

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 14, 1997, the Zoning Administrator approved with conditions a variance to allow a room addition to an existing house for the project known as Z97-033. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to reduce the required front yard setback from 25 feet to 22 feet for a 805 square foot remodel and house addition (including a second story) to a single family residence on 0.16± developed acres in the Standard Single Family, Executive Airport Overlay-4 (R-1){EA-4} zone.

Location: 2280 Glen Ellen Circle (D7, Area 2)

Assessor's Parcel Number: 035-0131-035

Applicant: Paradis of Maine (Ken Paradis) 2720 Carson Way Sacramento, CA 95821	Property Owner: John and Susan Harrison 2280 Glen Ellen Circle Sacramento, CA 95822
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General Plan Designation: Airport Meadowview Community Plan:	Low Density Residential (4-15 du/na) Residential (4-8 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Standard Single Family (R-1){EA-4}

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1(EA-4); City Corporation Yard	Front:	25'	25'	22'
South: R-1(EA-4); Single Family Residence	Side(E.):	5'	5'	5'
East: R-1(EA-4); Swim Club	Side(W.):	5'	5'	5'
West: R-1(EA-4); Single Family Residence	Rear:	15'	15'	15.5'

Property Dimensions:	Irregular
Property Area:	0.16± acres
Square Footage of Buildings:	Existing structures- 2,409 square feet Proposed room addition- 805 square feet

	Total-	3,214 square feet
Height of Building:	Two stories, 24 feet	
Exterior Building Materials:	Redwood Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A-C

Previous Files: None

Additional Information: The applicant is requesting to construct a 805 square foot room addition to the house. The proposed addition will reconfigure the garage and include a new second floor. The design requires a three foot encroachment into the front yard setback. There is an existing change in elevation between the garage and the living space of the house. A portion of the garage will be converted to a utility room and the location of the new stairs requires a bathroom on the first floor to be relocated into a portion of the existing garage area. In order to create the required twenty foot depth for the garage that allows for a two step change in grade, an encroachment into the front setback is necessary. The Zoning Ordinance requires a 25 foot front yard setback. The applicant is requesting a variance to the front yard setback requirement.

There are numerous trees in the front yard. The applicant has indicated that none of the trees will be removed. The City Arborist visited the site and has no objections to the proposed project in relation to the existing trees. The adjacent property owner to the west has a solid wood fence greater than five feet that totally encloses a portion of the front setback area.

The site is located within the Fullertown Neighborhood Association area. The project plans have been reviewed by the association and they called to inform staff that they support the project. 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

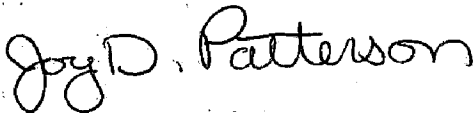
1. There shall be no further expansion of the house, porch, or any other structure into the front setback area.
2. The applicant shall obtain all necessary building permits prior to commencing

construction.

3. Size and location of the addition shall conform to the plans submitted.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed room addition 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 solid six foot fence enclosing the majority of the front setback of the adjacent property to the west; and
 - c. the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.



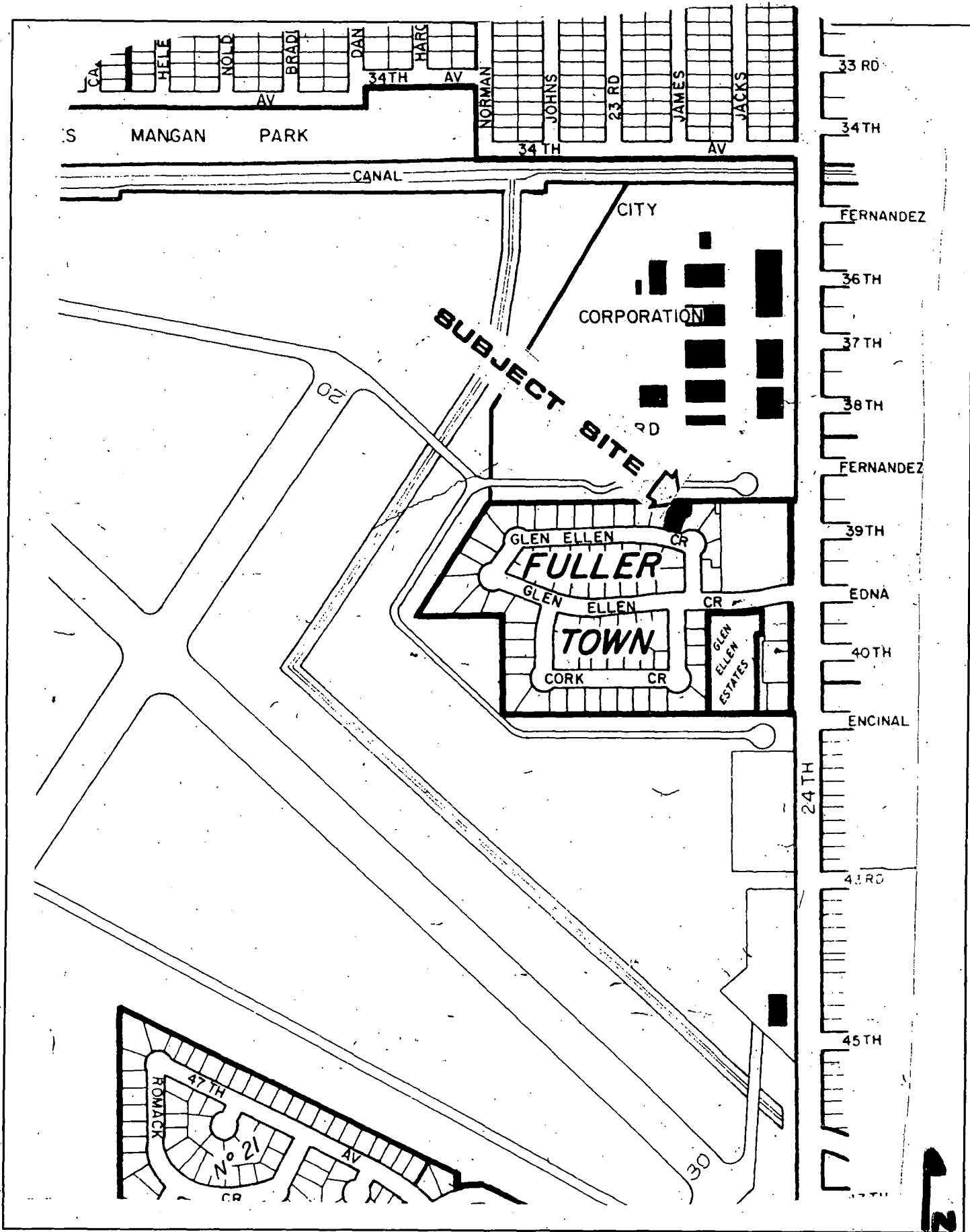
Joy D. Patterson
Zoning Administrator

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 ✓



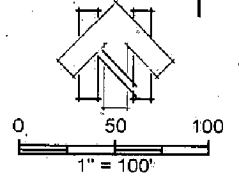
VICINITY MAP

CITY OF SACRAMENTO
CITY PLANNING DIVISION

48

MAR 27 1997

41.25+N.



10

CORP RECEIVED
YARD

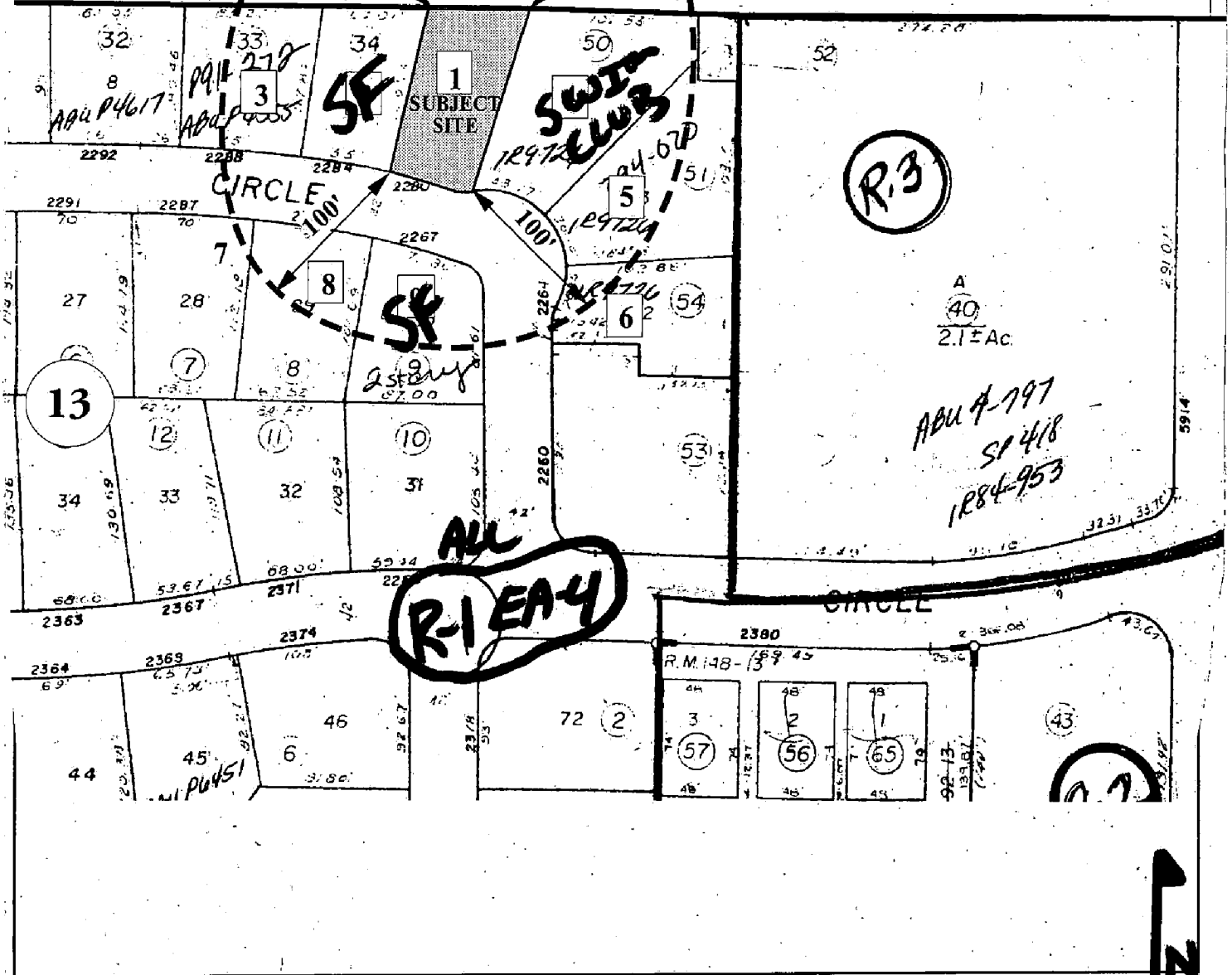
97-033

Tax Area Code

TOWN

01

5

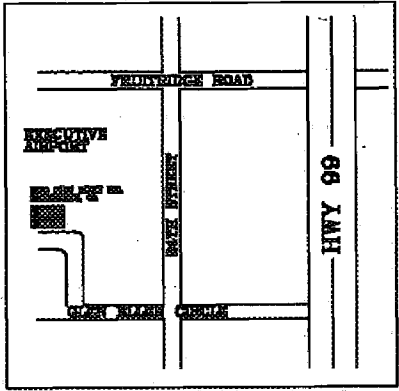


LAND USE & ZONING MAP

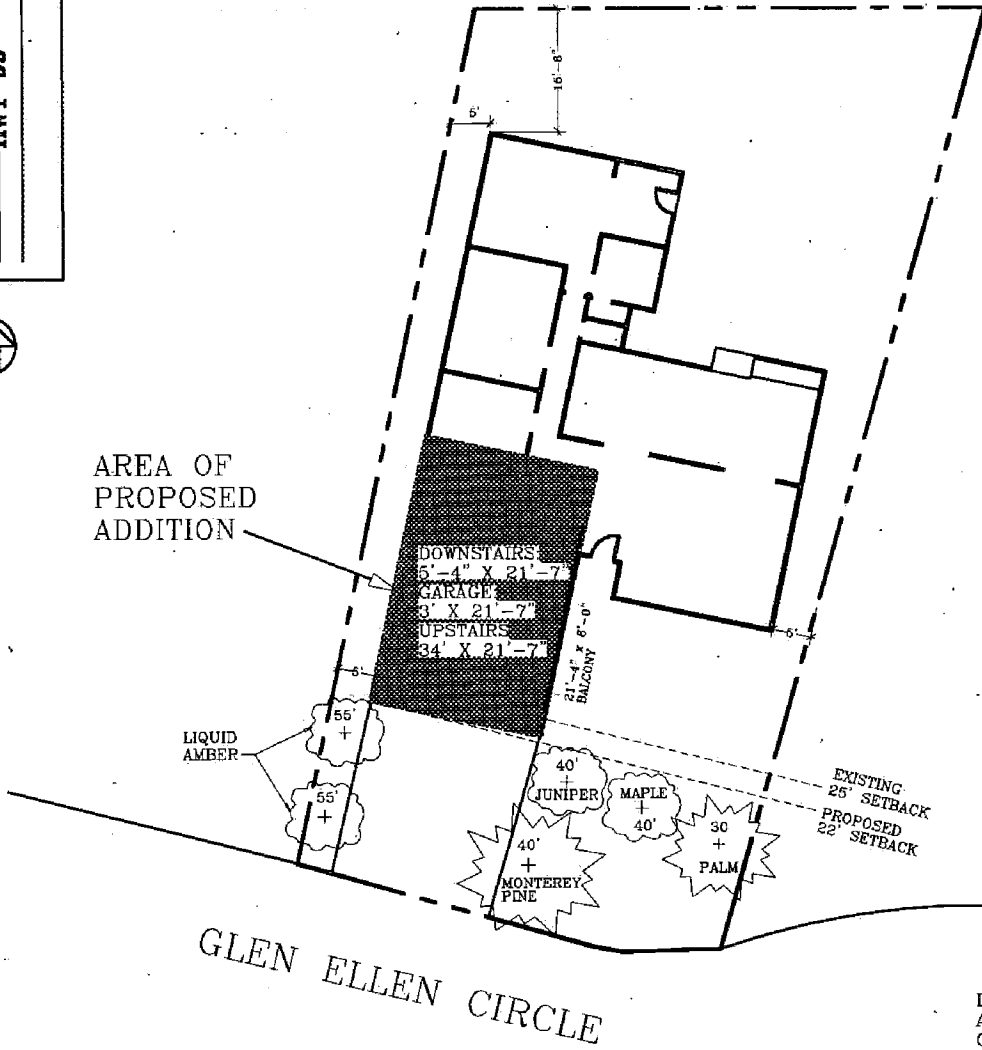
297-033

MAY 14, 1997

ITEM 1



SITE LOCATION
NOT TO SCALE



2280 Glen Ellen Circle
Sacramento, CA
Parcel #035-0131-035

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 2 1997

RECEIVED

EXHIBIT - A

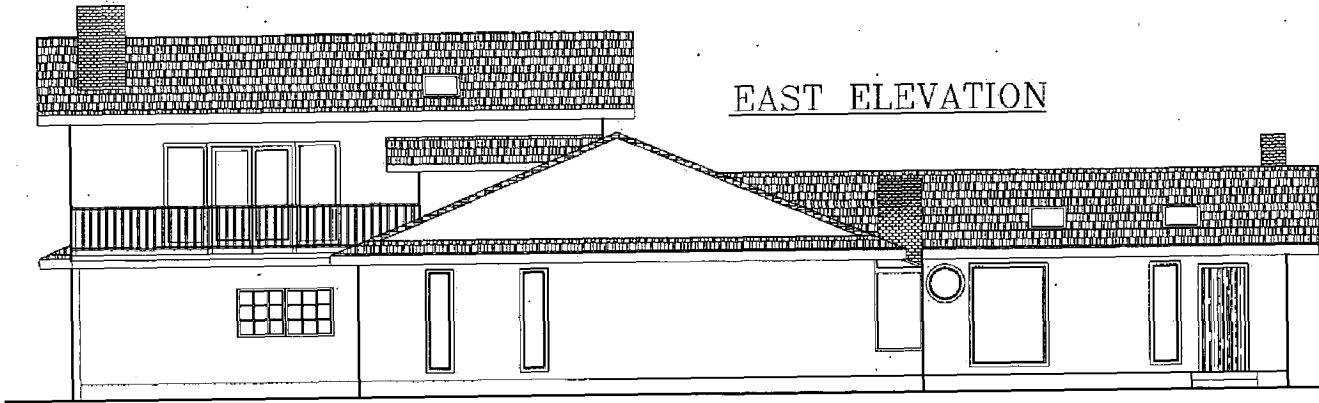
Z 97-033

Drawn from City of Sacramento
Assessor's Map Bk. 35-Pg.13
County of Sacramento, CA

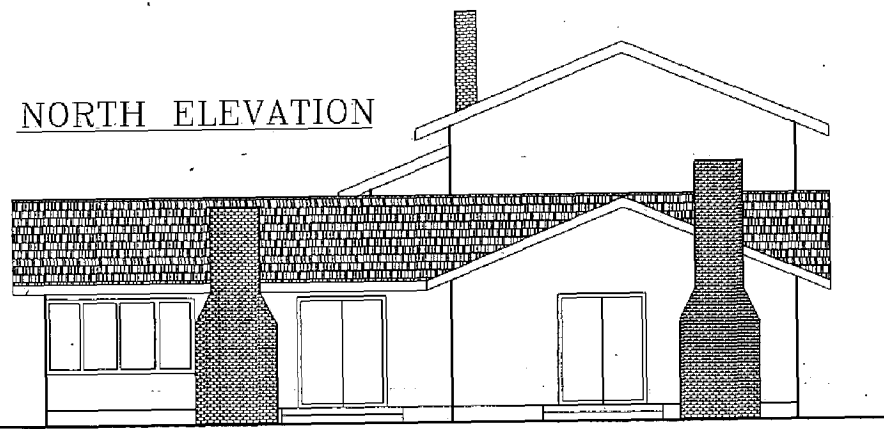
PLOT PLAN
1/8" = 1'-0"



297-033



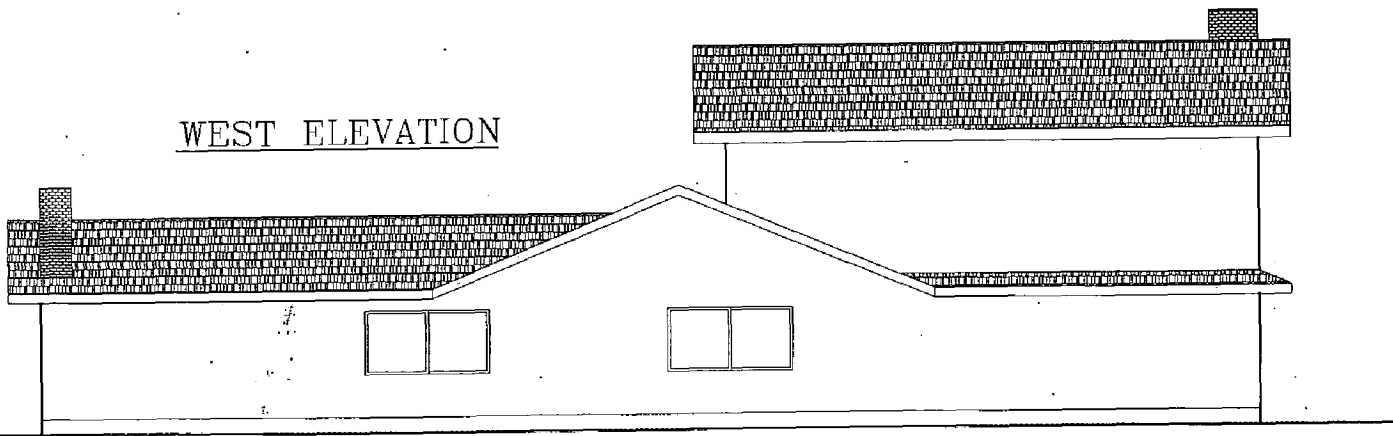
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXHIBIT B

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 2 1997

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MAY 14, 1997

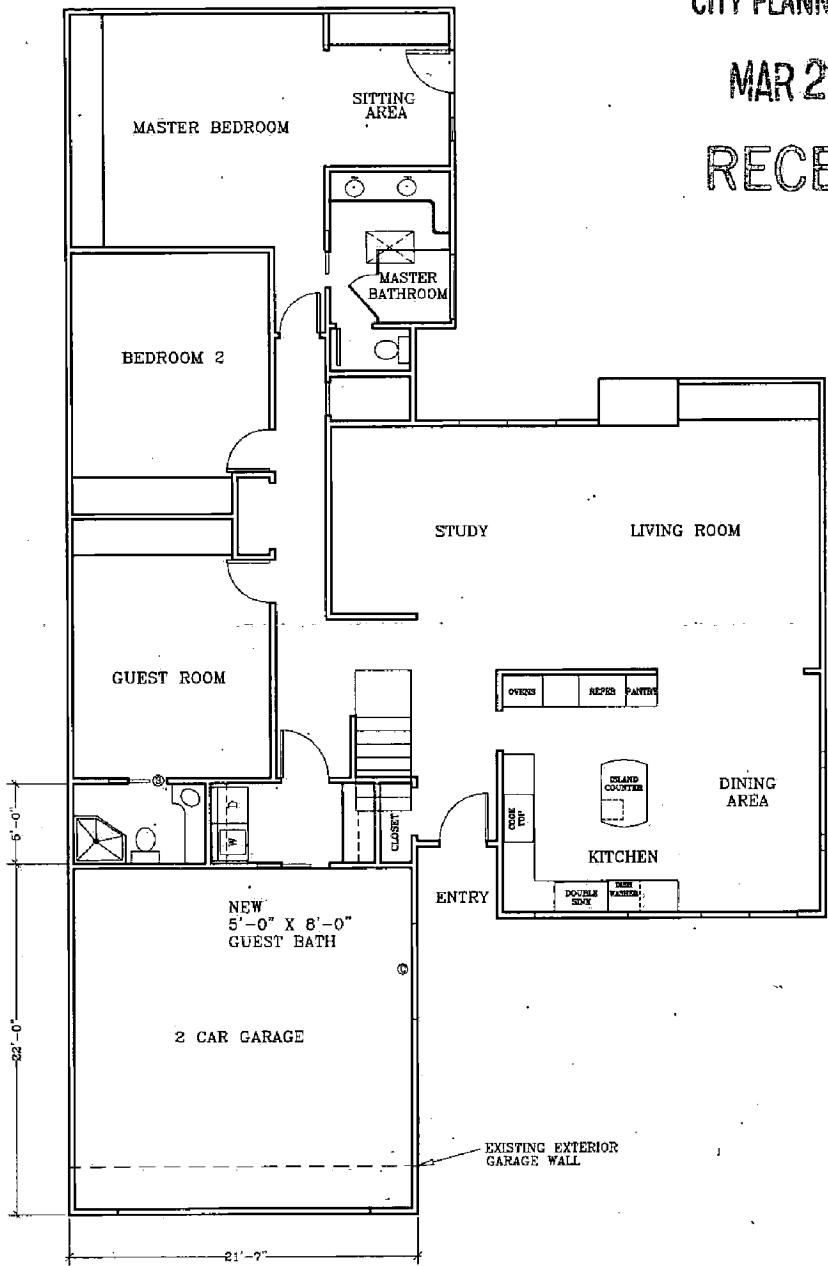
ITEM 1

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 2 1997

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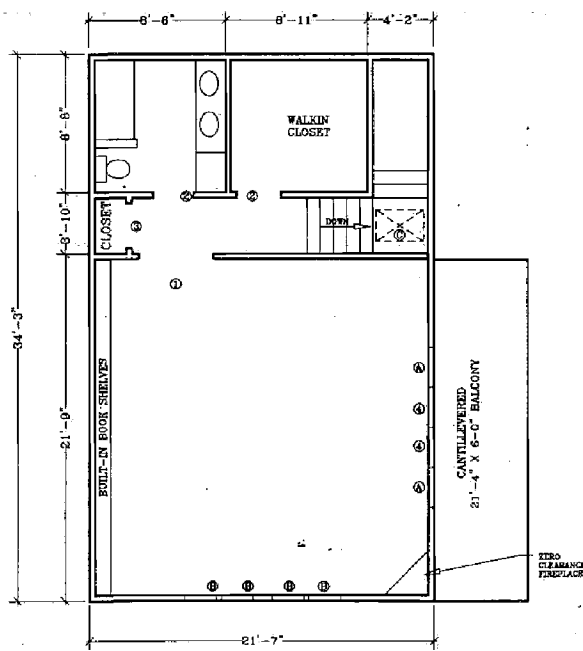
WALL	SIZE	DOOR & WINDOWS SCHEDULE	TYPE	QTY.
SOUTH	1	WOOD DOUBLE FRENCH DOOR	INTERIOR	1
	2	6 PANEL POCKET DOOR	INTERIOR	2
	3	WOODEN BI-FOLD	INTERIOR	1
EAST	4	FRENCH SLIDER	INSULATED	1
	A	FIXED	INSULATED	2
EAST	B	FIXED	INSULATED	4
	C	SKYLITE	INSULATED	1



FIRST FLOOR NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"



Z 97-033



SECOND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXHIBIT C

707072

200