

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 26, 1998, the Zoning Administrator approved with conditions a variance to allow a garage conversion to an existing house for the project known as Z98-081. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to allow an existing converted garage into additional living space to remain and provide a ten by twenty foot parking pad within the front yard setback area for a single family residence on 0.15± developed acres in the Standard Single Family (R-1) zone.

Location: 2708 Northglen Street (D1, Area 4)

Assessor's Parcel Number: 262-0202-011

Applicant: Ken Hall Construction, Inc. (Pat Terry)
9718 Fair Oaks Boulevard, Ste. A
Fair Oaks, CA 95628

Property Owner: GE Capital Mortgage Services Inc. 92612
2301 Dupont Drive, Ste. #200
Irvine, CA

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

Community Plan Designation: Residential (4-8 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	Existing
North: R-1; Single Family Residence	Front:	25'	26'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	5'
West: R-1; Single Family Residence	Rear:	15'	30.5'

Property Dimensions: 57 feet x 114 feet
Property Area: 0.15± acres
Square Footage of Buildings: Existing structures- 1,319 square feet

Z98-081

August 26, 1998

ITEM 4

	Existing garage-	396 square feet
	Total-	1,715 square feet
Height of Building:	Single Story, 17 feet	
Exterior Building Materials:	Stucco/Brick	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to allow a previously converted 396 square foot two car garage to remain. The space was converted into a storage area and a family room. The applicant proposes to park in the existing driveway for the garage which is in the front yard setback area. The parcel is an interior lot and the existing house extends to each side yard setback. The Zoning Ordinance allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

The site is located within the Natomas Community Association area. The project plans have been reviewed by the association and staff has received no comments at this time. The project has been noticed and staff has not received any calls.

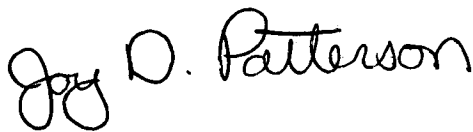
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the house or any other structure into the front setback area.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. The applicant shall replace the existing window in the garage door with a window that matches the window in size and design on the northwest side of the building. The brown trim shall be painted over to match the neutral house color. Should the existing garage door be removed to meet building code, then the wall shall be stucco, painted to match the existing house, with the same style and size window previously mentioned, and no trim. Design Review staff prefers the required building code improvements be made internally and the exterior garage door retained.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or 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 similar circumstances.
3. 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.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate front yard area;
 - b. there is a parking space for one vehicle; and
 - c. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house.
5. The project is consistent with the General Plan and the South Natomas Community Plan which designate the subject site as Low Density Residential (4-8 du/na) and Residential (11-15 du/na) respectively.

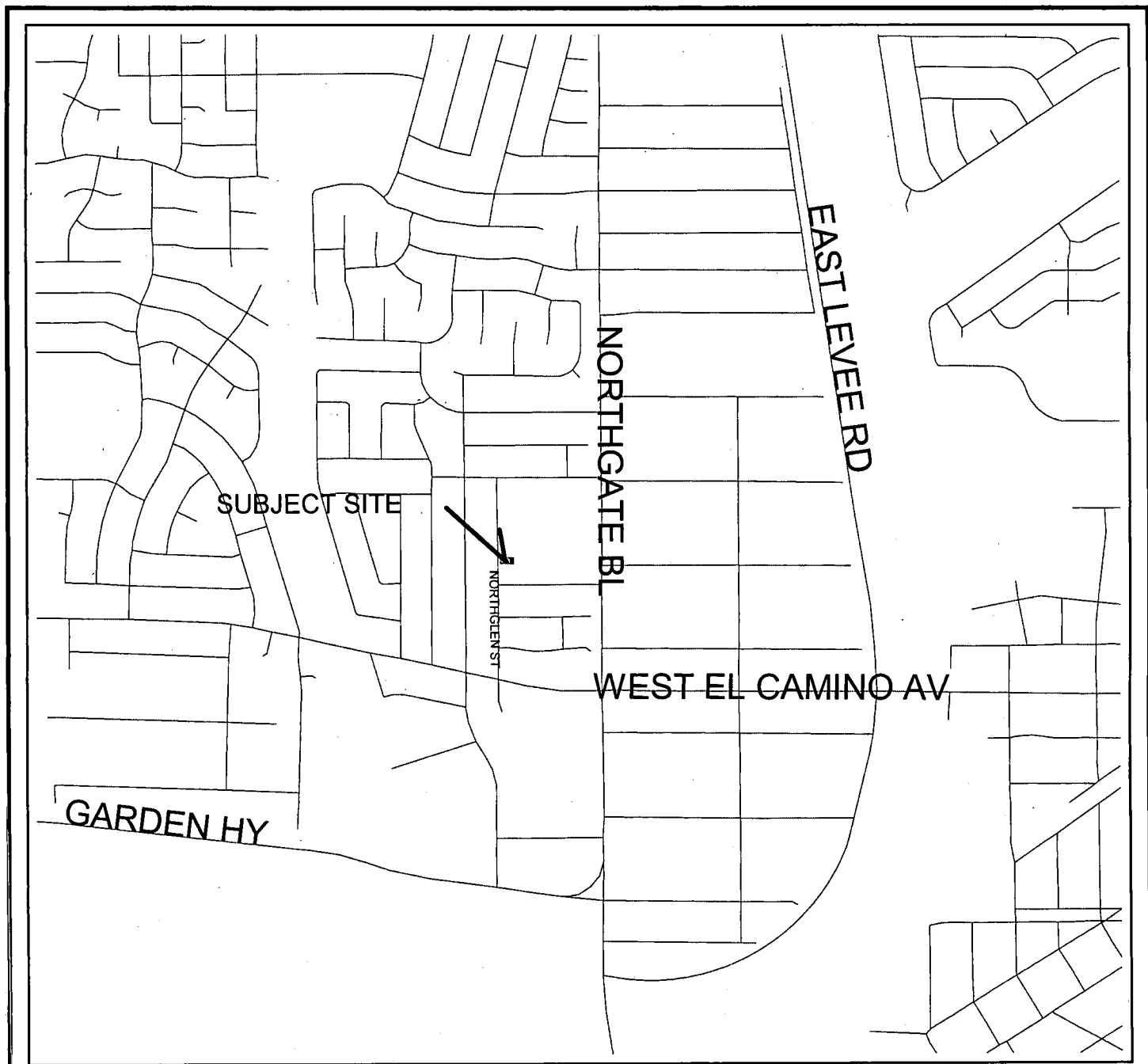


Joy D. Patterson
Zoning Administrator

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 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.

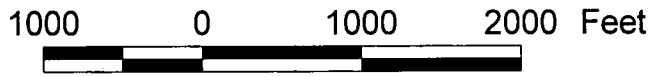
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



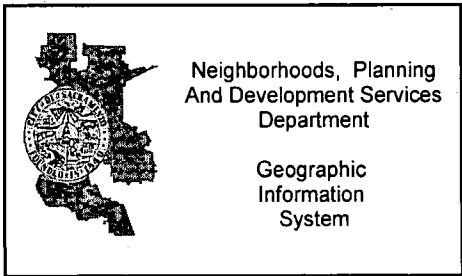
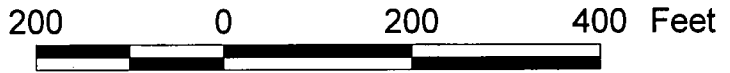
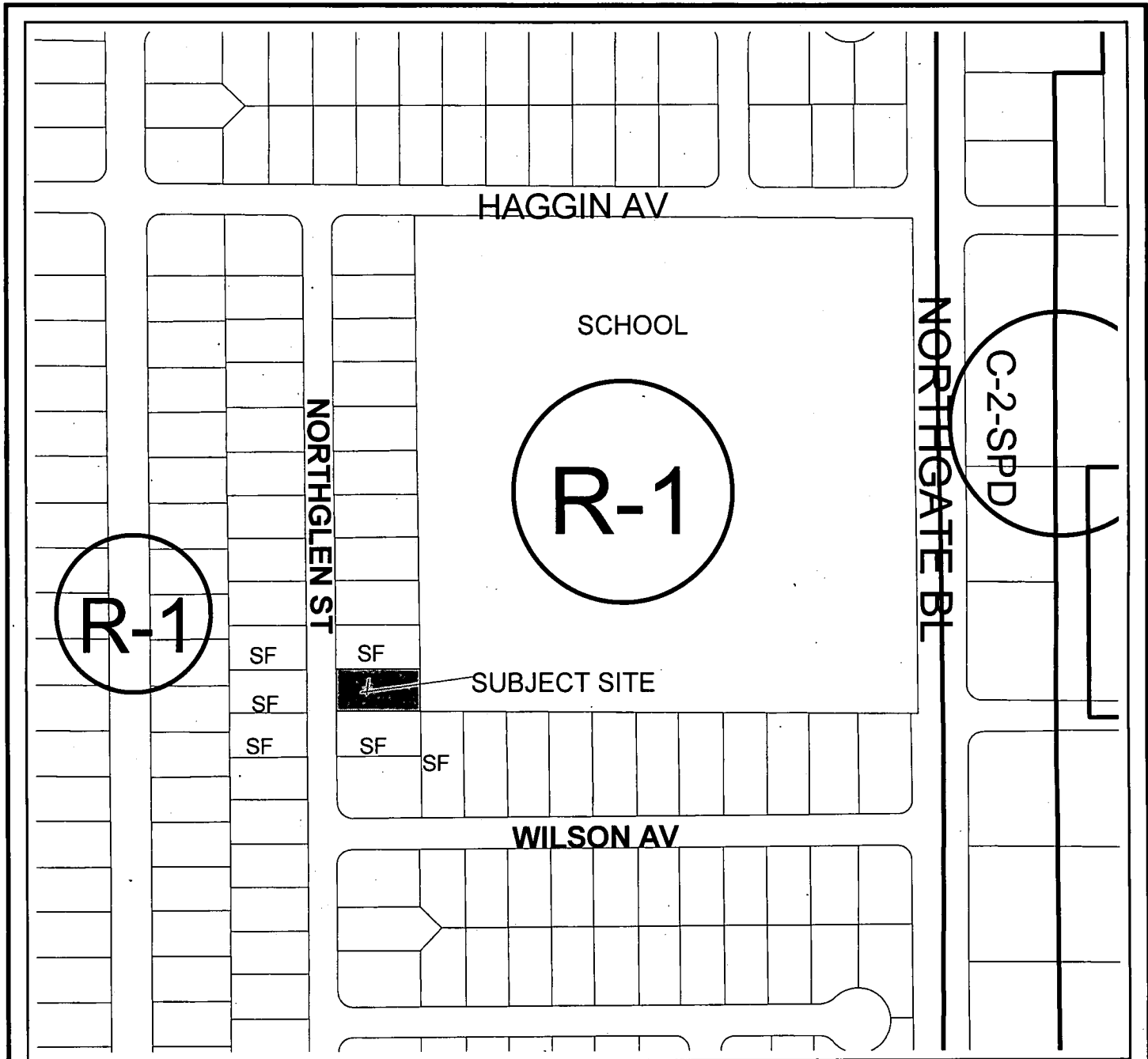
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



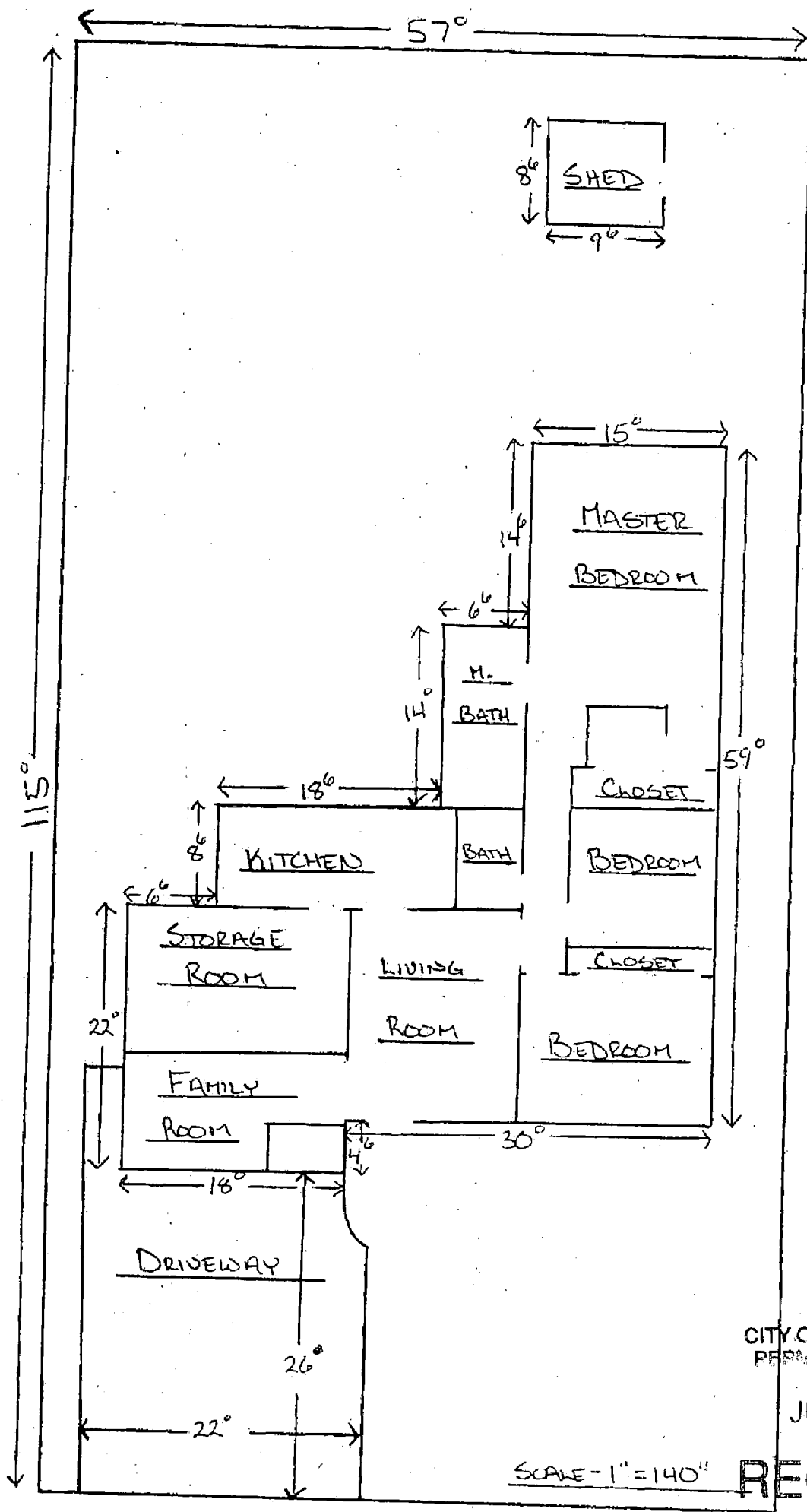
VICINITY MAP





LAND USE AND ZONING





CITY OF SACRAMENTO
PERMIT ASSISTANCE

JUL 14 1998

SCALE - 1" = 140" RECEIVED