

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday November 16, 1993, the Zoning Administrator approved with conditions a variance to increase the rear yard setback lot coverage for a garage for the project known as Z93-079. 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 increase the maximum rear yard lot coverage from 25 percent to 34 percent in order to construct a 768 square foot three car garage on 0.14± developed acres in the Standard Single Family (R-1) zone.

Location: 2545 Donner Way

Assessor's Parcel Number: 013-0203-014

Applicant:	John K. Krumm PO Box 998 Citrus Hts., CA 95611	Property Owner:	Richard and Carol Baker 2545 Donner Way Sacramento, CA 95818
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General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: R-1; Single Family Residence	Front:	21.5'	21.5'
South: R-1; Single Family Residence	Side(E.):	5'	10'
East: R-1; Single Family Residence	Side(W.):	2'	2'
West: R-1; Single Family Residence	Rear:	15'	72'

Property Dimensions:	50 feet x 121 feet
Property Area:	0.14± acres
Square Footage of Buildings:	House- 1,807 square feet Proposed garage- 768 square feet
Height of Building:	House -Two Stories, Garage- One story, 18 feet

Exterior Building Materials:	Horizontal siding
Roof Materials:	Composition shingles

Z93-079

NOVEMBER 16, 1993

ITEM 2

Project Plans: See Exhibits A, B, C, and D

Additional Information

There is an existing two car garage in disrepair located in the northwest corner of the site 20 feet from the rear property line. The existing garage will be demolished. There is also an existing large oak tree located approximately four feet from the rear of the existing garage. The applicant is requesting to construct a three car garage, seven feet from the rear property line. The proposed garage will be 32 feet wide and 24 feet deep with a height of 18 feet. The garage will have access off the alley like the existing garage. The alley is 20 feet wide so the new garage will meet the required 26 feet of maneuvering area required for alley access. The Zoning Ordinance requires any structure in the rear yard setback area not exceed 25 percent of rear yard setback lot coverage. The maximum allowed lot coverage based on the 50 foot wide lot is 187.5 feet. The proposed garage will cover a total of 256 square feet of the rear setback area for a total of 34 percent. However, the proposed garage will be approximately 11 feet from the oak tree. There are many garages and large structures in the rear setback area of other houses along the alley. Adequate yard area will continue to be provided for the residence and the garage will be 27 feet from the property line of the adjacent parcel to the north.

The site is located in the Sierra Curtis Neighborhood Association. The proposed plans have been submitted to the neighborhood association and they called to inform staff that their association does not make recommendations on minor home owner improvements.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, Engineering Development Services, and the Building Division. The comments received have been included as conditions of approval.

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 15303(e)}.

Conditions of Approval

1. The garage shall meet the accessory building requirements found in Section 5 of the Zoning Ordinance.
2. The widened driveway area shall be paved.
3. The roof shall be 25 year laminated dimensional composition shingles.

4. No further encroachment into the 15 foot rear yard area is permitted and an additional 68± square feet of yard area (approximately 4'x 17.5') will be designated as permanent open space (see Exhibit B).
5. The applicant shall obtain a building permit for the construction of the new garage.

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 and accessory buildings are 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 garage is compatible in size and style with the house on the subject site and adjacent residential properties;
 - b. the relocation of the garage will help preserve a Heritage Oak tree;
 - c. the garage will not be used as living space; and
 - d. there will be adequate rear yard area still available for the residence and adequate distance between the new garage and adjacent property to the north will be provided.
4. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).



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

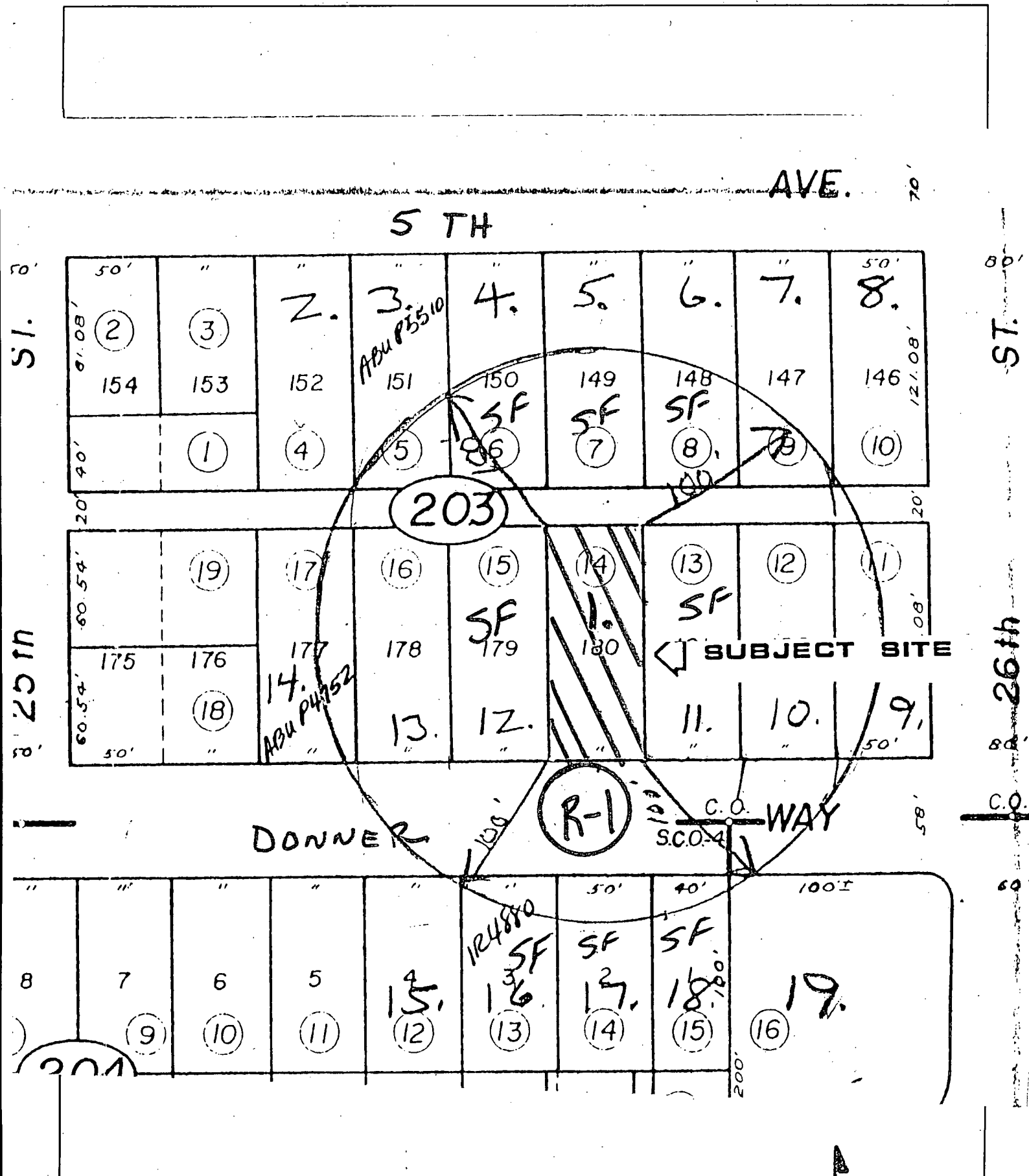
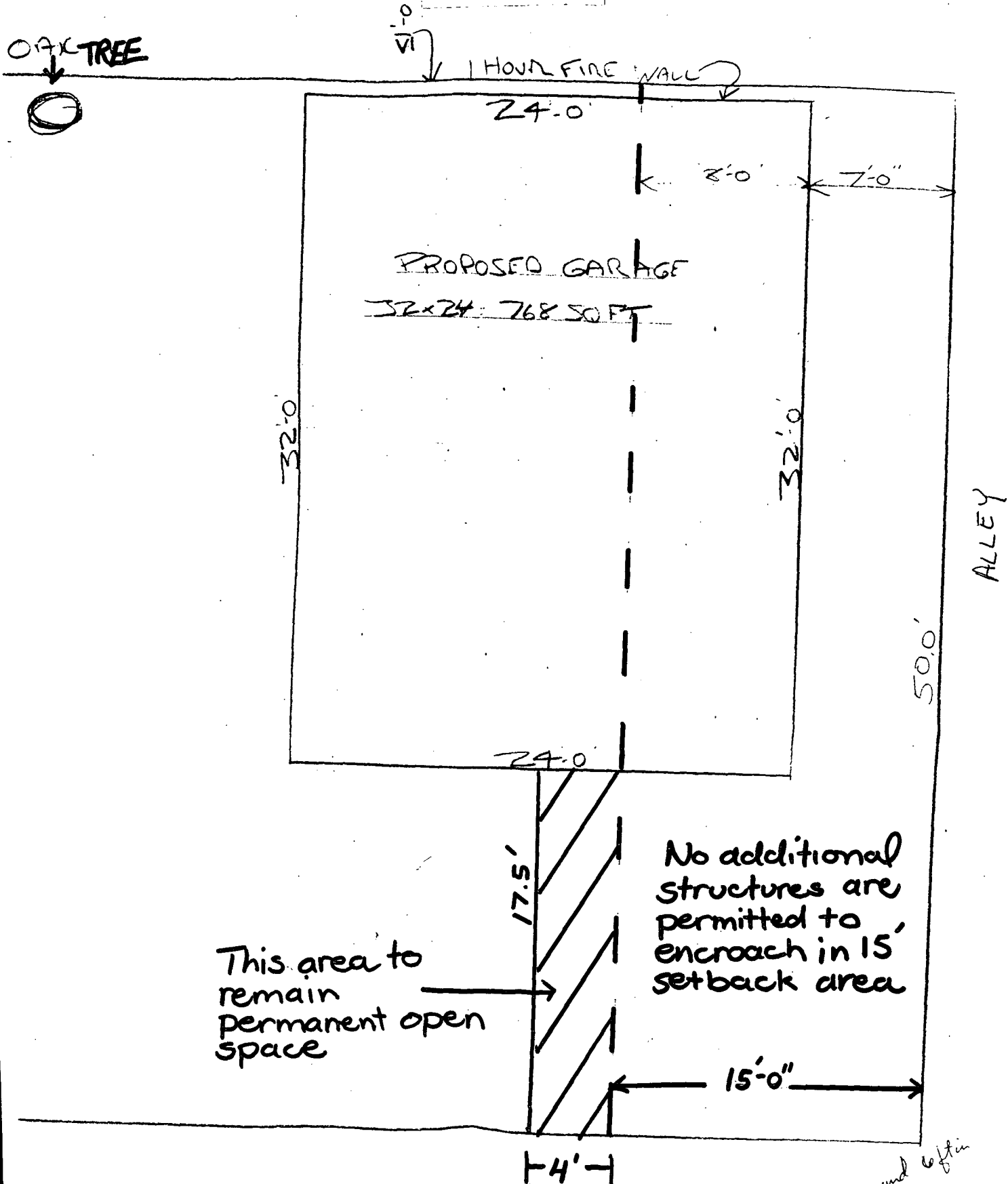
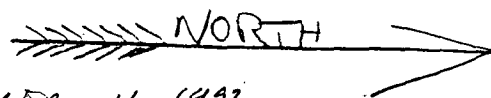


EXHIBIT B



This area to remain permanent open space

No additional structures are permitted to encroach in 15' setback area



293-073

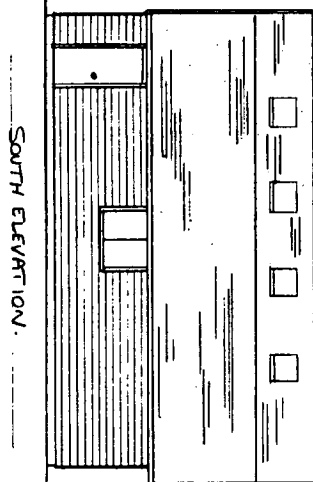
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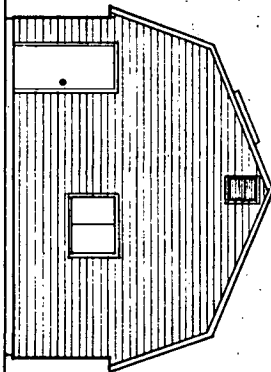
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ITEM 2

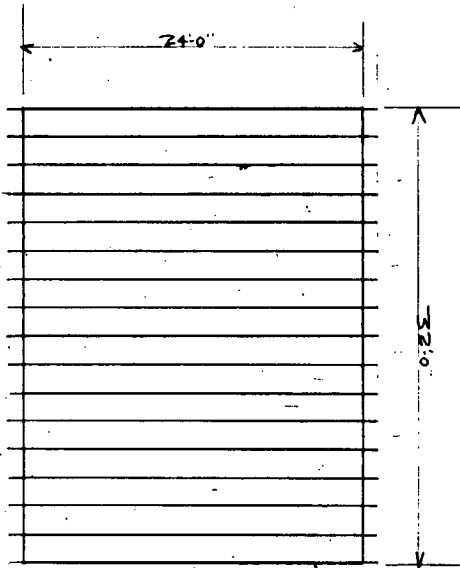
EXHIBIT C



SOUTH ELEVATION.



EAST ELEVATION



TRUSS PLAN

EMERGENCY TRUSS
24' OC 24' SBRV

LOOK FOR WALK
STRAPS & ROPE
DOWN SIDES
16' OC CANOE FWD

DATE	9-20-53
SCALE	1/2" = 1'-0"
BY	BRK/EC
NO.	4

WOODWRIGHT CONST CO LIC #445426

293-079

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ITEM 2

