

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 03, 1997, the Zoning Administrator approved with conditions a special permit to allow an existing garage and attached shed to be rebuilt after a fire destroyed the existing structure for the project known as Z97-114. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator Special Permit to allow the rebuilding of an existing garage and shed that were destroyed by fire in the Single Family (R-1) zone on .12± developed acres.

Location: 3200 T Street (D3, Area 1)

Assessor's Parcel Number: 010-0134-056

Applicant: Interior Exterior Remodeling
1029 Fulton Ave.
Sacramento, Ca. 95825

Property Owner: Mark & Mary James
3200 T Street
Sacramento, CA 95816

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

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; Single Family
West: R-1; Single Family

Property Dimensions: Rectangular
Property Area: .12± acres
Square Footage of Proposed Replacement: 459 sq. ft.
Rear Yard Lot Coverage: 378 sq. ft. (56%)
Rear Yard Lot Coverage Permitted: 168 sq. ft.(25%)

Project Plans: See Exhibits A,B

Additional Information: The applicant proposes to reconstruct the garage on the old foundation of the burnt garage and shed at the rear of the site. The structure is located in an area behind the existing single family home. As originally built in 1924 the original garage exceeded the current regulations for rear yard lot coverage. A special permit is required to rebuild the garage.

The proposed project is located in the Alhambra Corridor Design Review District and has been reviewed by City Design staff.

The project has been noticed and staff has not received any calls. The project was also sent to the East Sacramento Improvement Association and they had no objections to the expansion.

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 15301}

Conditions of Approval

1. The project is subject to the conditions of approval imposed by City Design Review Board staff (Louis Sanchez 264-5957).
2. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the restructure will enhance the single family home.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition will expand the function of the single family home ;and
 - b. the design and location of the rebuilt structure will not significantly impact the surrounding residential area.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential.

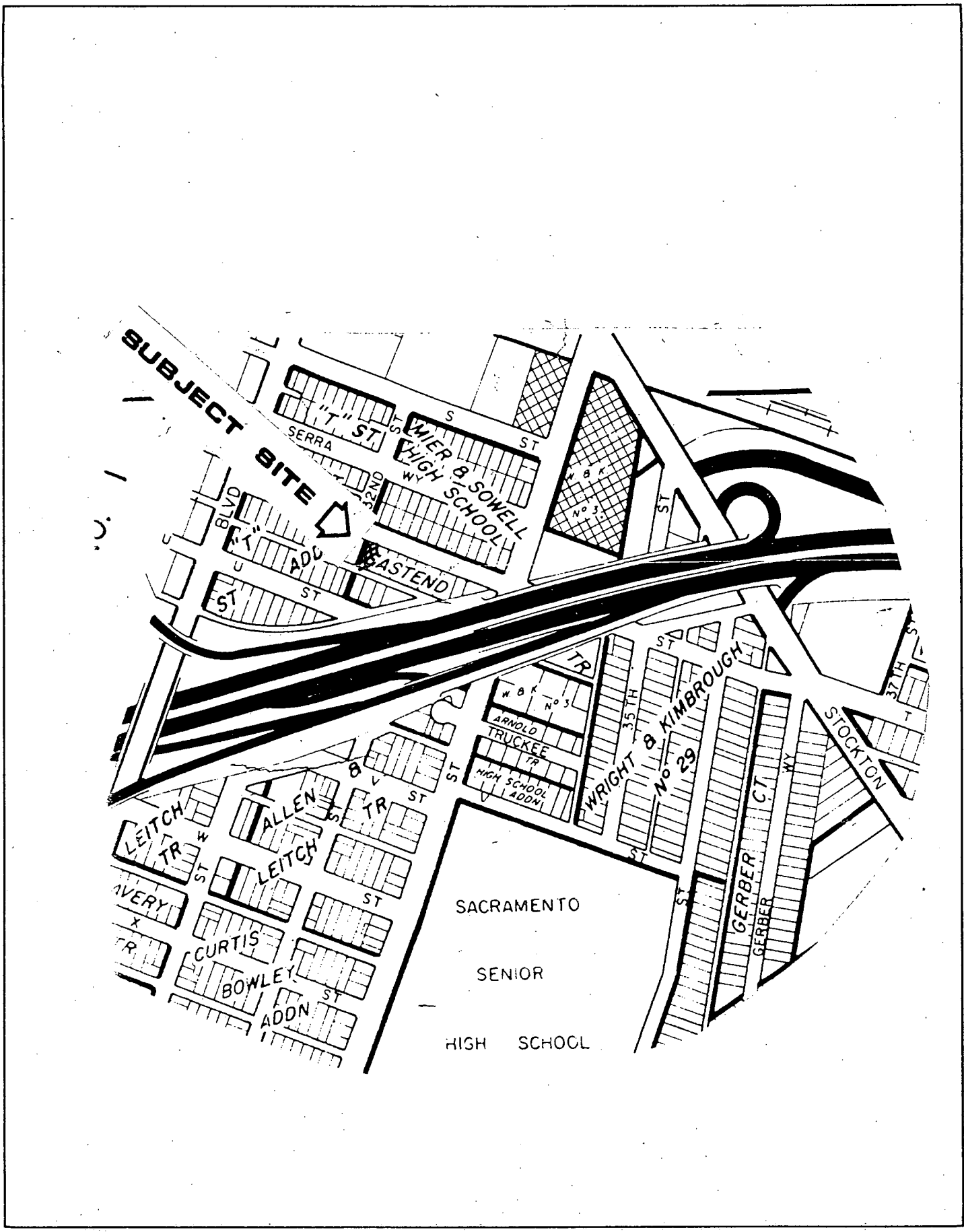
Joy D. Patterson

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.

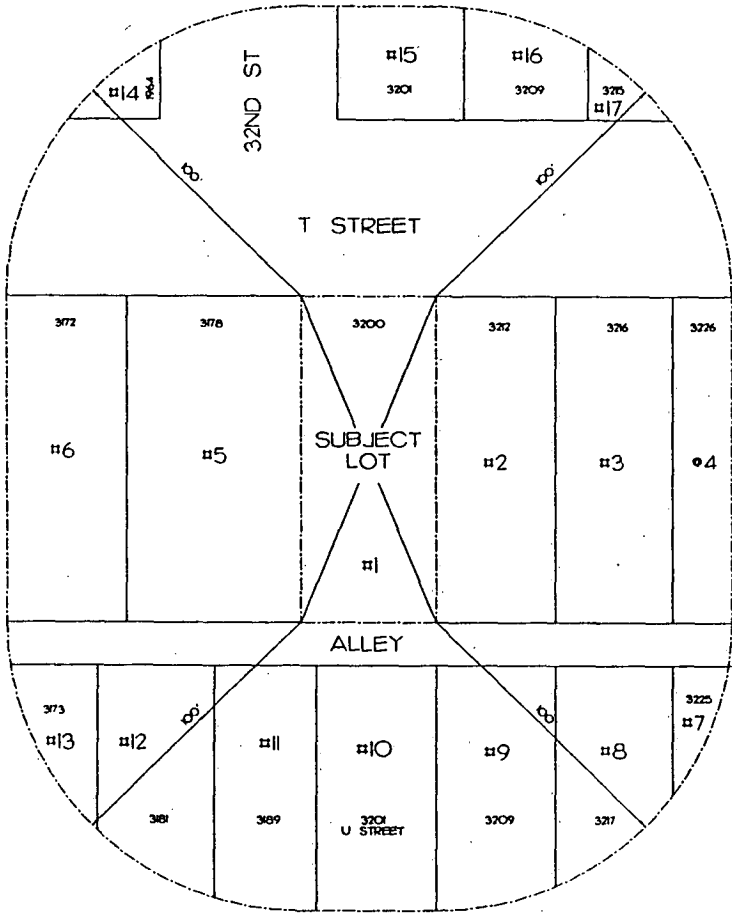
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log

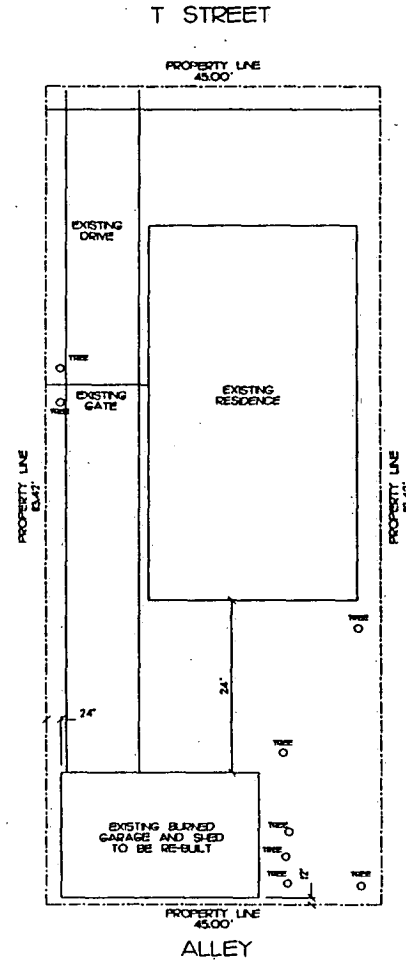
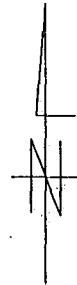


VICINITY MAP

EXHIBIT A



100' RADIUS MAP
SCALE 1/8" PER FT



PLOT PLAN
SCALE 1/8" PER FT

Z97-114

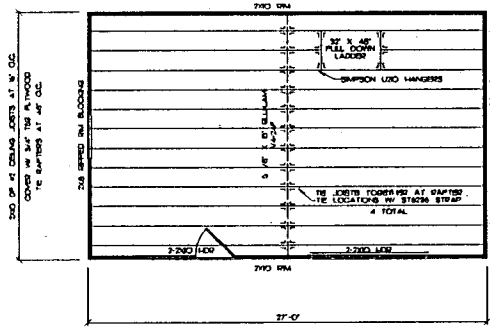
MARK & MARY JAMES 3200 T STREET SACRAMENTO, CA 95816	DRAWN BY MOTHERLODE DESIGNS 8200 PILPERA WAY ANTELOPE, CALIF 95843	DATE: OCT 29 1997 DRAWN: J. SHATTLE
	P P	
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Item 2

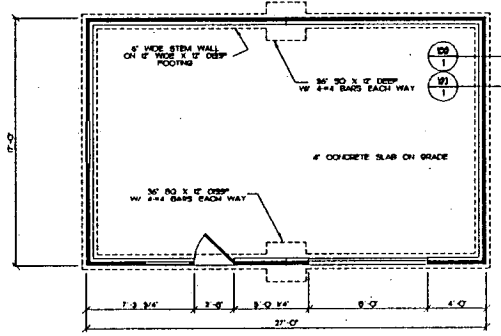
December 3, 1997

Z97-114

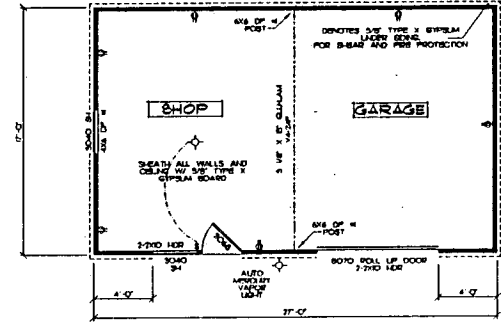
EXHIBIT B



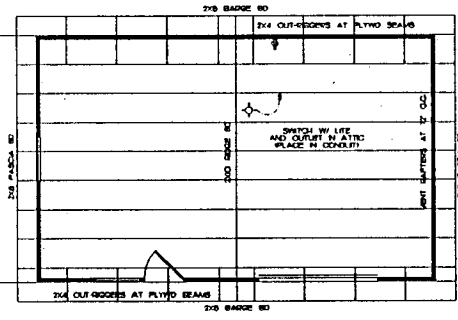
CEILING JOIST PLAN
SCALE 1/4" PER FT



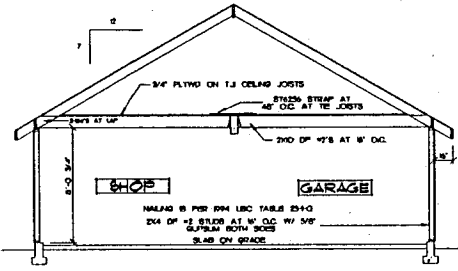
FOUNDATION PLAN
SCALE 1/4" PER FT



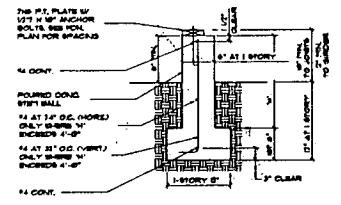
FLOOR PLAN
SCALE 1/4" PER FT



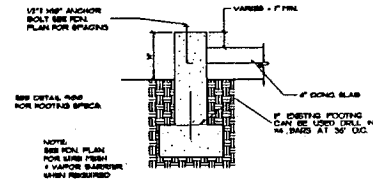
ROOF FRAMING
SCALE 1/4" PER FT



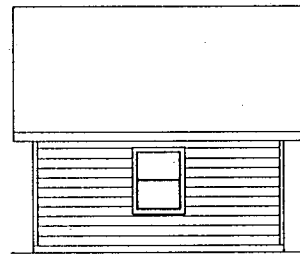
SECTION 1/1
SCALE 1/4" PER FT



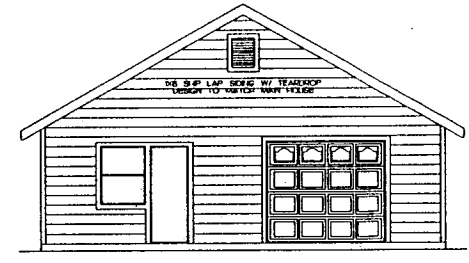
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F-1-F



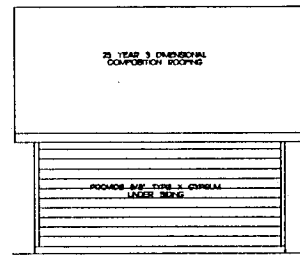
103 FOUNDATION
F-1-F



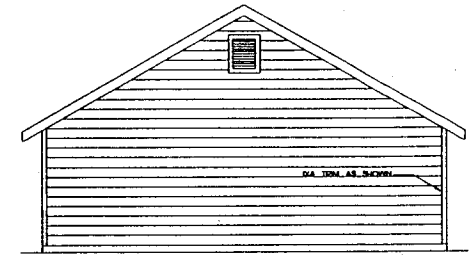
LEFT



FRONT



RIGHT



REAR

ELEVATIONS
SCALE 1/4" PER FT

READ COVER SHEET FOR STANDARD SPECIFICATIONS PERTAINING TO THE LINCOLN BUILDING CODE WITH REGARD TO THE CONSTRUCTION OF THIS BUILDING.

NOTE: ALL WORK IS TO COMPLY W/ T-24 ENERGY CALCULATIONS 1995, 1994 UBC, LMC, LFC AND 1993 NEC.

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	SCALE 1/4" PER FT	

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