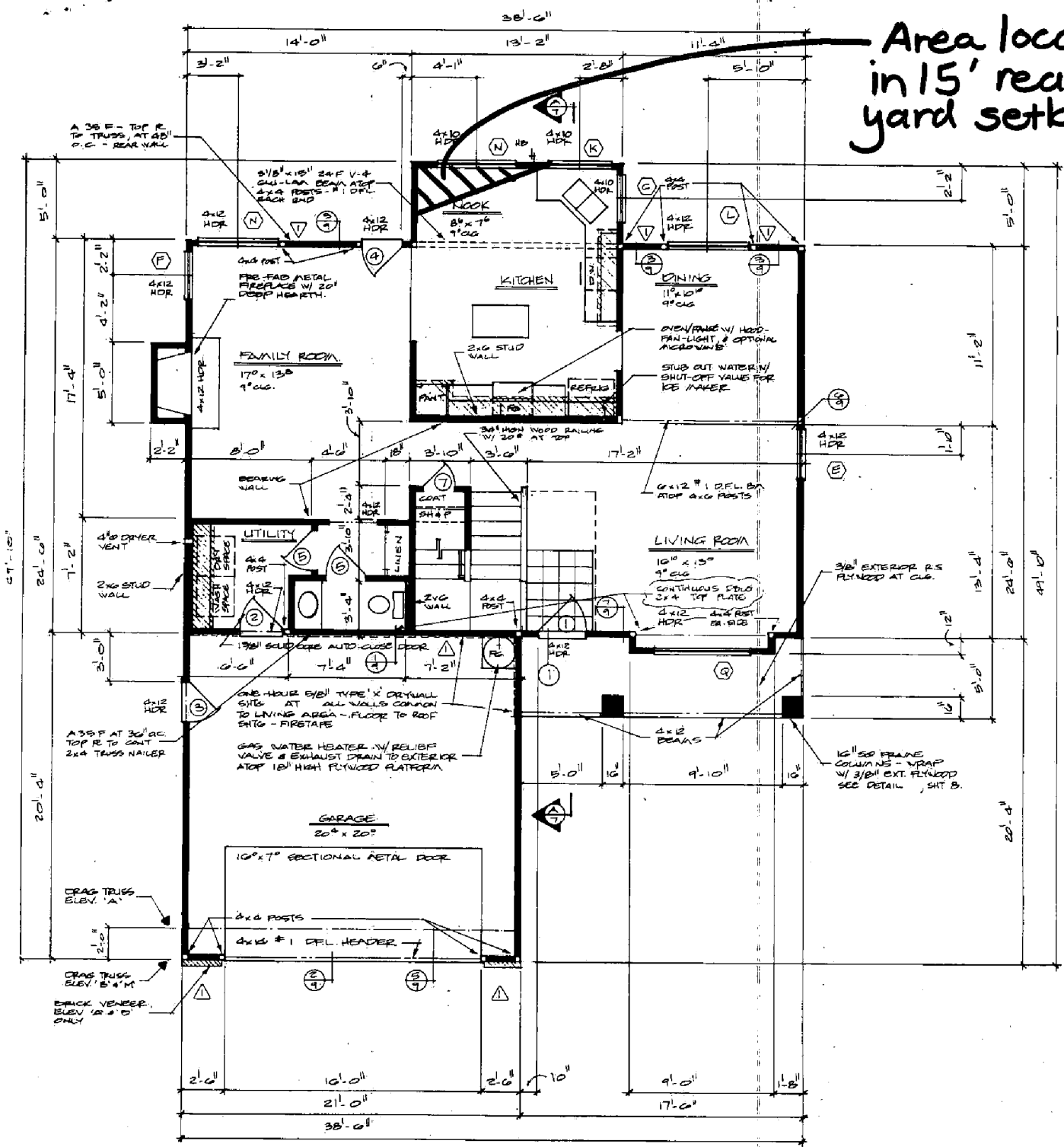
C



SHEET 1 OF 2

EXHIBIT C

Area located in 15' rear yard setback



WILLIAM HAMILTON
RESIDENTIAL DESIGNERS
FRANK WHITAKER

REVISION BLOCK
NO. 1
DATE: 10-15-10

U.S. HOME CORPORATION

US:Home®

MODEL 1847

SHEET 10 of 2

WINDOW SCHEDULE					
QTY.	SYM.	SIZE	TYPE	REMARKS	QTY.
1	A	3'-0" DIAMETER	ALUM. STATIONARY	DIVIDED LIGHT ROUND	1
1	B	3'-0" x 4'-0"	ALUM. SING HUNG	TEMPERED GLASS	1
1	C	3'-0" x 4'-0"	ALUM. SING HUNG		1
1	D	3'-0" x 5'-0"	ALUM. SING HUNG	DIVIDED LIGHT	1
7	E	3'-0" x 6'-0"	ALUM. SING HUNG	DIVIDED LIGHT	7
1	F	3'-0" x 6'-0"	ALUM. SING HUNG		1
1	G	4'-0" x 2'-0"	ALUM. SLDS XO		1
2	H	4'-0" x 4'-0"	ALUM. SING HUNG	TEMPERED GLASS	2
1	J	4'-0" x 4'-0"	ALUM. SLDS XO		1
1	K	4'-0" x 4'-0"	ALUM. SING HUNG		1
1	L	5'-0" x 6'-0"	ALUM. SLDS XO	DIVIDED LIGHT	1
1	M	5'-0" x 5'-0"	ALUM. SLDS XO	DIVIDED LIGHT	1
1	N	5'-0" x 6'-0"	ALUM. SLDS XO		1
2	P	6'-0" x 5'-0"	ALUM. SLDS XO	DIVIDED LIGHT	2
1	Q	6'-0" x 6'-0"	ALUM. SLDS XO	DIVIDED LIGHT	1
1	R	6'-0" x 6'-0"	ALUM. SLDS XO	DIVIDED LIGHT	1
1	S				1
1	T				1

FLOOR PLAN SCALE: 1/4" = 1'-0"

TOTAL SQ. FT. of LIVING AREA = 1847

- ALL WINDOWS AND FRENCH DOORS SHALL BE DUAL GLAZED INSULATING TYPE.
- PROVIDE R-13 INSULATION AT ALL EXTERIOR WALLS WITH 1" TONGUE AND GROOVE STYRENE INSULATION BOARD AND "NU-WALL" STUCCO SYSTEM.
- PROVIDE R-38 INSULATION AT CEILING.
- COMPLY WITH U.S.C. SEC. 2518(f) FOR ALL FIRE BLOCK AND DRAFT STOP REQUIREMENTS, INCLUDING CONSTRUCTION AND LOCATION REQUIREMENTS.
- WHERE FIRE RATED WALLS REQUIRE PENETRATION, COMPLY W/ U.S.C. SEC. 4304.
- FASTEN ALL 1/2" INTERIOR DRYWALL WITH 5d COOLER NAILS AT 7" O/C. USE 8d COOLER NAILS WITH 5/8" DRYWALL.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- PROVIDE R-5 INSULATION ON FIRST FIVE FEET OF PIPING.
- METAL FIREPLACE SHALL HAVE GLASS DOORS & 8 SQ. IN. COMBUSTION AIR OPENING WITH CLOSEABLE DAMPER AND FLUE DAMPER. PROVIDE LOG LIGHTER STORAGE AND CONTROL VALVE.
- PROVIDE METAL SECTIONAL OVERHEAD GARAGE DOORS WITH ELECTRICAL DOOR OPENER PREWIRING.