

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday March 8, 1994, the Zoning Administrator approved with conditions a variance to reduce the rear yard setback for a single family residence for the project known as Z94-013. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to reduce the required rear yard setback from 15 feet to 13 feet in order to construct a 1,400 square foot single family residence on 0.14± developed acres in the Standard Single Family (R-1) zone.

Location: 1259 Lamberton Circle

Assessor's Parcel Number: 237-0550-007

Applicant: Erik Pilegaard Property Same
 9260 Cherry Avenue Owner: As Applicant
 Orangevale, CA 95662

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Vacant	Side(E.):	5'	18'
East: R-1; Single Family Residence	Side(W.):	5'	6'
West: R-1; Vacant	Rear:	15'	13'

Property Dimensions: Irregular
Property Area: 0.14± acres
Square Footage of Building: 1,400 square feet
Height of Building: One Story, 20 feet
Exterior Building Materials: Stucco

Z94-013

MARCH 8, 1994

ITEM 1

Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Additional Information:

The single family dwelling is currently under construction. The original footprint which showed a 13 foot rear setback was accepted and approved by the building plan checker. Due to the irregular shaped lot, there will be adequate rear yard area in the southeast corner of the parcel. The structure will be one story in height. The property to the rear (south) of the structure is currently vacant.

The site is located within the G.R.I.N. neighborhood organization area. The proposed plans were discussed with the neighborhood association and they have no comments.

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(a)}.

Conditions of Approval

1. There shall be no further expansion of the single family residence into the rear setback area.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. 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.
2. Granting the variance request does not constitute a use variance in that a single family residence is allowed in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed single family residence is compatible in size and style with the adjacent residential properties;

- b. the structure will only be one story in height; and
 - d. there will be adequate rear yard area still available for the residence.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.



Joy D. Patterson
Zoning Administrator

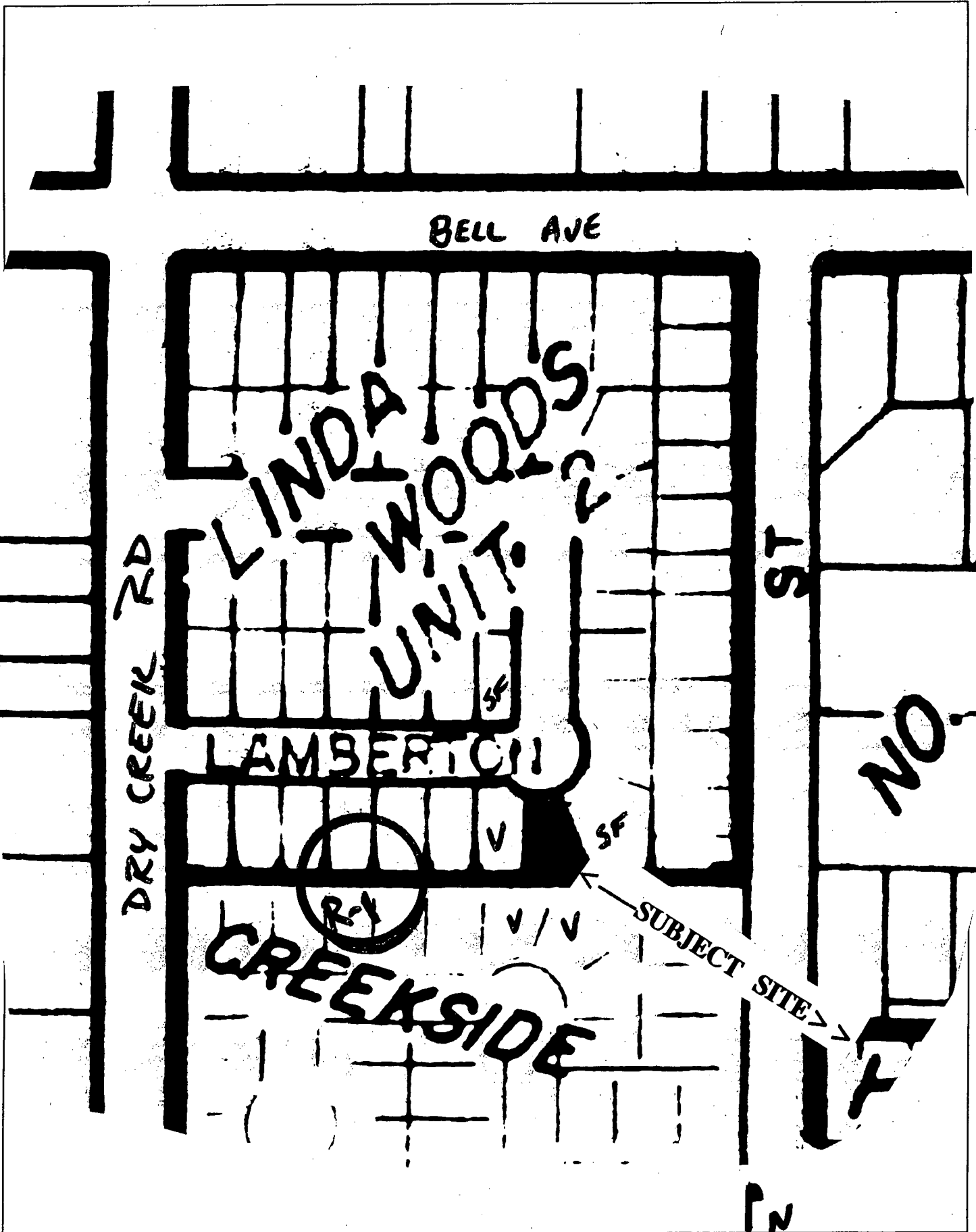
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building 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 - Permit Number 94 944R



LAND USE & ZONING MAP



LAND USE & ZONING MAP