

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, August 8, 1995, the Zoning Administrator approved with conditions a special permit to rebuild and change a non-conforming garage for the project known as Z95-069. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Special Permit to rebuild a non-conforming garage structure and a new bathroom for a combined total of 369 square feet on 0.11± developed acres in the Standard Single Family (R-1) zone.

Location: 912 44th Street

Assessor's Parcel Number: 008-0092-001

Applicant: Paul Marshall
912 44th Street
Sacramento, CA 95819

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 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 (Residence)	Required	Existing
North: R-1; Single Family Residence	Front:	25'	22'
South: R-1; Single Family Residence	Side(N.):	5'	9.5'
East: R-1; Single Family Residence	Side(S.):	5'	3'
West: R-1; Single Family Residence	Rear:	15'	38'

Property Dimensions: 50' x 100'
Property Area: 0.11± acres
Square Footage of Buildings:
Existing House- 1,401 square feet
Existing Garage- 378 square feet
Proposed Garage- 369 square feet
Total- 1.769 square feet

Height of Garage Building:	Single Story, 18 feet
Exterior Building Materials:	Stucco
Roof Materials:	Shake Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting to rebuild and change the footprint of an existing non-conforming garage within the rear yard setback area. The existing garage is 378 square feet and is in a state of disrepair. The proposed new garage will be smaller in total square footage (369 square feet), but will add a bathroom to the southwest corner of the structure. The existing garage exceeds the allowed 25 percent rear yard setback coverage by 13 percent (285 square feet coverage and 187.5 square feet is allowed). The proposed garage will be 16 feet by 20 feet (320 square feet) with a 49 square foot bathroom. The bathroom addition will be seven feet by seven feet. The entire new structure will decrease the rear yard setback coverage from 13 percent to 12.5 percent. A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure. The lot is also substandard in width (50 feet wide) and there is an existing pool which prevents locating the bathroom out of the rear setback area.

The proposed garage will have a steeper pitched roof with windows for light and air. There will not be a load bearing floor adequate for living area; however, there will be a floor to provide additional storage area.

The site is located within the East Sacramento Improvement Association area. The proposed plans have been submitted to the neighborhood association and they have not responded. The project has been noticed and staff has not received any calls. Additionally, the adjacent affected property owners on all sides have signed letters in support of the project (see Exhibit D).

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(b)}.

Conditions of Approval

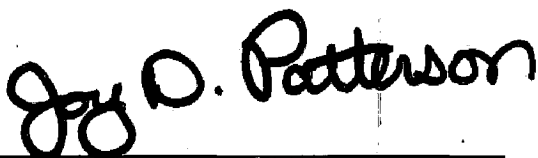
1. There shall be no further expansion of the garage or bathroom into the rear yard setback area nor any additional structures added in the rear yard setback area.
2. Size and location of the structure shall conform to the plans submitted. The framing

detail may be modified and pull down stairs to reach the storage area are acceptable.

3. The applicant shall obtain all necessary building permits prior to commencing construction. {NOTE: The west and north walls will require a one hour fire wall.}
4. The ceiling joists for the storage area shall be 2" x 8" at 16" on center instead of the proposed 2" x 12" at 16" on center.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed garage and bathroom will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the existing garage exceeds rear yard setback lot coverage.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed expansion to the existing garage is compatible in design with the other existing properties in the neighborhood;
 - b. the affected property owners on all sides support the project;
 - c. there will still be adequate rear yard area; and
 - d. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na)



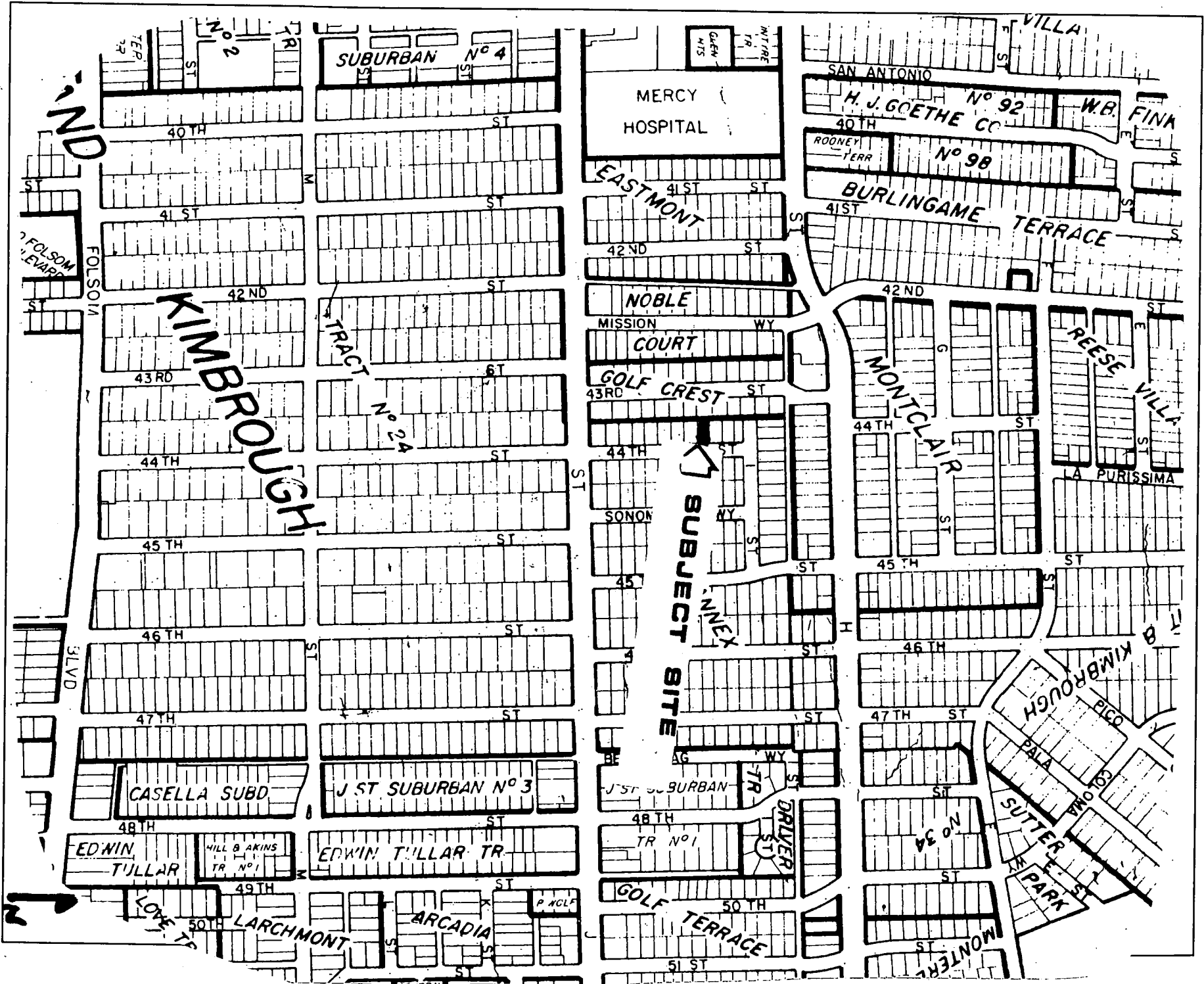
Joy D. Patterson
Zoning Administrator

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



KIMBROUGH

SUBURBAN No 4

MERCY HOSPITAL

EASTMONT

NOBLE MISSION COURT

GOLF CREST ST

SUBJECT SITE

J ST SUBURBAN No 3

CASELLA SUBD

EDWIN TULLAR TR

EDWIN TULLAR TR

GOLF TERRACE

H. J. GOETHE No 92

ROONEY TERR No 98

BURLINGAME TERRACE

MONCLAIR

REESE VILLA

LA PURISSIMA

KIMBROUGH

SUTTER PARK

HILL & ARKINS TR No 1

ARCADIA

DRIVER ST

No 34

LOVE TR

LARCHMONT

MONTEREY

IND

FOLSOM FOLSOIA

31VLD

VILLA

SAN ANTONIO

W.B. FINN

42ND

42ND

40TH

41ST

43RD

44TH

45TH

46TH

47TH

48TH

49TH

41ST

42ND

MISSION WY

44TH

SONOMA

45TH

46TH

47TH

48TH

GOLF TERRACE

51ST

40TH

41ST

44TH

45TH

46TH

47TH

48TH

MONTEREY

TERRACE

LA PURISSIMA

46TH

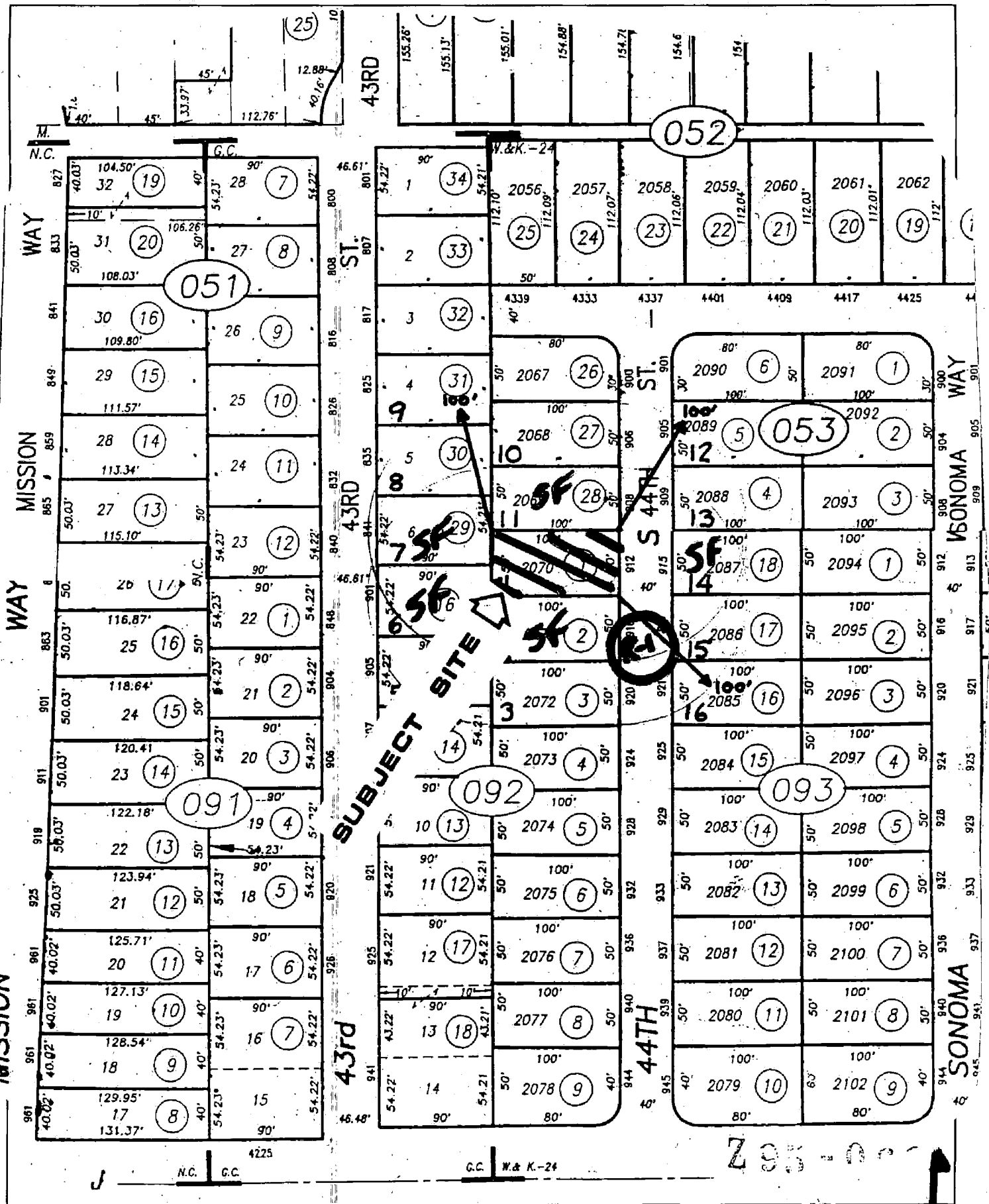
PALA

SUTTER

PARK

MONTEREY



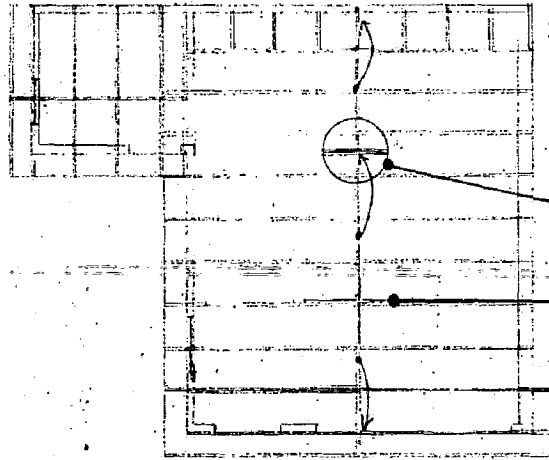


LAND USE & ZONING MAP

295-069

AUGUST 8, 1995

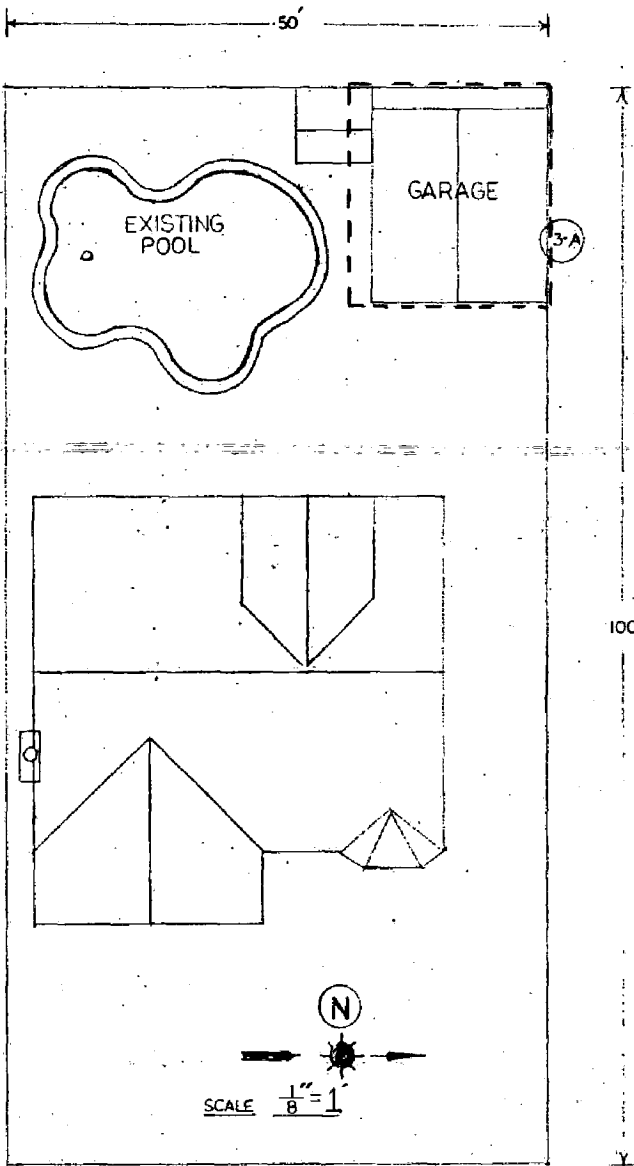
ITEM 1



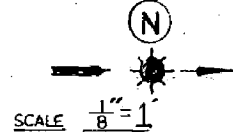
ROOF FRAMING PLAN

3-A BROKEN LINE INDICATES EXISTING GARAGE TO 1/8" = 1' SCALE

912 44^{ST.}
SACRAMENTO



PLOT PLAN



295 - 069

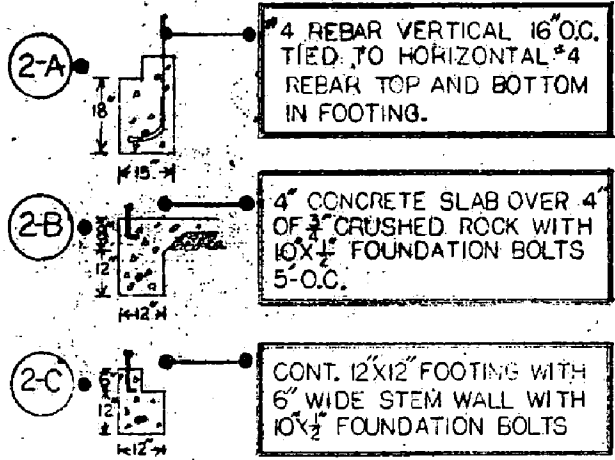
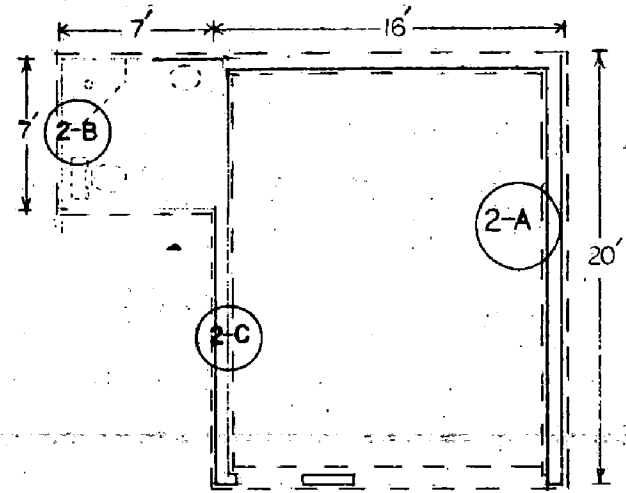
REVISIONS	BY

EXHIBIT A

Date	
Scale	1/8" = 1'
Drawn	
Job	
Sheet	3
Of	3 Sheets

795-069

AUGUST 8, 1955

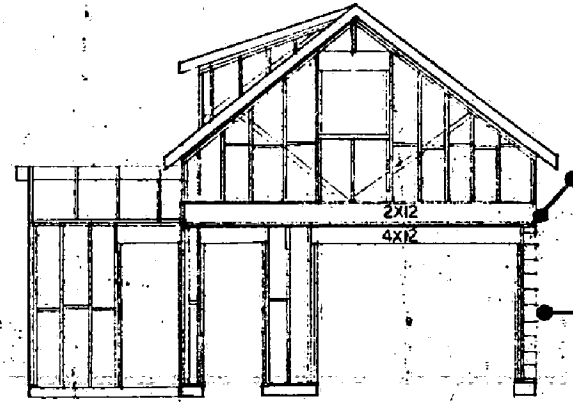


4 REBAR VERTICAL 16" O.C. TIED TO HORIZONTAL #4 REBAR TOP AND BOTTOM IN FOOTING.

4" CONCRETE SLAB OVER 4" OF 3/4" CRUSHED ROCK WITH 10X 1/2" FOUNDATION BOLTS 5" O.C.

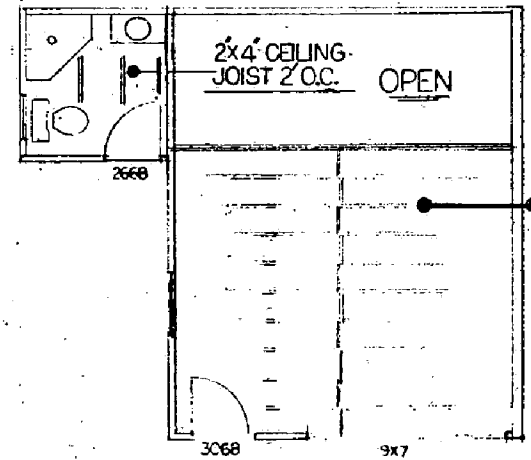
CONT. 12X12 FOOTING WITH 6" WIDE STEM WALL WITH 10X 1/2" FOUNDATION BOLTS

FOUNDATION PLAN



2X6 TREATED PLATE BOLTED TO WALL 4" O.C.

7-6" BLOCK WALL WITH #4 REBAR VERTICAL 16" O.C. HORIZONTAL 2' O.C. FILLED SOLID WITH CONCRETE



FRAMING DETAIL

795-069

REVISIONS	BY

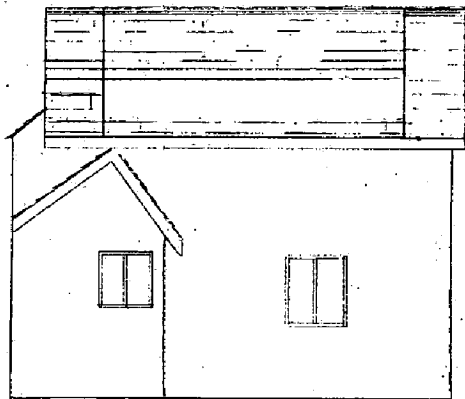
EXHIBIT B

Date	
Scale	1/4" = 1'
Drawn	
Job	
Sheet	2
Of	3 Sheets

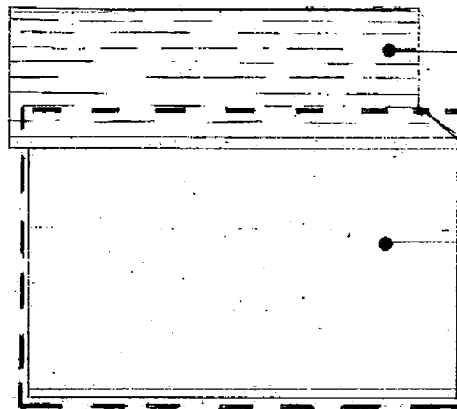
Z95-069

AUGUST 8, 1995

ITEM 1



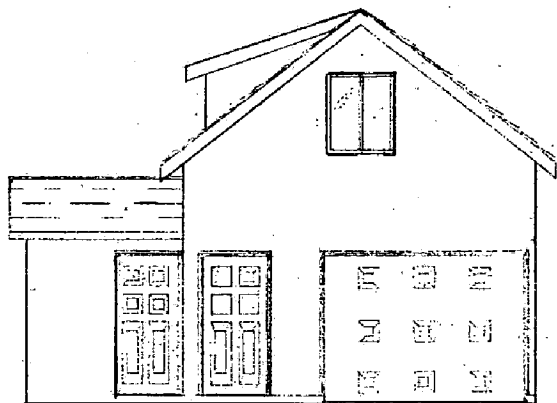
SOUTH ELEVATION



NORTH ELEVATION

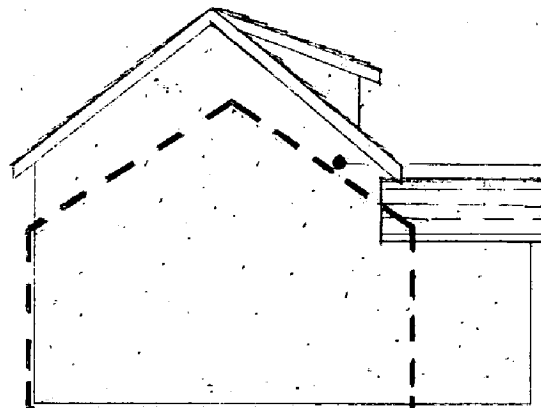
SIMULATED 50 YEAR
SHAKE SHINGLE OVER
30# FELT PAPER OVER
1/2" PLYWOOD.

MASONARY BLOCK WALL



EAST ELEVATION

18'



WEST ELEVATION

SOUTH EAST AND WEST
WALLS TO BE STUCCO

PROPOSED REPLACEMENT OF
EXISTING DETERIORATED GARAGE

THICK BROKEN LINE INDICATES
POSITION OF EXISTING GARAGE
TO 1/4" = 1' SCALE.

Z95-069

REVISIONS BY

Date

Scale 1/4" = 1'

Drawn

Job

Sheet

Of 3 Sheets

EXHIBIT D

July 14, 1995

To: Planning Department/Commission
City of Sacramento

From: Sherry/Robert Dean
c/o 2250 3rd Avenue
Sacramento, CA
Key #2 - APN 008-0092-002

Nick A./Patti J. Luppino
908 44th Street
Sacramento, CA
Key #11 - APN 008-0052-028

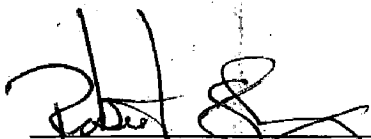
Steffen P./Katrina Duncan
901 43rd Street
Sacramento, CA
Key #6 - APN 008-0092-016

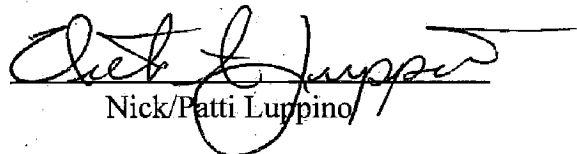
Patricia F. Weigland
841 43rd Street
Sacramento, CA
Key #7 - APN 008-0052-029

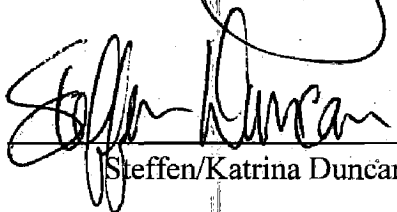
Subject: Approval of plans to rebuild a garage at 912 44th Street - APN 008-0092-001

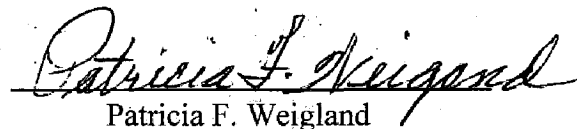
We (the residents listed above) are the neighbors of Paul and Lynn Marshall, who reside at 912 44th Street, Sacramento, CA. We have reviewed their plans (attached) to rebuild their garage. Having no objections to their proposal, we recommend approval of these plans by the Sacramento City Planning Department and Planning Commission.

Signatures:


Robert/Sherry Dean


Nick/Patti Luppino


Steffen/Katrina Duncan


Patricia F. Weigland

RECEIVED

JUL 17 1995

CITY OF SACRAMENTO
PLANNING DEPARTMENT

295-069

AUGUST 8, 1995

ITEM 1