

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 4, 2000, the Zoning Administrator approved with conditions a variance to allow a residence to reduce the front yard setback for the project known as Z00-115. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Variance to reduce the averaged front yard setback from 23' to 21' located on 0.11± undeveloped acre in the Standard Single Family (R-1) zone.

Location: 1037 Silvano St. (D2, A4)

Assessor's Parcel Number: 251-0166-008

Applicant: Philip Harrison
6210 W 4th Street
Rio Linda, CA 95673

Property Owner: Same as Above

General Plan Designation: Low Density Residential 4-15 du/na
North Sacramento
Community Plan Area: Residential 4-8 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 60' x 80'
Property Area: 0.10 ± acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A-B

Previous Files: None

Additional Information The applicant proposes to move an existing residential structure from a site located at 541 Ford Road. This structure was intended to be demolished due to a new development by Sacramento Housing and Redevelopment Agency (SHRA). The residential structure was determined to be salvageable by SHRA, was purchased by the applicant and a vacant site found to move the residence to.

The Zoning Ordinance requires a 25 foot front setback from the front property line, or, an average of the two adjacent buildings which establish the front setback. The existing residence on the west side is located 21 feet from the property line and the structure on the east is set back 30 feet. The requirement is 25 feet so the required setback for the subject site is 23 feet. The proposed lot is 60 feet in width by 80 feet in depth. The salvaged structure is 44 feet in length which will provide a 15 foot rear yard setback and a 21 foot front yard setback. The residential structure will encroach 2 feet into the front setback. The location of the proposed site is at the intersection of Silvano Street and Carmelita Street. The width of the right-of-way near this intersection increases the amount of public right-of-way adjacent to the front property line and adds to the front yard area of the subject site.

The project was noticed and staff did not receive any calls for additional information. The project was also noticed to the Del Paso Heights Improvement Association and the Heights Residents Working Together. No comment was received from the neighborhood groups.

Agency Comments

The proposed project has been reviewed by the Building Division. Any comments received have been included as conditions.

Environmental Determination

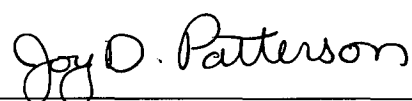
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303(a) and 15305(a).

Conditions of Approval:

1. The applicant shall obtain all necessary building permits prior to commencement of construction.
2. There shall be no additional encroachment or additions into the front setback area.
3. Size and location of the building shall conform to the plans submitted.
4. The applicant shall conform to the requirements of Design Review.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed setback reduction will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. 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.
6. Granting the variance request does not constitute a use variance in that the single family dwelling is a residential use that is permitted in the Standard Single Family (R-1) zone.
7. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 1. There is adequate available front yard area;
 2. There is additional street right-of-way that will most likely never be utilized located behind the public sidewalk and part of the lot's front yard area; and,
 3. There are many houses with reduced front yard setbacks in the area.
 4. The General Housing Supply Policy of the City of Sacramento supports compatible infill housing.
8. The project is consistent with the General Plan and the North Sacramento community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na).

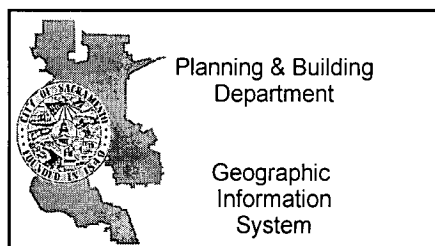


Joy D. Patterson
Zoning Administrator

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.

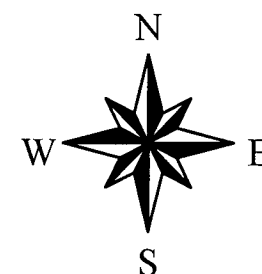
The decision of the Zoning administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



200 0 200 400 Feet

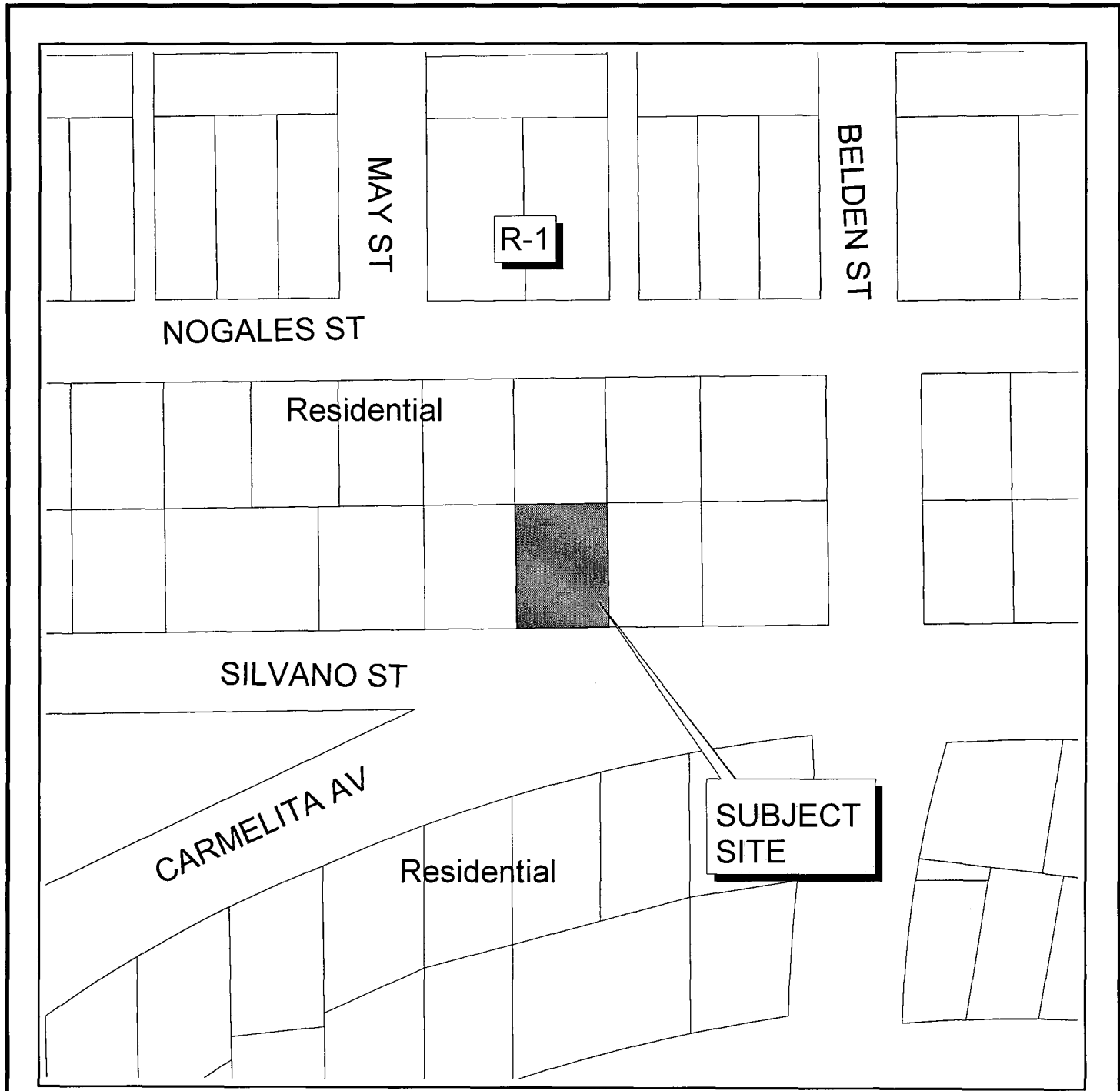
VICINITY MAP



Z00-115

October 4, 2000

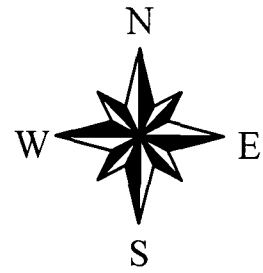
Item 2



Planning & Building
Department

Geographic
Information
System

Land Use & Zoning



Z00-115

October 4, 2000

Item 2

Z 00-115 AUG 2 2 RECD

EXHIBIT A

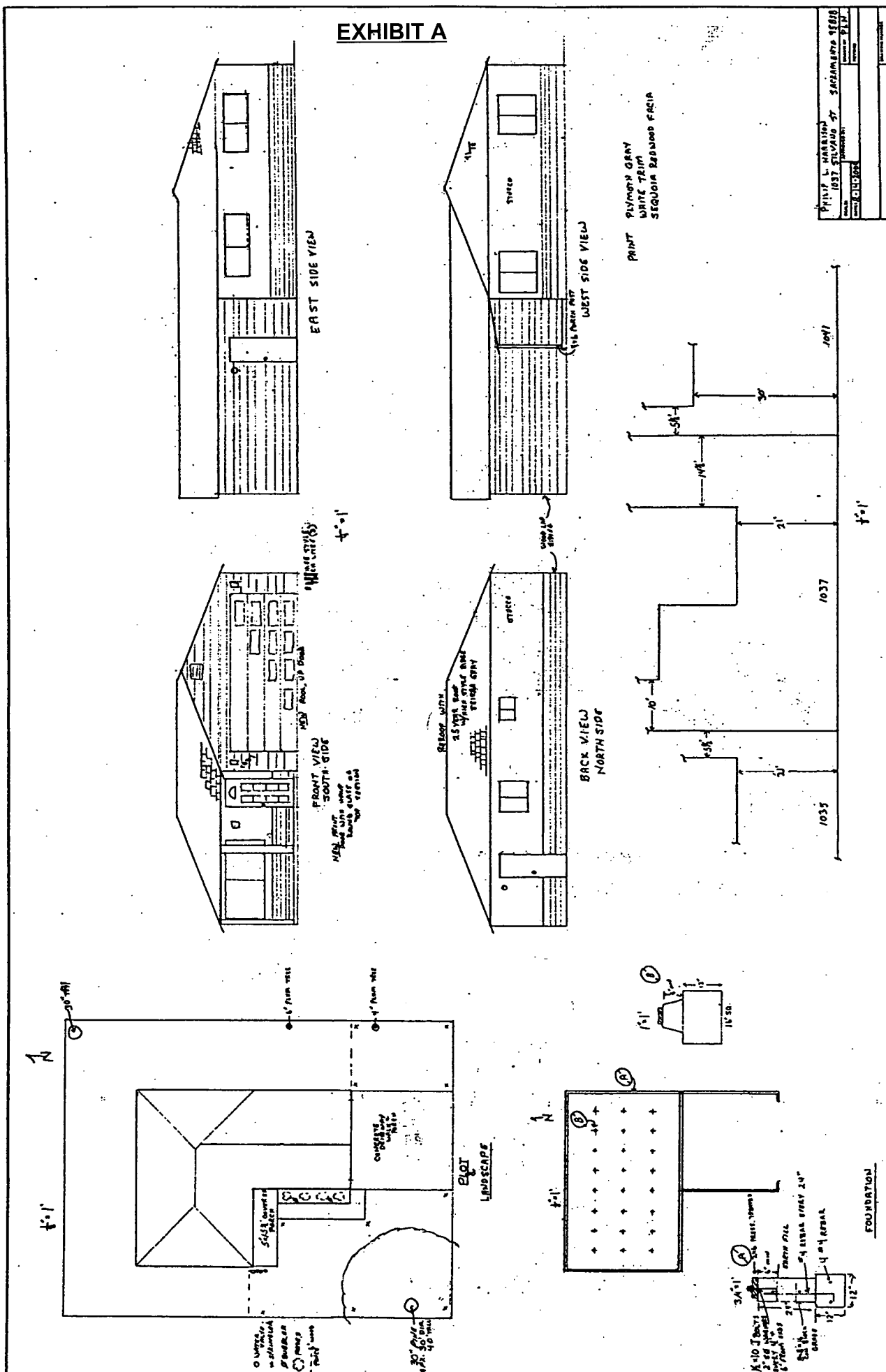
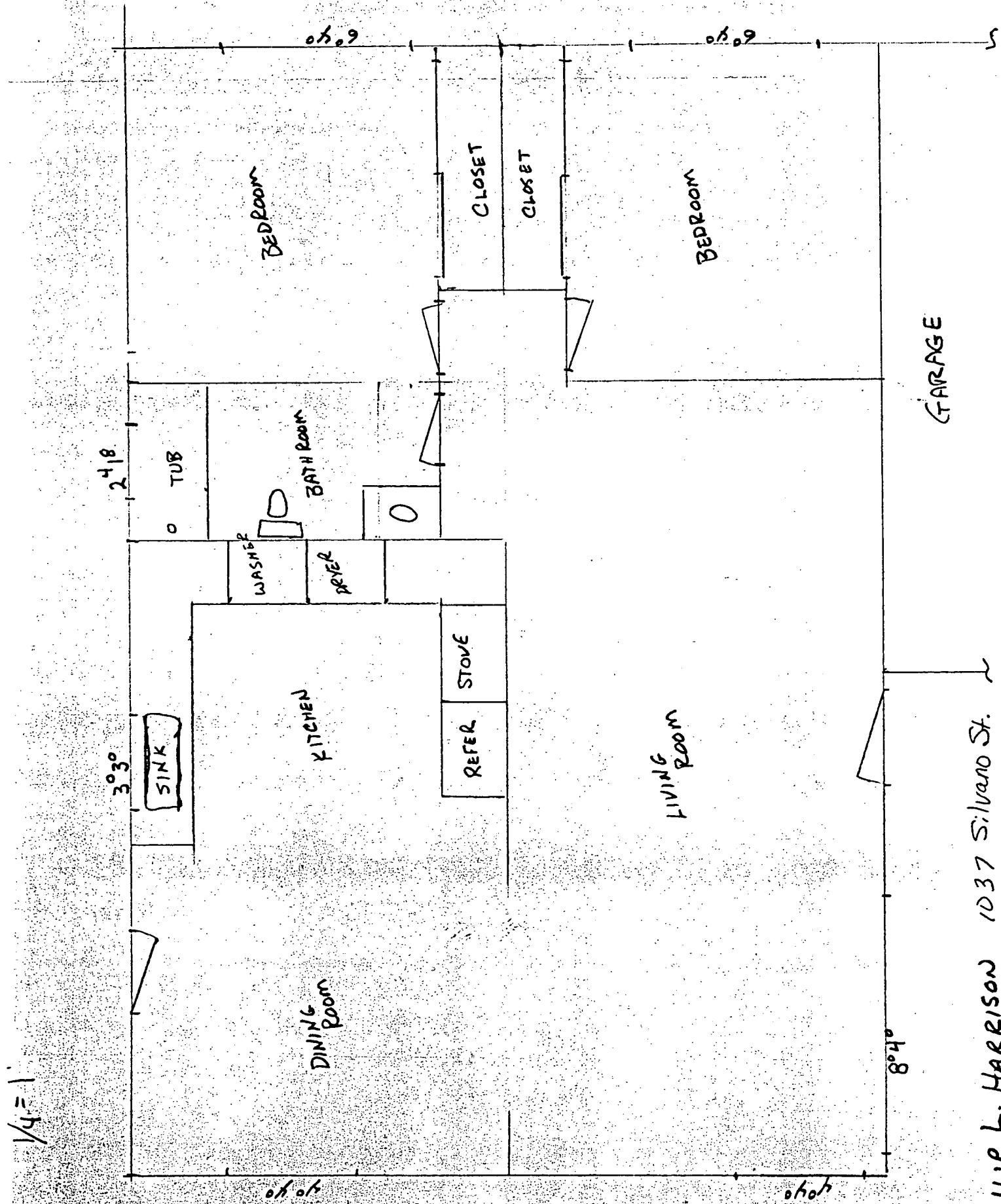


EXHIBIT B



1/4" = 1'

PHILIP L. HARRISON 1037 Silvano St.
1037 SILVANO ST