

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 6, 1999, the Zoning Administrator approved with conditions a variance to allow a garage conversion for an existing duplex to remain for the project known as Z99-130. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: **Zoning Administrator Variance** to allow two existing converted garages into additional living space to remain and provide a two ten by twenty foot parking pads within the front yard setback area for a duplex on 0.27± developed acres in the Standard Single Family (R-1) zone.

Location: 3741 and 3743 Y Street (D5, Area 3)

Assessor's Parcel Number: 014-0053-037

Applicant: Emory Curtis
3743 Y Street
Sacramento, CA 95817

Property Owner: Same as applicant

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

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	16'
South: R-1; Single Family Residence	Side(E.):	5'	10.5'
East: R-1; Single Family Residence	Side(W.):	5'	12'
West: R-1; Single Family Residence	Rear:	15'	3'

Property Dimensions: 70 feet x 122 feet
Property Area: 0.27± acres
Square Footage of Buildings: Existing structures- 2,290 square feet
Height of Building: Single Story
Exterior Building Materials: Stucco
Roof Materials: Composition Shingles
Topography: Flat