

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday September 7, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit for the project known as Z93-054. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Special Permit to expand a non-conforming structure with a three foot side yard setback from 950 sq.ft. to 1,436 sq.ft. on .17± developed acres in the Single-Family Residential (R-1) zone.

Location: 1657 52nd Street

Assessor's Parcel Number: 008-0484-021

Applicant: Frasier Construction	Owner: Enrico & Linda Tambellini
Address: 2551 Charlotte Lane Sacto., CA. 95821	Address: 1657 52nd Street Sacto., CA. 95819

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

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

Parking Required: one space
Parking Provided: one space
Property Dimensions: 50'x 150'
Property Area: 0.17± acres
Square Footage of Building: 950 sq.ft. (existing), 1,436 sq.ft. (proposed)
Height of Building: one story
Exterior Building Materials: rustic siding
Roof Materials: composition

Additional Information: The applicant is requesting a special permit to allow the vertical extension of the existing side wall of a house which is a non-conforming structure because it falls within the current five foot setback adjacent to the north property line.

The adjacent property owners to the north, south and east have been informed of the proposed addition and have written a note indicating that they have no objections to the proposed addition.

Project Plans: See Exhibits A, B and C.

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 15301(e)).

Conditions of Approval

1. Building materials shall be compatible with the exterior materials of the existing residence.
2. The location and square footage of the addition shall substantially conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to the construction of the addition.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing side yard setback on the north property line is three feet; and
 - b. the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed addition is located six feet from the existing detached garage and the addition will not prohibit access to the rear yard of the property; and
 - b. the proposed design of the addition is compatible with the existing residence and surrounding residential uses which consist of one and two story single family residences.
3. The project is consistent with the General Plan which designates the site for Low Density Residential uses.

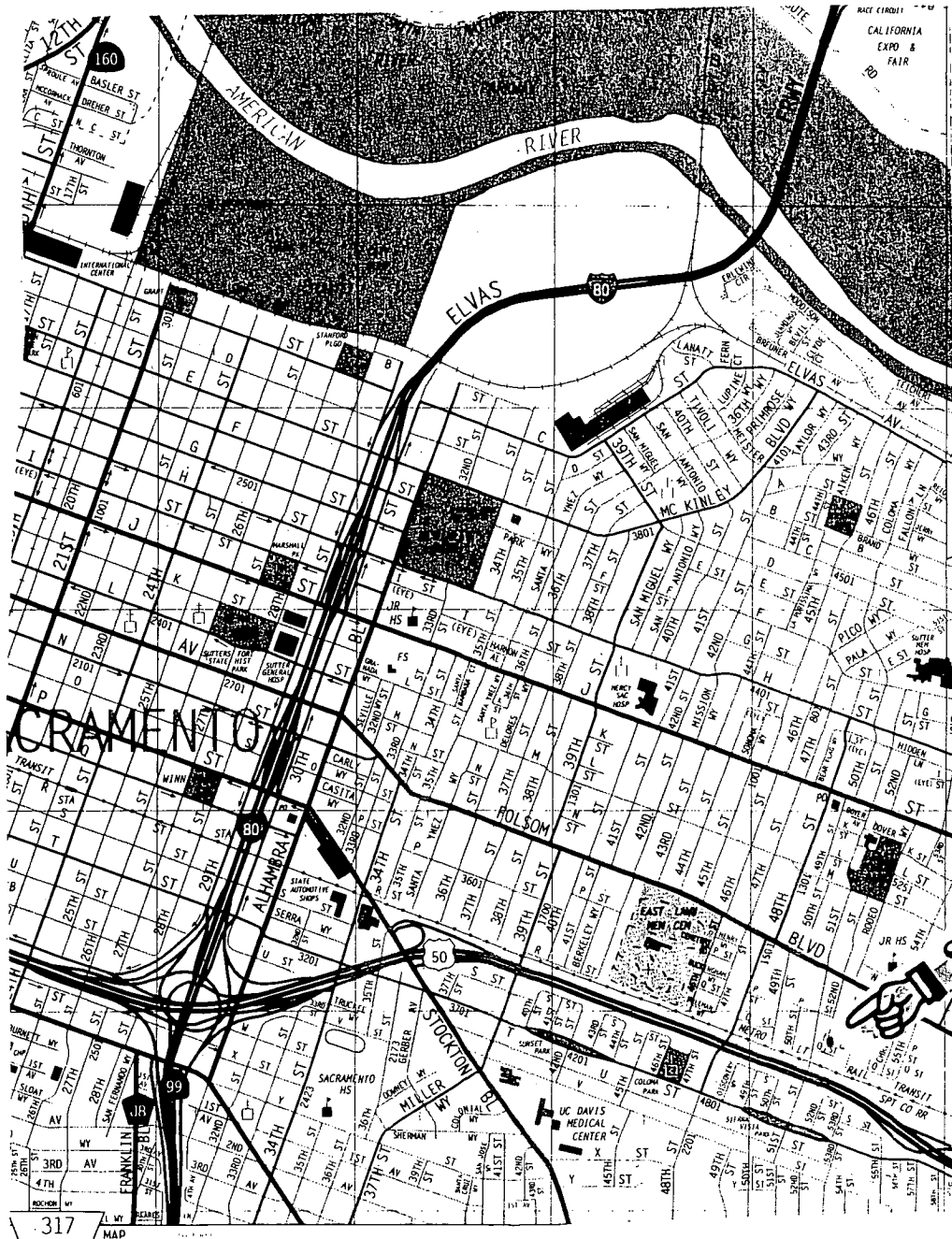


Joy D. Patterson
Zoning Administrator

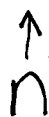
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

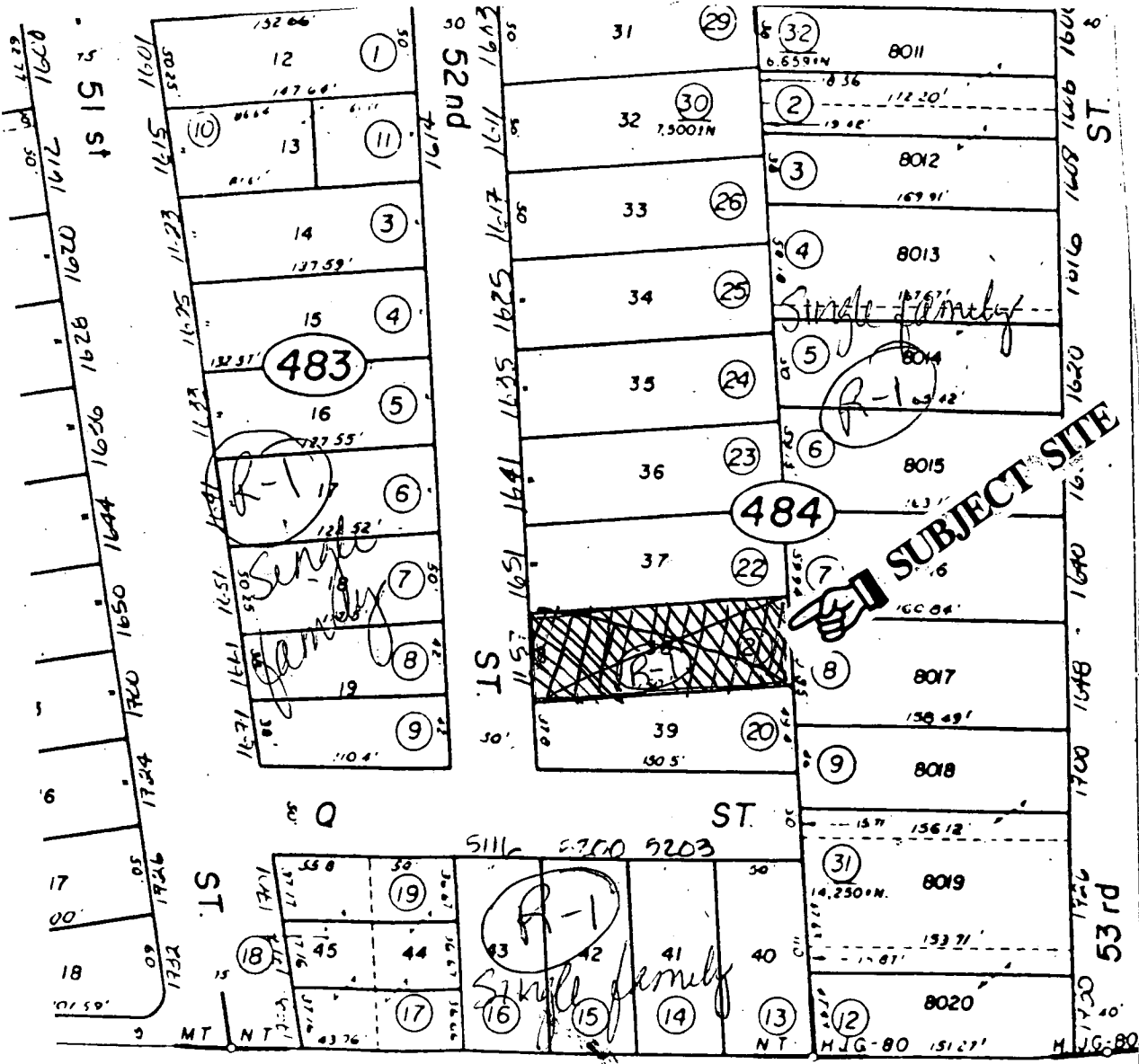
cc: File
Applicant
ZA Log Book
Building Division



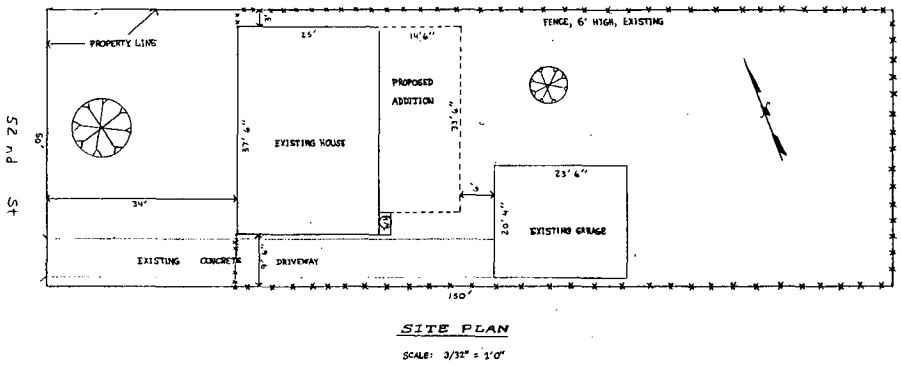
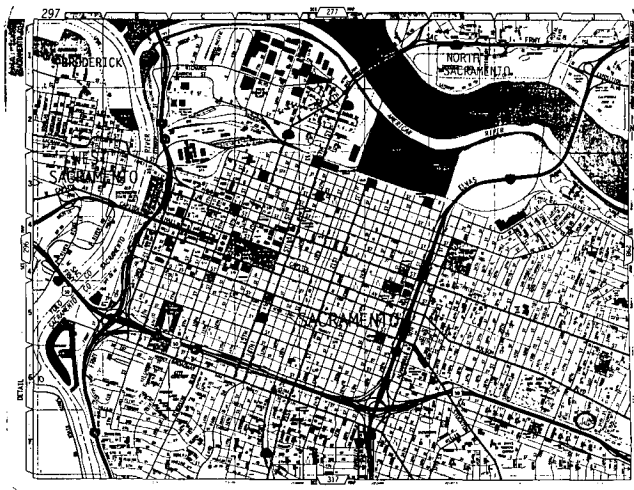
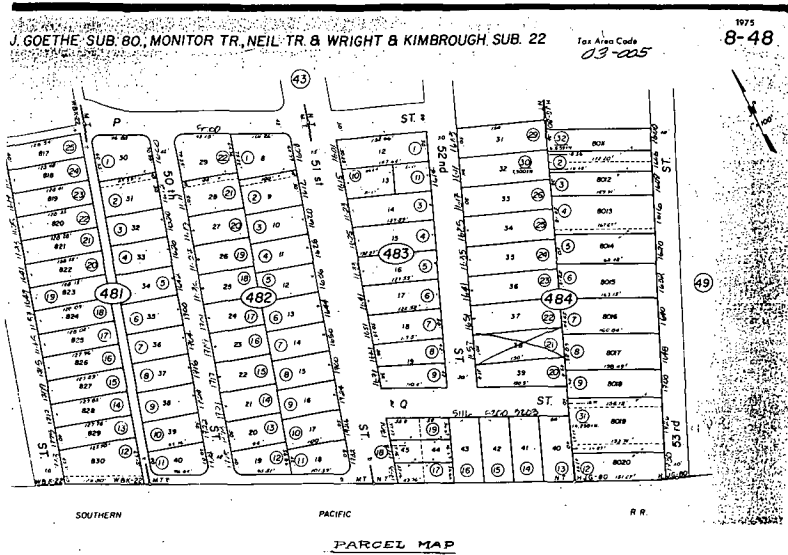
SUBJECT SITE



VICINITY MAP



LAND USE & ZONING MAP



OWNER:
 ENRICO AND LINDA TAMBELLINI
 1657 52ND STREET
 SACRAMENTO, CA 95819

ASSESSOR'S PARCEL
 NUMBER: 008-0484-021

PREPARED BY:
 JOHN G. FRASIER

John G. Frasier
 SIGNATURE

FLOOD PLANE
 DESIGNATION: ZONE X

COMMUNITY NUMBER:
 060-266

REVISIONS	BY



9-7-93

TAMBELLINI RESIDENCE
 ADDITION
 1657 52ND STREET
 SACRAMENTO, CA 95819

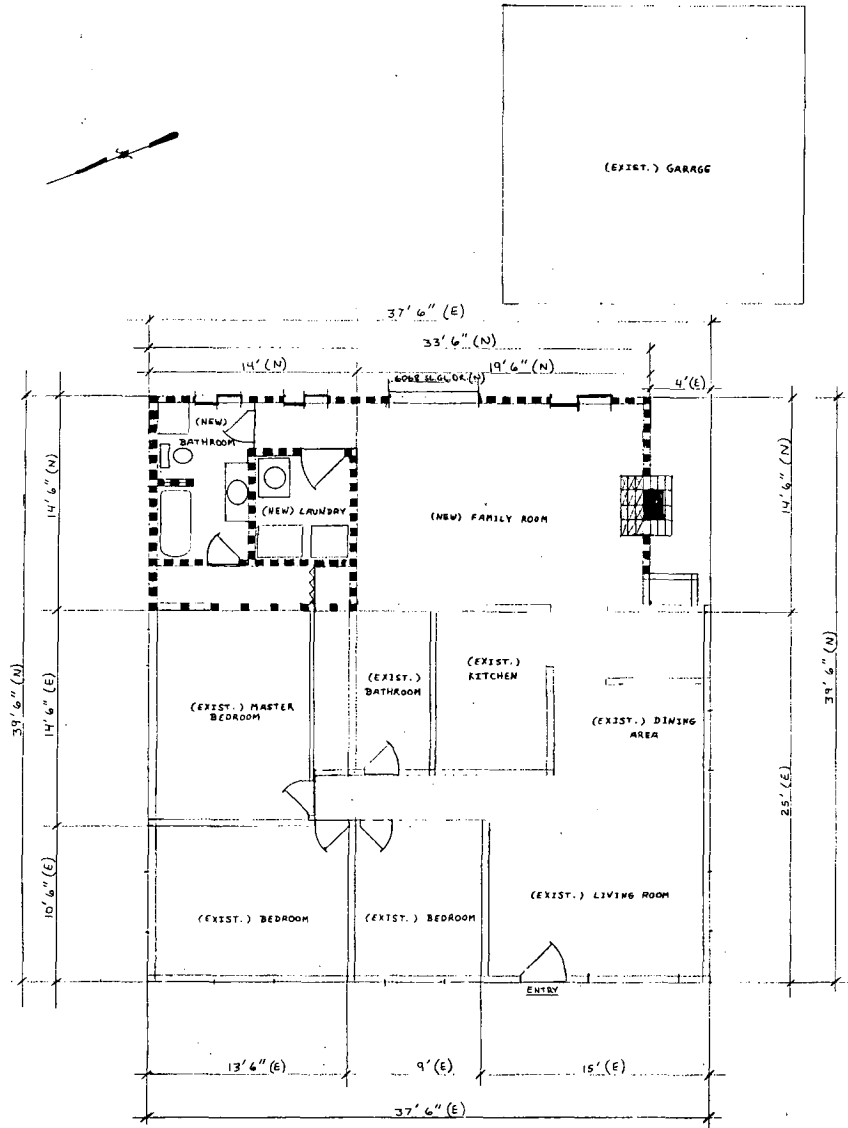
SITE PLAN: PARCEL MAP: VICINITY MAP

293-054

DRAWN	IGF
CHECKED	
DATE	7/23/93
SCALE	AS NOTED
JOB NO.	TAMB
SHEET	1
OF 2 SHEETS	

293-054

9-7-93



FLOOR PLAN

EXISTING WALLS 

NEW WALLS 

WALLS TO BE REMOVED 

REVISIONS	BY



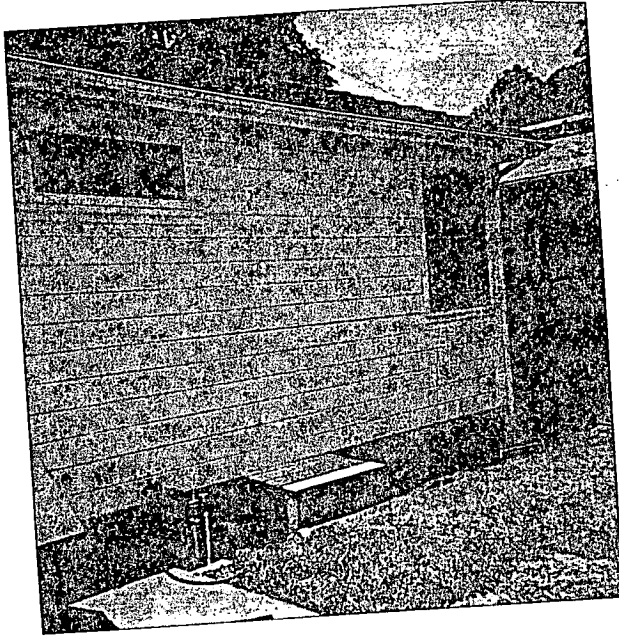
EXHIBIT - B

TAMM'S NEW RESIDENCE
 1827 ECHO STREET
 SACRAMENTO, CA 95819
 FLOOR PLAN

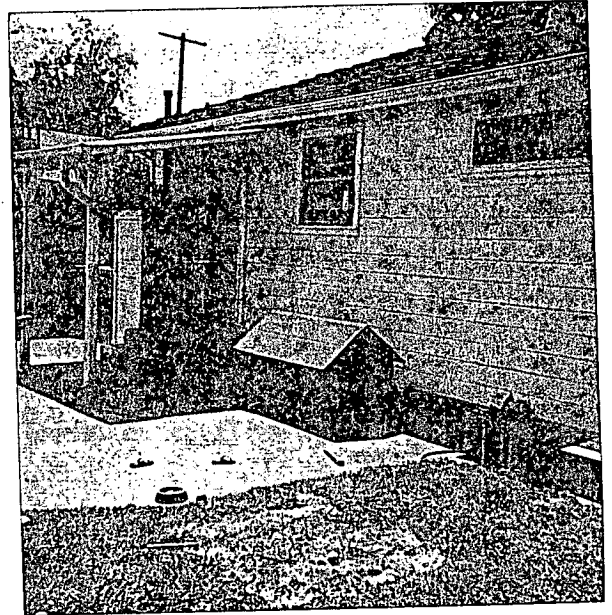
DRAWN	TGF
CHECKED	
DATE	7/29/93
SCALE	1/4" = 1'-0"
JOB NO.	TAMB
SHEET	2

#1

EXHIBIT - C



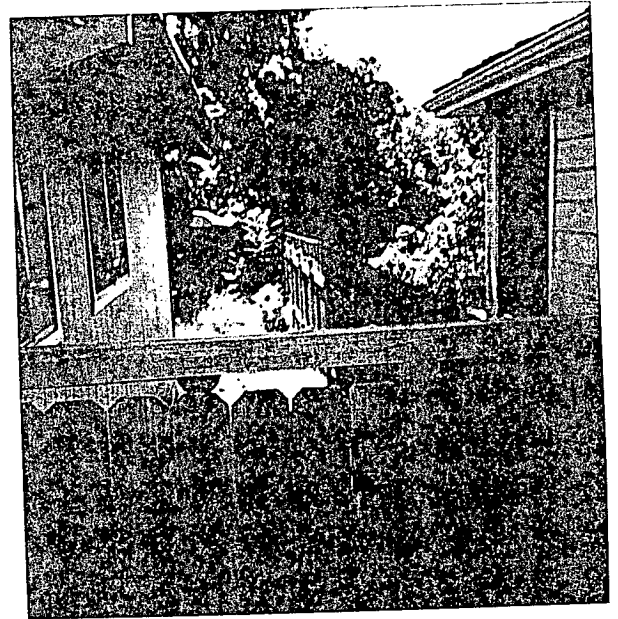
Tambellini Project Site - Right Angle



Tambellini Project Site - Left Angle



Tambellini - Project Site - Rear



Tambellini House on Right
Neighbor House on Left