

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday June 1, 1993 the Zoning Administrator approved a variance to increase the height of an accessory structure for the project known as Z93-026. Conditions of approval and Findings of Fact for the project are listed on pages 2 and 3.

**Project Information**

**Request:** Zoning Administrator's Variance to increase the allowable height of a detached accessory structure from 18' to 19'2" on 0.14± developed acres in the Single Family (R-1) Zone.

**Location:** 6305 McMahan Drive

**Assessor's Parcel Number:** 027-0214-025

**Applicant:** Stephen Halliday  
6305 McMahan Drive  
Sacramento, CA. 95824

**Property Owner:** Stephen Halliday  
6305 McMahan Drive  
Sacramento, CA. 95824

**General Plan Designation:** Low Density Residential (4-15 du/net acre)  
**Existing Land Use of Site:** Single Family Residential  
**Existing Zoning of Site:** Single Family Residential (R-1) Zone

| <b>Surrounding Land Use and Zoning:</b> | <b>Setbacks<br/>(Residence)</b> | <b>Required</b> | <b>Provided</b> |
|---|---------------------------------|-----------------|-----------------|
| North: R-1; Single Family Residential   | Front:                          | 25'             | 25'             |
| South: R-1; Single Family Residential   | Side(W):                        | 5'              | 5'              |
| East: R-1; Single Family Residential    | Side(E):                        | 5'              | 5'              |
| West: R-1; Single Family Residential    | Rear:                           | 15'             | 15'             |

**Property Dimensions:** 56' x 114'  
**Property Area:** 6,384 sq.ft.

Z93-026 June 1, 1993

Item #3

Square Footage of Building: 366 sq.ft.  
Height of Building: 19'2"  
Exterior Building Materials: Stucco  
Roof Materials: Composition shingles  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Additional Information:

A building permit for the garage was issued November 30, 1993. During construction it was noted that the garage exceeded the 18 foot height limit for accessory structures.

Applicant should be aware that rafter area of garage can be used for storage but cannot be used for living area (Zoning Ordinance Section 5-D-1, "The building [detached accessory structure] shall have only one floor"; Section 5-D-5-b, "A detached accessory building shall not be used for living quarters, whether temporary or permanent, unless it is deemed a second residential unit under Sections 2-B-12, 2-E-30 and 22-A-82 and conforms to the development standards of those sections.")

Project Plans: See Attachments A & B

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)).

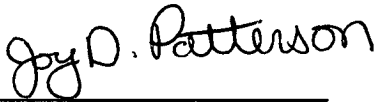
Condition:

1. The window on the north side of the garage above 10 feet shall be removed. The applicant may locate a vent in the area where the window is removed. A window below 10 feet on the north side of the garage is permitted.

Findings of Fact:

1. The variance request, as conditioned, is not a special privilege extended to one individual property owner in that:
  - a. adequate setbacks are provided;
  - b. the structure does not exceed lot coverage requirements; and
  - c. there are other structures in the area of similar height.

2. Granting the variance request does not constitute a use variance in that detached accessory structures are allowed in the Standard Single Family (R-1) zone.
3. The variance request, as conditioned, is not injurious to the public welfare, nor to property in the vicinity in that:
  - a. the design of the structure is compatible with surrounding residential uses;
  - b. adequate off-street parking will be provided; and
  - c. the structure will meet fire and building code requirements.
4. The project is consistent with the General Plan which designates the site for Low Density Residential use.



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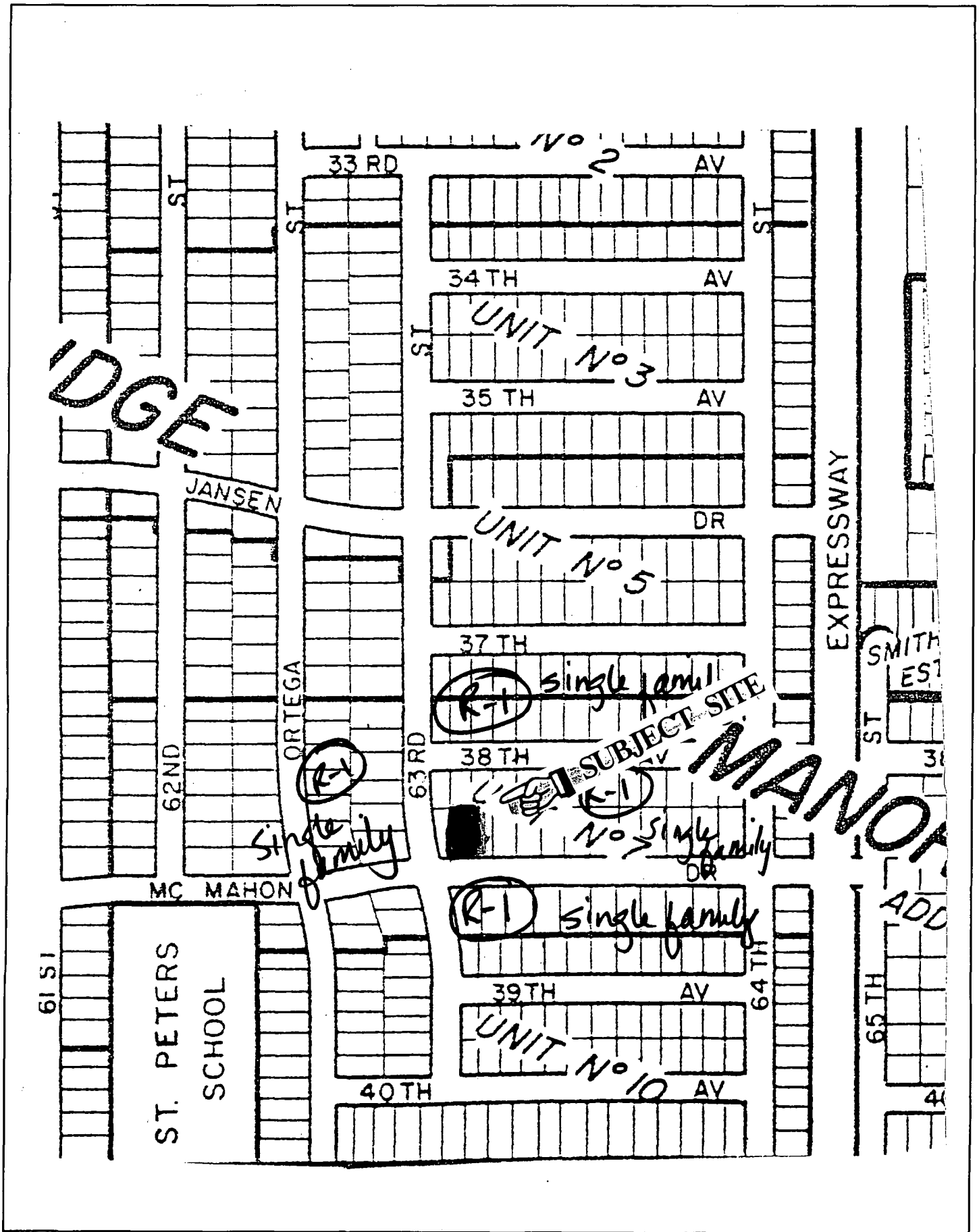
Joy D. Patterson  
Zoning Administrator

A use for which a Variance is granted must be established with 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.

ZAaction.var  
6-1-93

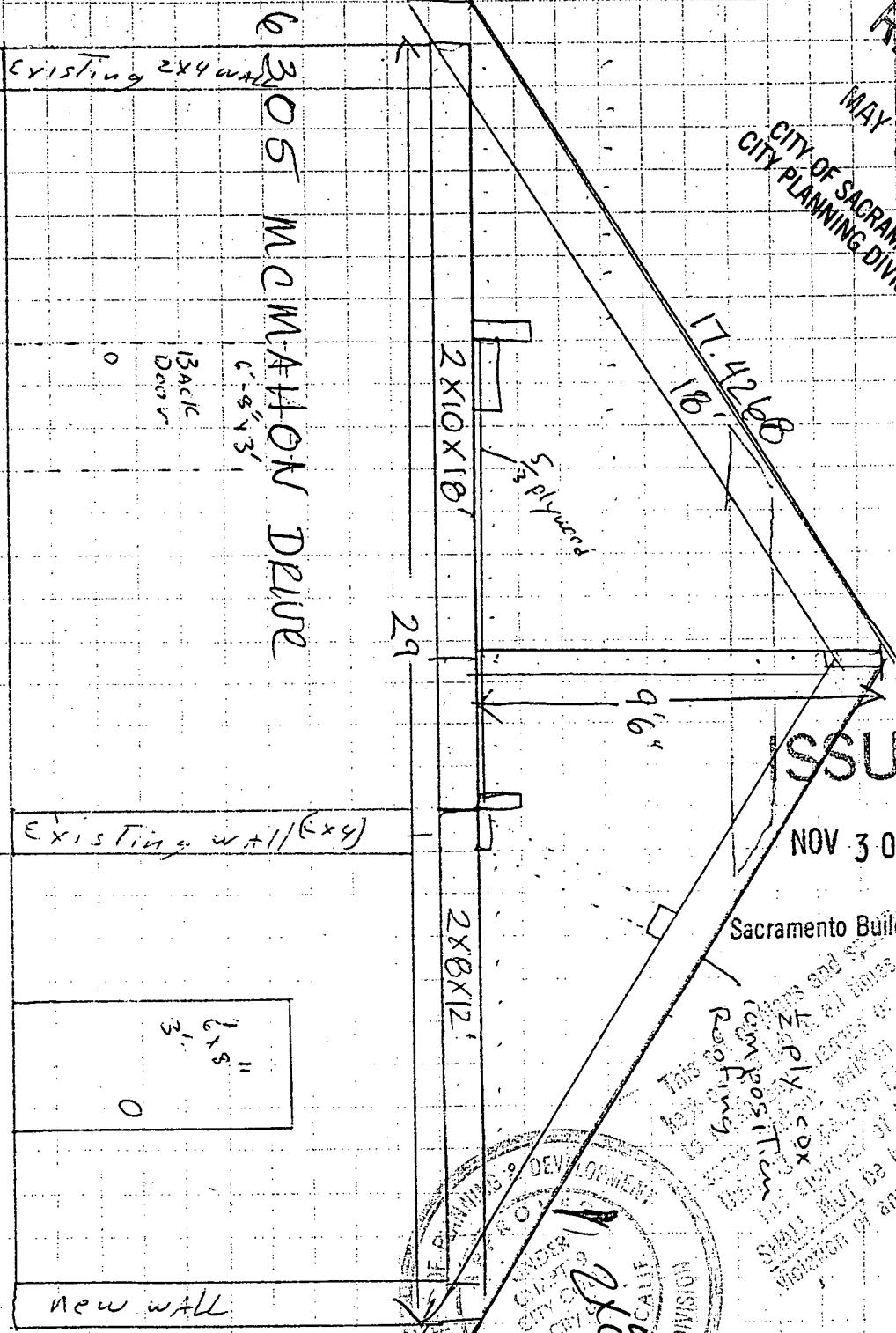
cc: File (Original)  
Applicant  
ZA Log Book  
Public Works  
Building Division



VICINITY, LAND USE & ZONING MAP

EXHIBIT - A

RECEIVED  
MAY 06 1993  
CITY OF SACRAMENTO  
CITY PLANNING DIVISION



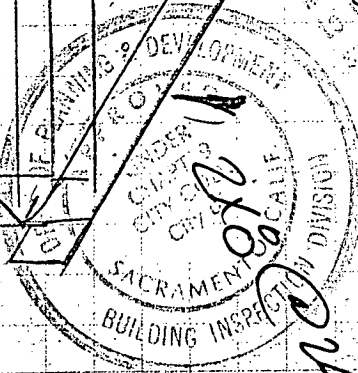
ISSUED

NOV 30 1992

Sacramento Building Division

This plan and specifications must be reviewed and approved by the Building Division before construction begins. The contractor shall be held responsible for the construction of any City Ordinance or state law.

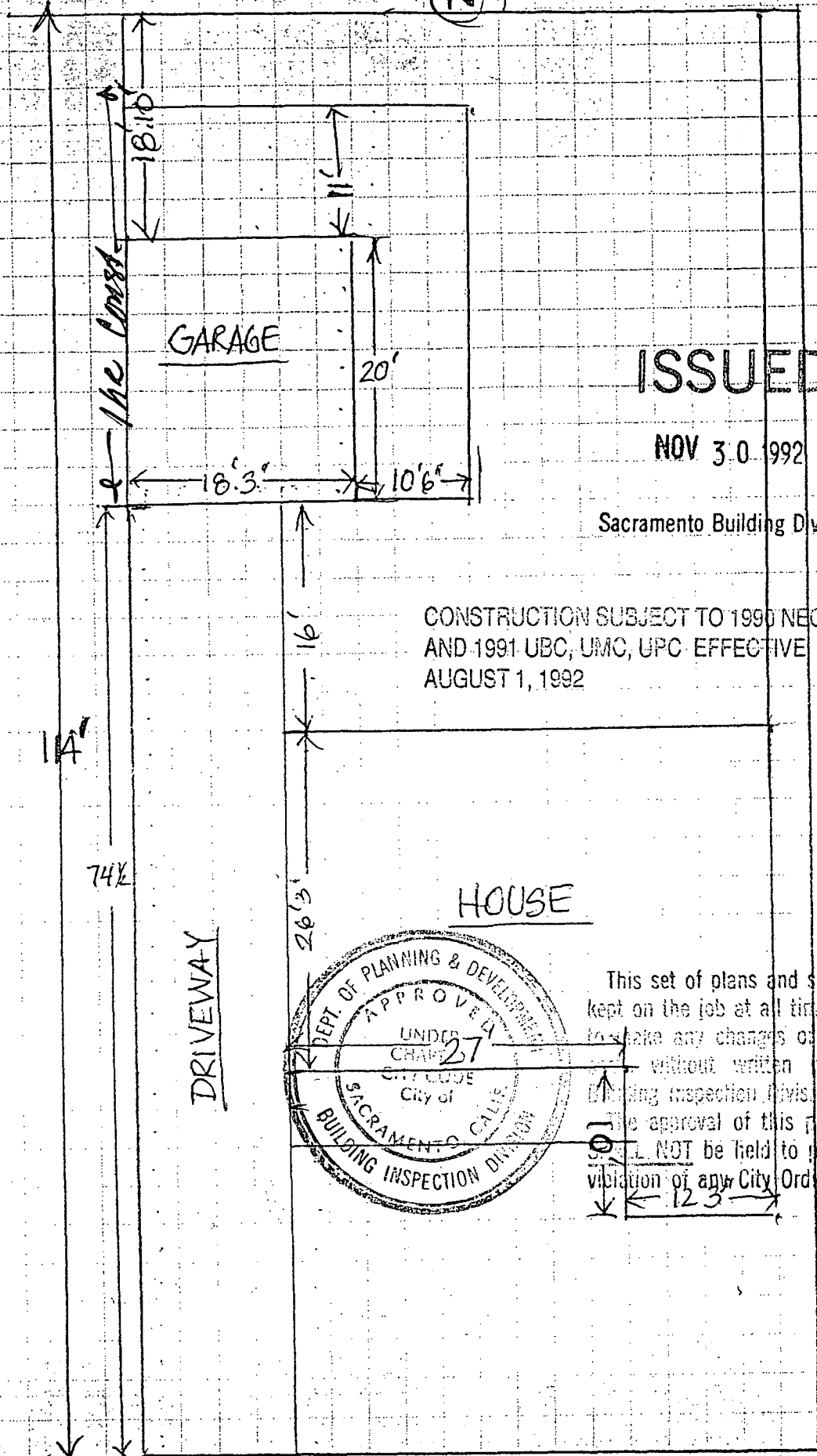
Roofing  
E-ply roof  
Cup position



293-026

**EXHIBIT - B**

(N)



**ISSUED**

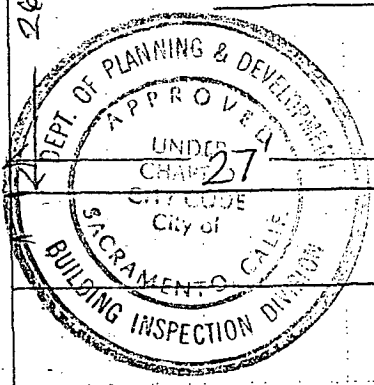
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Sacramento Building Division

CONSTRUCTION SUBJECT TO 1990 NEC AND 1991 UBC, UMC, UPC EFFECTIVE AUGUST 1, 1992

HOUSE

DRIVEWAY



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the original without written permission from the Building Inspection Division. The approval of this plan and specification does NOT be held to permit or approve the violation of any City Ordinance or State Law.

SITE PLAN APPROVAL  
 CITY PLANNING COMMISSION  
 11/01/92

*Dvd Souza*  
 ALL NOT to be held to permit or approve the violation of any State law, City Ordinance, Department, and assumes that the user has read and understands information submitted by

□ = 3'

↑ 293-026  
 6305 McMAHON DRIVE SACTO, CALIF # 3  
 June 1, 1993  
 95824