

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday March 1, 1994 the Zoning Administrator approved with conditions, a variance to reduce the required rear yard setback for the project known as Z94-008. 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 12 feet in order to construct a 348 square foot room addition to an existing duplex on 0.10± developed acres in the Standard Single Family (R-1) zone.

Location: 4851 & 4857 V Street

Assessor's Parcel Number: 011-0136-042

Applicant: Robert and Minnie Just
5801 55th Street
Sacramento, CA 95824

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Duplex (Building Permit issued for duplex in 1956)
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residence
South: R-3; UCD Medical Center Parking Lot
East: R-1; Single Family Residence
West: R-1; Single Family Residence

Property Dimensions: 50 feet x 90.7 feet
Property Area: 0.10± acres
Square Footage of Building: 1,247 square feet
Height of Building: One Story, 15 feet
Exterior Building Materials: Wood Siding
Roof Materials: Composition Shingles
Exterior Colors: Blue and Grey

Z94-008

MARCH 1, 1994

ITEM 1

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A-C

Additional Information:

The applicant is requesting to add a 174 square foot bedroom to the rear of each unit in the duplex for a total of 348 square feet. Each unit of the existing duplex has only one bedroom. The addition will encroach into the rear setback area three feet. The Zoning Ordinance requires a 15 foot rear yard setback area. The applicant is requesting a Variance to reduce this requirement. There is an existing four foot wood fence along the rear (north) property line that shall be replaced. The lot is substandard in depth and width.

The applicant has discussed the project with the property owner to the rear and she has no objections to the project. Additionally, the properties to either side have numerous structures that extend to the rear and side yard property lines. The site is located within the Elmhurst Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and staff has received 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)}.

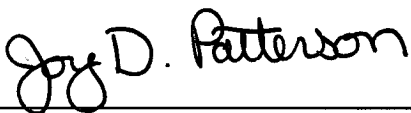
Conditions of Approval

1. Building materials shall match existing house.
2. Size and location of the addition shall conform to the plans submitted.
3. The property owner intends to keep the existing tree in back yard that will be adjacent to the building addition. If the tree dies as a result of the building addition, the property owner shall replace this tree with a new tree on the project site.
4. 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. the lot is substandard in width, depth and area; and

- b. 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 the duplex is a legal non-conforming use that is permitted 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 room addition on the duplex is compatible in size and style with the adjacent residential properties;
 - b. a solid six foot fence will be constructed along the north property line;
 - c. there will be adequate rear yard area still available for the residence; and
 - d. the proposed addition will result in more livable units and helps to ensure the continued vitality and desirability of these residences.
4. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

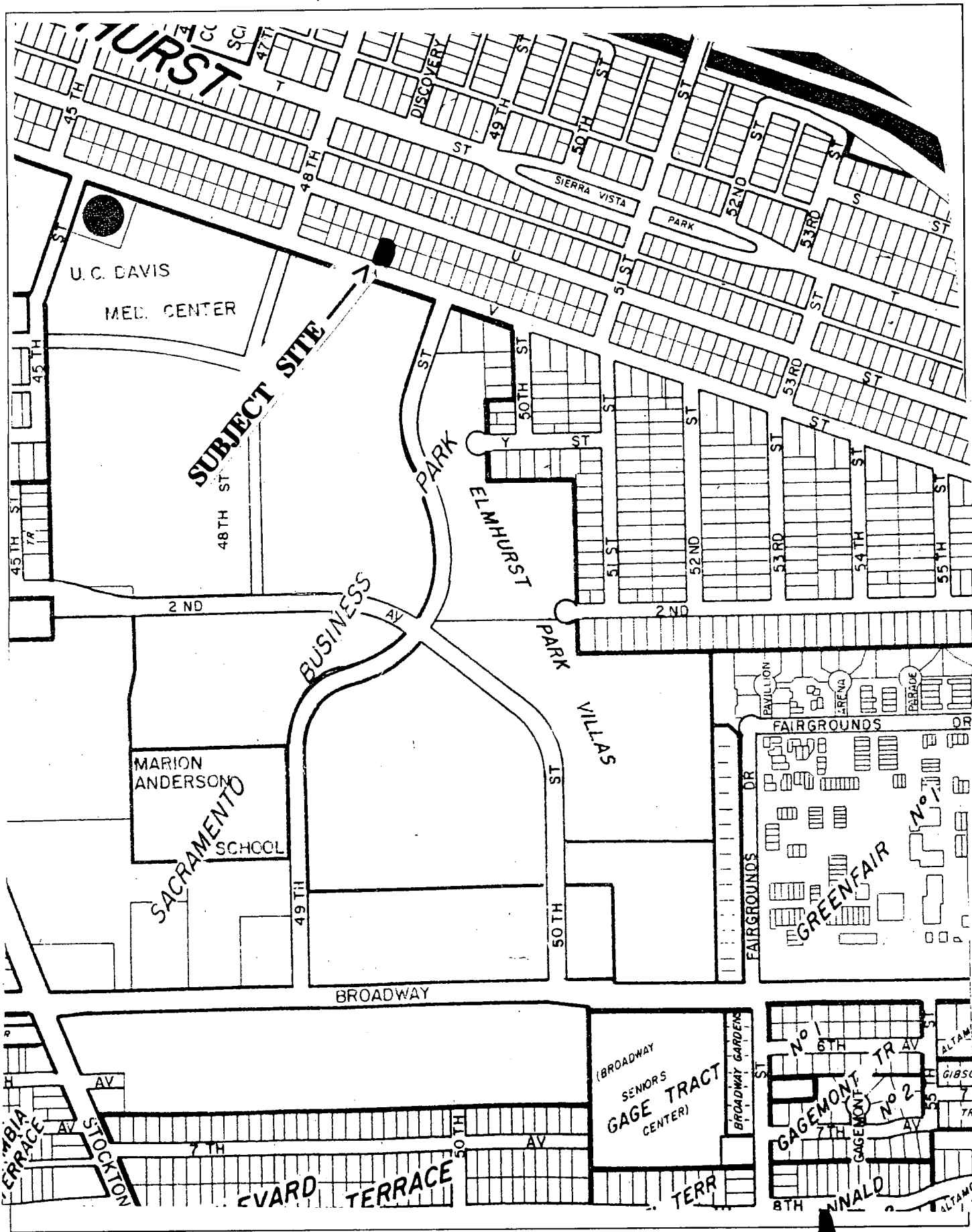


Joy D. Patterson
Zoning Administrator

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 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

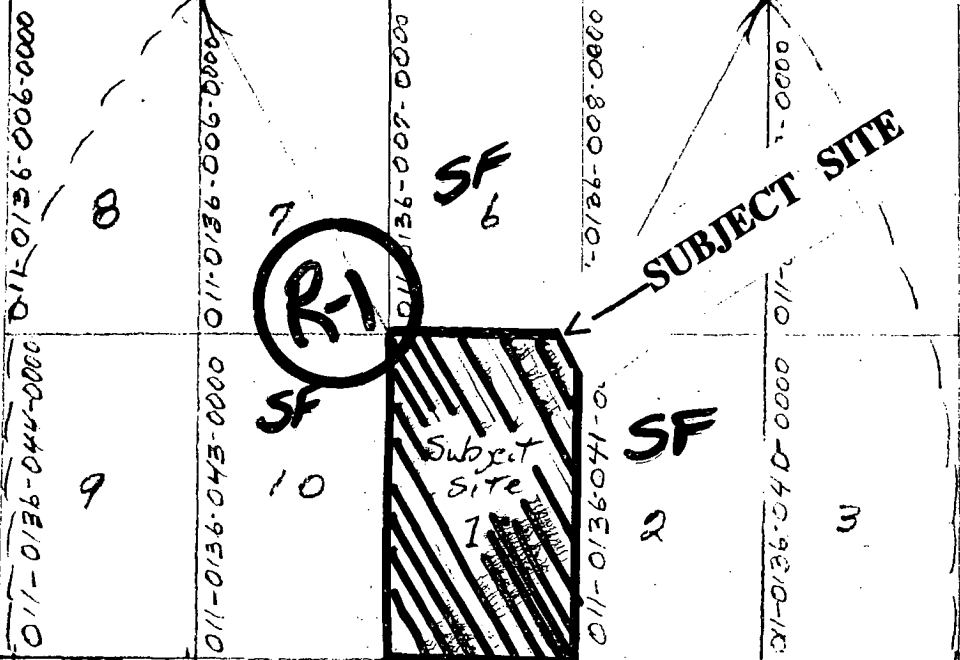


VICINITY MAP



U ST

4838 4848 4852 4860 4873



SUBJECT SITE

R-1

SF 6

SF 10

SF 2

Subject Site

50'

V ST

01F0200-045-0000 01F0200-063-0006

R-3

UC DAVES MEDICAL
CENTRAL PARKING
LOT

12

CIT

LAND USE & ZONING MAP