



Square Footage of Building: 2,600 square feet  
 Height of Building: Two Stories, 26 feet  
 Exterior Building Materials: Wood Siding and Stucco  
 Roof Materials: Rock and Tar  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

### Additional Information

The applicant is a Licensed Clinical Social Worker and is requesting to hold family counseling sessions in her home. The Zoning Ordinance allows for office work for a businesses out of the home; however, one of the criteria states that no customers are permitted to come to the residence. The applicant would like a waiver of this requirement in order to accommodate family counseling sessions in an office in the home. The applicant has macular degeneration (failing eyesight) and has extreme difficulty going to client's homes. The Zoning Ordinance allows the Zoning Administrator to waive elements of the home occupation permit criteria upon a determination that the application involved a very unusual situation of hardship and that the public health, safety and general welfare will not be adversely affected thereby.

A 102 square foot room in the southwest corner of the lower floor will be used. There will be approximately 6 clients throughout the week by appointment with visits that are approximately one hour long. There could be one to two clients on the premises at one time (allowing for transition between appointments). The applicant proposes to have the clients park in the rear of the house where there is an existing two car garage and a large additional parking pad.

The applicant has provided letters of support from all adjacent property owners. Staff received one call from a resident of the area that was initially in opposition stating that allowing a commercial use in the house will adversely affect the neighborhood. The resident called back, however, to indicate in this particular circumstance he would not oppose the request.

### 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}.

Conditions of Approval

1. The applicant shall have the applicants park on the rear parking pad and not on the street.
2. The applicant shall obtain a building permit, if necessary, for the commercial use of the room and make all modifications required by Building Code prior to operating the business in the room.
3. The number of clients shall be limited to one (or family group involved in the same session) on site at a time (an overlap is permitted for entering/exiting appointments).
4. The maximum number of appointments at the site shall be 10 per week.
5. There shall be no clients on the premise prior to 8:00 AM or after 6:00 PM, Monday-Saturday.
6. There shall be no signage put up at the residence advertising the service.
7. The Home Occupation Permit shall only be valid for Ms. Colburn's sole practice as a Licensed Clinical Social Worker, and is non-transferrable.
8. The applicant is the only employee allowed on site.
9. The applicant, Ms. Colburn, shall reside in the residence.
10. If in the future, there appears to be a problem with allowing customers to come to the residence by complaints by neighbors; then the permit is subject to being re-reviewed and possible revocation by the Zoning Administrator.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the existing single family unit will remain a residential use with the granting of the criteria waiver;
  - b. the allowing of periodic client visits to the residence will not substantially alter the characteristics of the site or the surrounding neighborhood;
  - c. the site has adequate off-street parking for the single family use and the periodic client visits; and
  - d. the service oriented business has the support of the adjacent property owners.

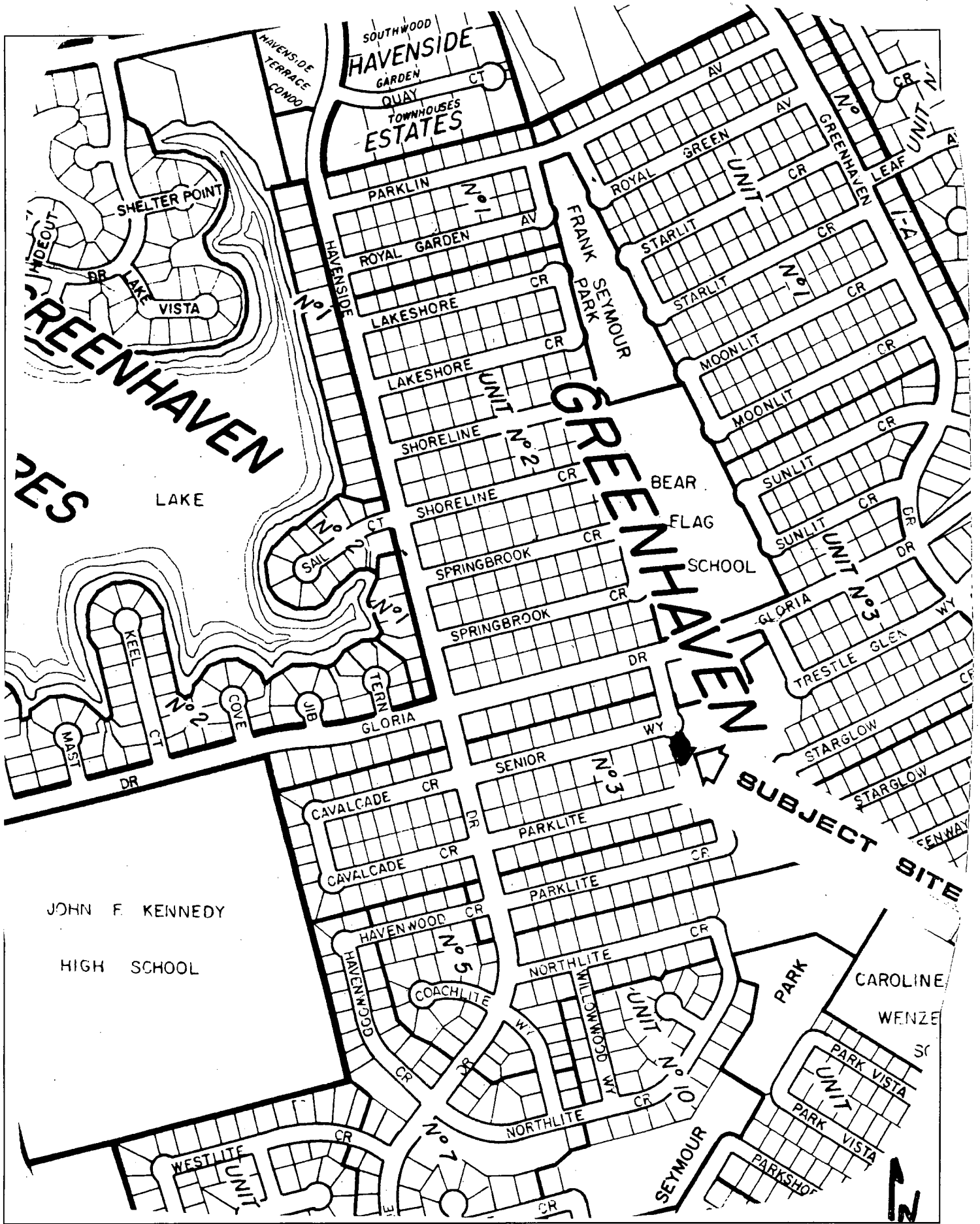
2. Granting the criteria waiver request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the number of clients actually coming to the site will be limited to one to two people at any one time; and
  - b. there will be adequate off-street parking available.
3. The applicant has a unusual situation of hardship in that the applicant has a medical condition that is causing her to be visually impaired and unable to drive herself to meet with her clients.
4. The project is consistent with the General Plan and the Pocket Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Low Density Residential (3-6 du/na) respectively.



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Joy D. Patterson  
Zoning Administrator

cc: File  
Applicant  
ZA Log Book  
Building Division-Yang Lim

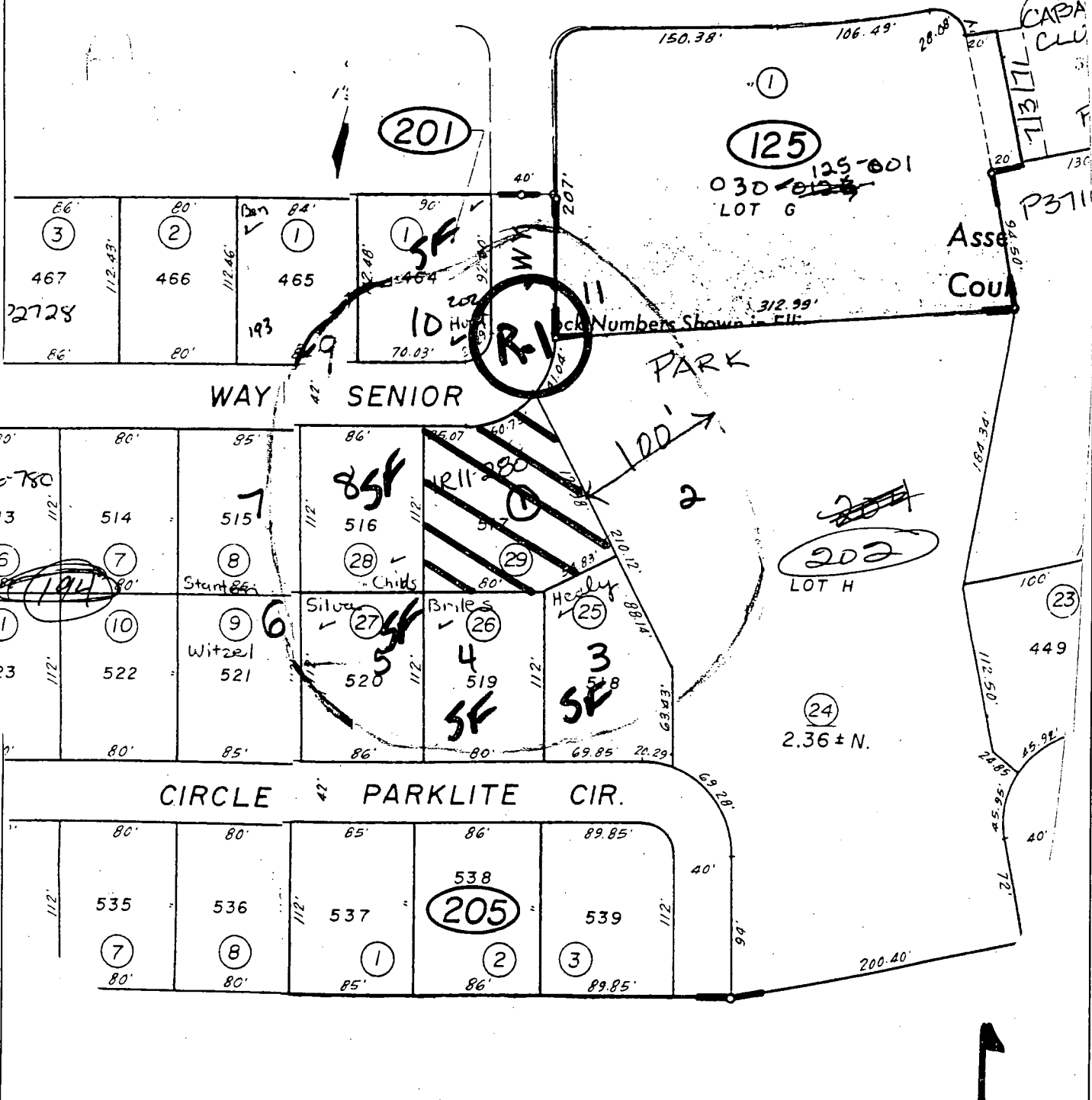


**VICINITY MAP**

Code

30-

GLORIA



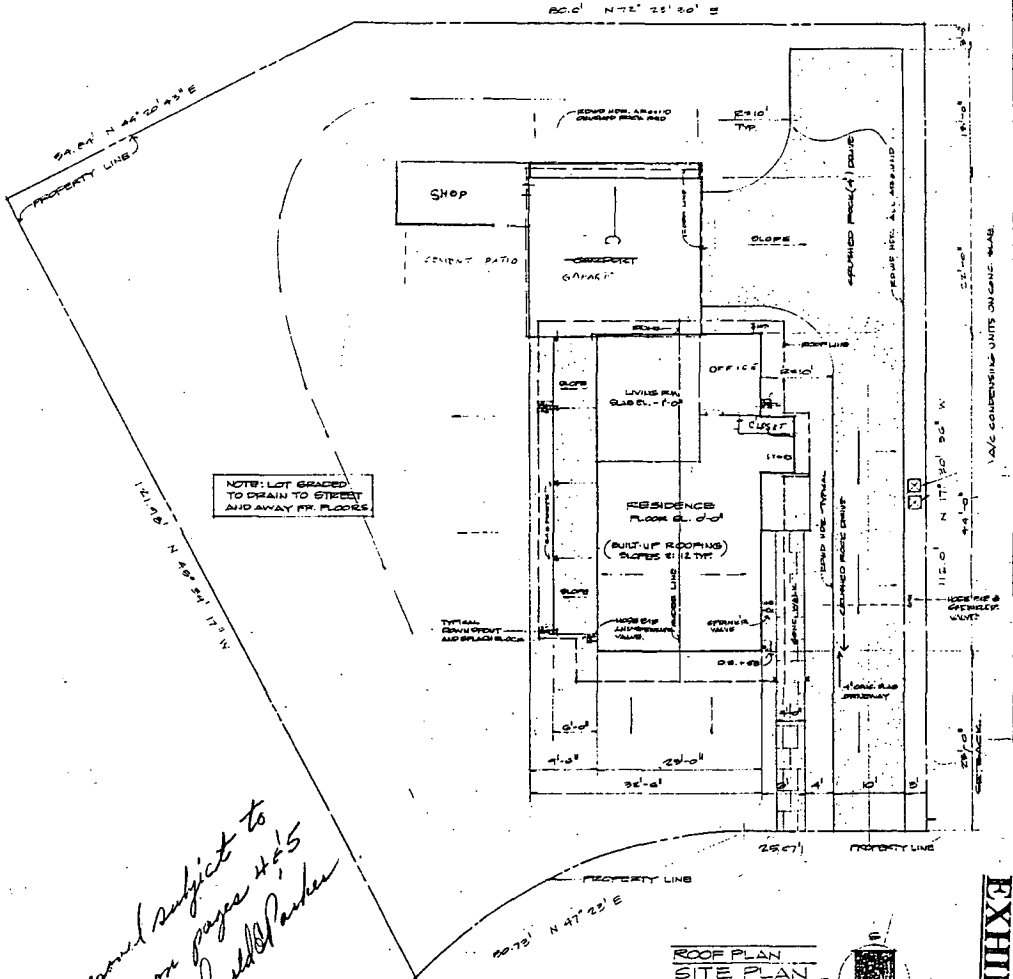
LAND USE & ZONING MAP

294-137

JANUARY 24, 1995

ITEM 1

Z94-137



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NOTE: LOT GRADED TO DRAIN TO STREET AND AWAY FR. FLOORS.

Approved subject to notes on pages 4 & 5 of final Plan

ROOF PLAN  
SITE PLAN  
SCALE: 1/8" = 1'-0"

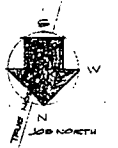


EXHIBIT A

REVISED: FEB. 15, 1969.

RESIDENCE FOR:  
MR. AND MRS. RALPH COLBURN  
GREENHAVEN 70 LOT 517

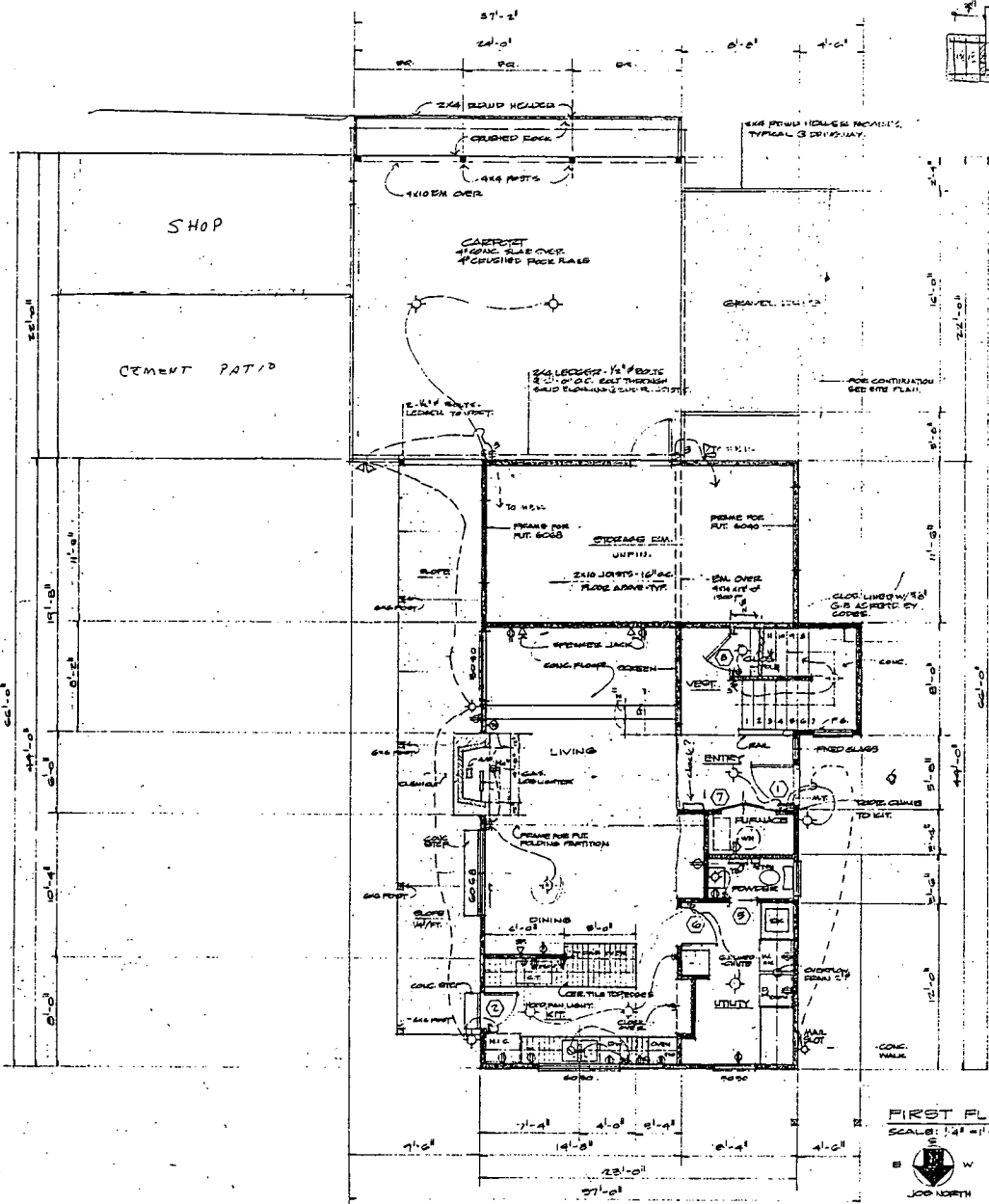
SACRAMENTO CALIFORNIA  
M. D. K. BOGHOSIAN  
2308 J STREET SACRAMENTO 442-1200  
ARCHITECT A. I. A.

SHEET 1 OF 1

294-137

JANUARY 24, 1995 294-137

EXHIBIT B



**KITCHEN EQUIPMENT**  
 COOL TOP - FRIGIDAIRE ED 136L  
 OVEN - RE-94C (WITH PANEL KIT)  
 DISHWASHER - WESTINGHOUSE EC JK  
 GARBAGE DISPOSER - WASTE KING 6620  
 HOOD FAN - CAFFREYS 302

**HEATING AND AIR CONDITIONING**  
 FURNACE - GAFFERS SATTLER 42140 PER  
 (140,000 BTU - 11 1/2 RTU - 0.)  
 COND. - GAFFERS SATTLER 47A - CH  
 COIL - GAFFERS SATTLER 47 TV

**BATH #1**  
 WATER CLOSET AMERICAN STANDARD P-2109-11  
 LAVATORY AMERICAN STANDARD P-3210-40  
 SHOWER AMERICAN STANDARD N-1140

**WATER HEATER - GAFFERS SATTLER 4064L**

**BATH #2**  
 WATER CLOSET AMERICAN STANDARD P-2109-11  
 LAVATORY AMERICAN STANDARD P-3210-40  
 TUB AMERICAN STANDARD P-2167 (HEAT TRM)  
 SHOWER ASSEM. AMERICAN STANDARD N-1070

**UTILITY**  
 SINK KOLER W-8797-157761M  
 FLOOR CRAIN

**TOILET RM. (POWDER)**  
 WATER CLOSET AMERICAN STANDARD P-2109-11  
 LAVATORY AMERICAN STANDARD P-3210-40  
 M.C.

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CEILING HT.	REMARKS
ENTRY	VINYL T	WOOD	GYR ED (WOOD)	GYR ED 8'-0"	WOOD FLOOR @ NORTH WALL
VESTIBULE	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
LIVING ROOM	CARPET	WOOD	GYR ED	GYR ED 8'-0"	SEE STEP REF T CLEARCA
STORAGE RM.	CONC.				
DINING	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
KITCHEN	VINYL	COVER VINYL	GYR ED	GYR ED 8'-0"	
UTILITY	VINYL	COVER VINYL	GYR ED	GYR ED 8'-0"	
POWDER	VINYL	COVER VINYL	GYR ED VINYL	GYR ED 8'-0"	VINYL OVER G.C. WALLS
FURNACE	VINYL	WOOD	GYR ED	GYR ED 8'-0"	
MASTER BR	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
BEDROOMS	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
CLOSET MRM	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
BATH NO. 1	VINYL	COVER VINYL	GYR ED	GYR ED 8'-0"	FURRED CLS. @ EN-WALL TO 7"
BEDROOM 2	WOOD	WOOD	GYR ED	GYR ED 8'-0"	
BEDROOM 3	WOOD	WOOD	GYR ED	GYR ED 8'-0"	
BEDROOM 4	WOOD	WOOD	GYR ED	GYR ED 8'-0"	
HALL	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
STAIRS	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
CLOSET (TYP)	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
LINEN	CARPET	WOOD	GYR ED	GYR ED 8'-0"	
MASTER BATH	VINYL	COVER VINYL	GYR ED	GYR ED 8'-0"	FURRED CLS. @ TUB AND WC TO 7"

ALL CLOSETS TO RECEIVE 2 SHELVES AND ROD.  
 CLOSET DOORS "SLICE-ALL" OR APPROVED EQUAL.

ALLOWANCES	
1. HARDWARE	\$ 100.
2. LIGHT FIXTURES	\$ 400.
3. CARPET (INCLUDES CARPET, RUBBER PAD AND INSTALLATION)	\$ 1,000.

VINYL RESILIENT FLOORING - 1/2" ARMOSTRONG  
 MONTANA 1" W/HYDROCORD EDGE

ALL EXTERIOR WALLS, CEILING TO RECEIVE SPECIFIED INSULATION, ROCKWOOL SOUND INSULATION AT ALL INTERIOR TOILET AND BATH WALLS.  
 SEE SITE PLAN FOR LOCATION OF HOSE RIES, DOWN-SPOUTS, SPLASH BLOCKS, GUTTERS, EXIT OF PAVING.

REVISION: FEB. 13, 1969  
 RESIDENCE FOR:  
 MR. AND MRS. RALPH COLPURN  
 GREENHAVEN TO LOT #517

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



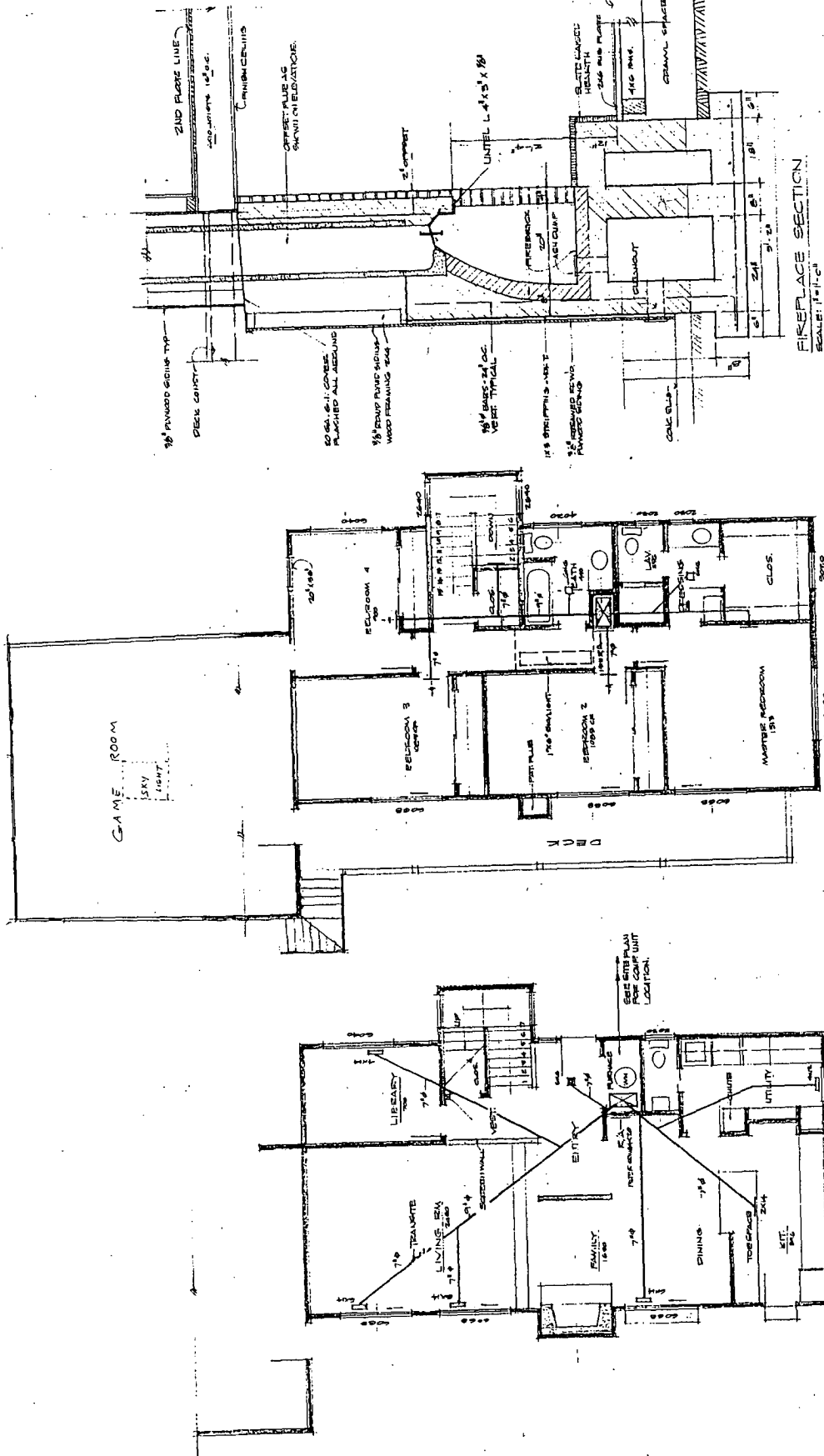
SACRAMENTO CALIFORNIA  
 M. D. K. BOGHOSIAN  
 2308 J STREET SACRAMENTO 9581224  
 ARCHITECT A.I.A.

SHEET 3 OF 7

ITEM 1



**EXHIBIT C**



**FIREPLACE SECTION**  
SCALE: 1/4" = 1'-0"

**FURNACE - GROUND FLOOR**  
FURNACE

**SECOND FLOOR PLAN**

**GROUND FLOOR PLAN**  
**HEATING AND AIR CONDITIONING LAYOUT**  
SCALE: 1/4" = 1'-0"

RESIDENCE FOR:  
MR. AND MRS. COLBURN  
GREENHAVEN TO LOT 517

SACRAMENTO CALIFORNIA

M. D. K. BOBHOSEAN ARCHITECT  
2010 STREET SACRAMENTO CALIFORNIA

294-137

JANUARY 24, 1995 294-137

ITEM 1

**EXHIBIT D**

The undersigned, do hereby acknowledge being informed by Lois B. Colburn, of her plan to provide Family Counseling, from an office in her home at 856 Senior way, and that there is no objection to her doing so.

NAME: NANCY BRILES Nancy Briles  
ADDRESS: 39 PARKLITE CIR., SACRAMENTO DATE: 12-10-94

NAME: Charles W. Benjamin  
ADDRESS: 849 Senior Way DATE: 12/10/94

NAME: Isabel Hunt  
ADDRESS: 857 Senior way DATE: 12/10/94

NAME: Thalia C. Childs  
ADDRESS: 852 Senior Way DATE: 12/10/94

NAME: James S. Healy  
ADDRESS: 43 Parklite Circle DATE: 12/10/94

NAME: David M. Silva  
ADDRESS: 35- Parklite Circle DATE: 12/13/94

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_