

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

Z93-076
D Draft

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday November 2, 1993 the Zoning Administrator (approved, approved with conditions, denied) a Zoning Administrator's Special Permit for Deep Lot Development for to construct a duplex totaling 2,040 square feet for the project known as Z93-076. Findings of Fact (and conditions of approval for the project) are listed on page __.

Project Information

Request: Zoning Administrator's Special Permit for Deep Lot Development to construct a duplex totaling 2,040 square feet on 0.54± vacant acres in the Standard Single Family (R-1) zone.

Location: 712 South Avenue

Assessor's Parcel Number: 250-0150-012

Applicant: Kevin Rose Owner: Larcelia Wicks
Address: P.O. Box 19881 Address: 636 Morrison Avenue
Sacramento, CA 95819 Sacramento, CA 95838

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	34'
South: Single Family; R-1	Side(E.):	5'	3'
East: Single Family; R-1	Side(W.):	5'	9'6"
West: Single Family; R-1	Rear:	15'	70'

Parking Required: Two spaces
Parking Provided: Two space
Property Dimensions: 50' x 125'
Property Area: 0.14±
Square Footage of Building: 650 sq. ft. (existing), 576 sq. ft. (proposed)
Height of Building: Two stories
Exterior Building Materials: Wood siding
Roof Materials: composition
Topography: flat
Street Improvements: existing
Utilities: existing

some other project

APPL. NO. Z93-076