

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, December 19, 1995, the Zoning Administrator approved with conditions a variance to allow the addition of a raised deck on an existing house for the project known as Z95-116. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. **Zoning Administrator Variance** to reduce the required rear yard setback from 15 feet to 7.5 feet for a raised deck for a single family residence on 0.07 \pm developed acres in the Multi-Family (R-3A) zone.
2. **Zoning Administrator Special Permit** to expand a non-conforming structure by adding a 180 square foot raised deck to a single family home. **DELETED BY STAFF- NOT NECESSARY**

Location: 1211 25th Street

Assessor's Parcel Number: 007-0163-002

Applicant: Wladyslaw Troka Property Same as applicant
 1211 25th Street Owner:
 Sacramento, CA 95816

General Plan Designation: High Density Residential (30 + du/na)
Central City

Community Plan Designation: Multi-Family
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Multi-Family (R-3A)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-3A; Single Family Residence	Front:	25'	10'	10'
South: R-3A; Single Family Residence	Side(N.):	3'	3'	3'
East: R-3A; Apartments	Side(S.):	5'	13'	13'
West: R-O; Office	Rear:	15'	13'	7.5'

Property Dimensions: 40 feet x 80 feet
Property Area: 0.07 \pm acres

Square Footage of Buildings:	Existing residence-	1,100 square feet
	Proposed house addition-	60 square feet
	Proposed deck addition-	132 square feet
	Total-	1,292 square feet
Height of Building:	Existing House-	Two Stories
Exterior Building Materials:		Redwood
Topography:		Flat
Street Improvements:		Existing
Utilities:		Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to add 132 square foot redwood deck with a trellis screening for privacy at the second floor level of the rear of an existing residence. The addition will extend the rear of the house to 7.5 feet from the rear (east) property line. The Zoning Ordinance requires a 15 foot rear yard setback. The applicant is requesting a variance to the rear yard setback requirement. The lot is substandard in width (40 feet wide) and also in depth (80 feet deep). There is an apartment complex adjacent to the rear of the property with the second floor walkway to the upstairs units above the applicants rear property fence.

The site is located within the Winn Park Capitol Avenue Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and they support the project. The project has been noticed and staff has not received any calls.

The site is also located within the Sutter Fort Preservation area and the existing residence is listed on the City's Official Register as a priority structure. The applicant has applied to the Design Review/Preservation Board staff for review and approval (PB95-034). The project was approved on September 4, 1995.

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) and Section 15303(e)}.

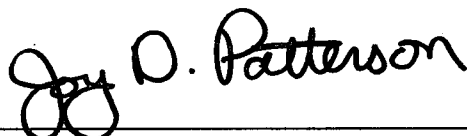
Conditions of Approval

1. There shall be no further expansion of the deck or the addition of any other structures in any of the setback areas. The deck area shall never be totally enclosed.
2. Size and location of the deck structure shall conform to the plan submitted.
3. The applicant shall obtain all necessary building permits prior to commencing

construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the site is substandard lot;
 - b. there is an adjacent apartment complex with a second floor walkway that parallels the rear fence line eliminating any privacy for the single family residence;
 - c. the proposed deck addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. 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.
3. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Multi-Family (R-3A) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate rear yard area;
 - b. the proposed deck addition will not substantially alter the characteristics of the site or the surrounding neighborhood;
 - c. there is a similar deck on the residence to the north; and
 - d. the lot is substandard in width and depth.
5. The project is consistent with the General Plan and the Central City Community Pan which designate the subject site as High Density Residential (30+ du/na) and Multi-Family respectively.



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.

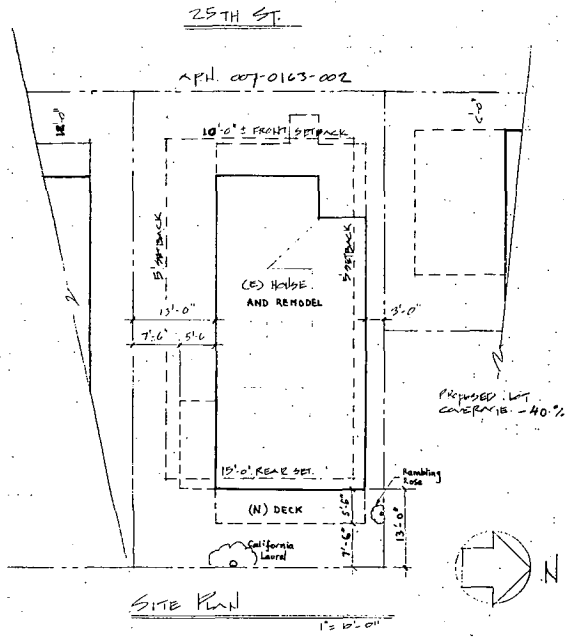
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓
ZA Log Book ✓

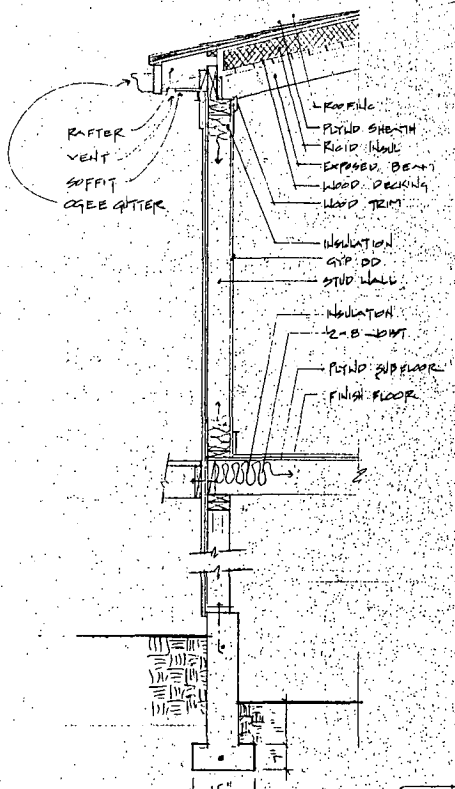
295-116

DECEMBER 19, 1995

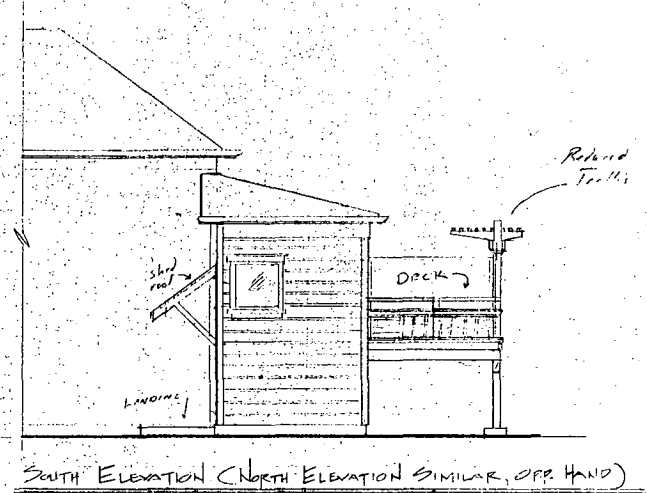
ITEM 2



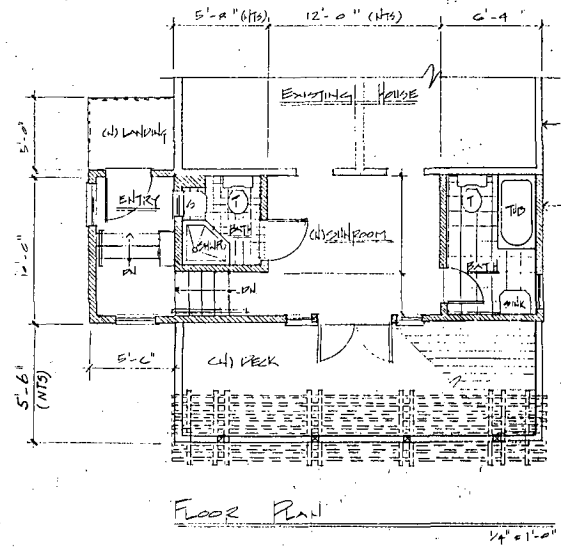
SITE PLAN
1" = 10'-0"



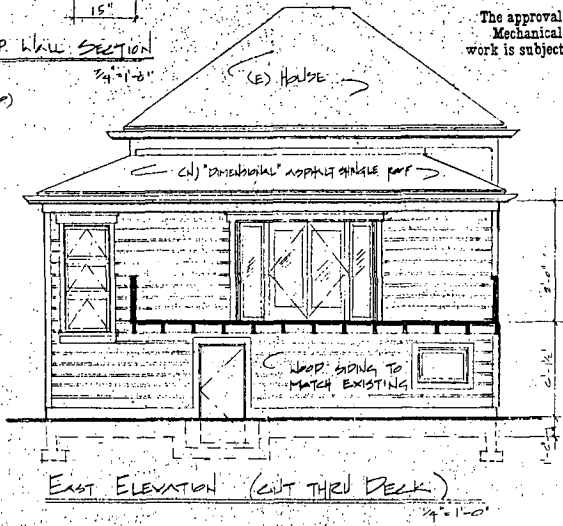
TYP. WALL SECTION
3/4" = 1'-0"



SOUTH ELEVATION (NORTH ELEVATION SIMILAR, OPP. HAND)



FLOOR PLAN
1/4" = 1'-0"

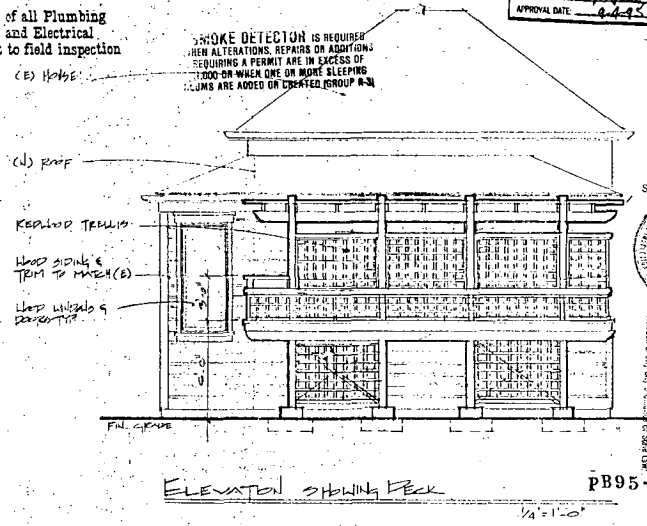


EAST ELEVATION (CUT THRU DECK)
1/4" = 1'-0"

The approval of all Plumbing Mechanical and Electrical work is subject to field inspection

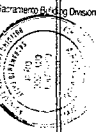
SMOKE DETECTION IS REQUIRED WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT ARE IN EXCESS OF 1,000 OR WAKER ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED (GROUP R-3)

CITY OF SACRAMENTO
DESIGN REVIEW
PROJECT NO. **PB95-034**
APPROVED BY: *[Signature]*
APPROVAL DATE: **0-2-95**



ELEVATION SHOWING DECK
1/4" = 1'-0"

ISSUED
SEP 26 1995



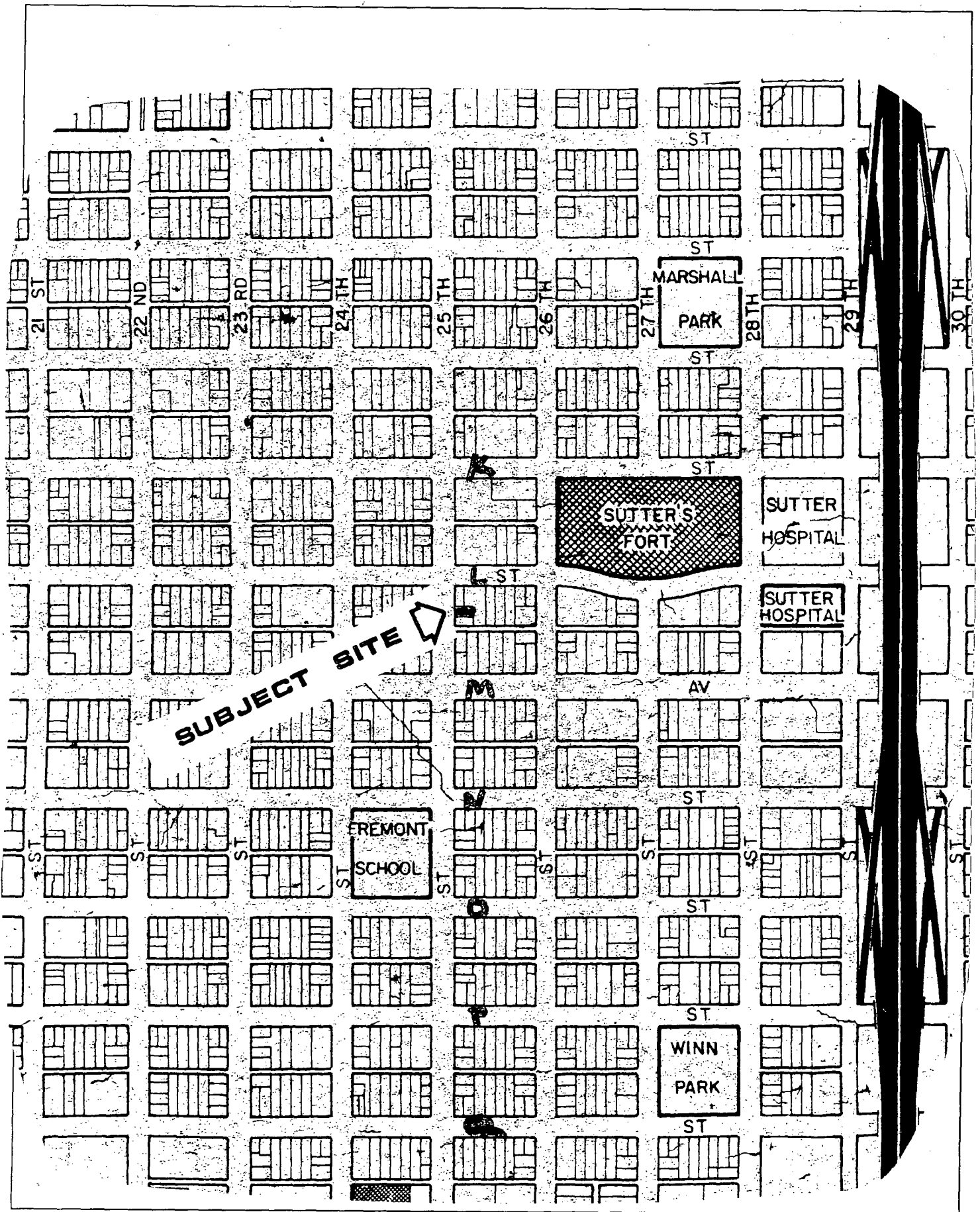
THE CITY OF SACRAMENTO
PLANNING DIVISION
1000 J STREET, SACRAMENTO, CA 95833
TELEPHONE (916) 441-2000
FACSIMILE (916) 441-2000

PB95-034



CITY OF SACRAMENTO
CITY PLANNING DIVISION
AUG 13 1995
RECEIVED

EXHIBIT - A

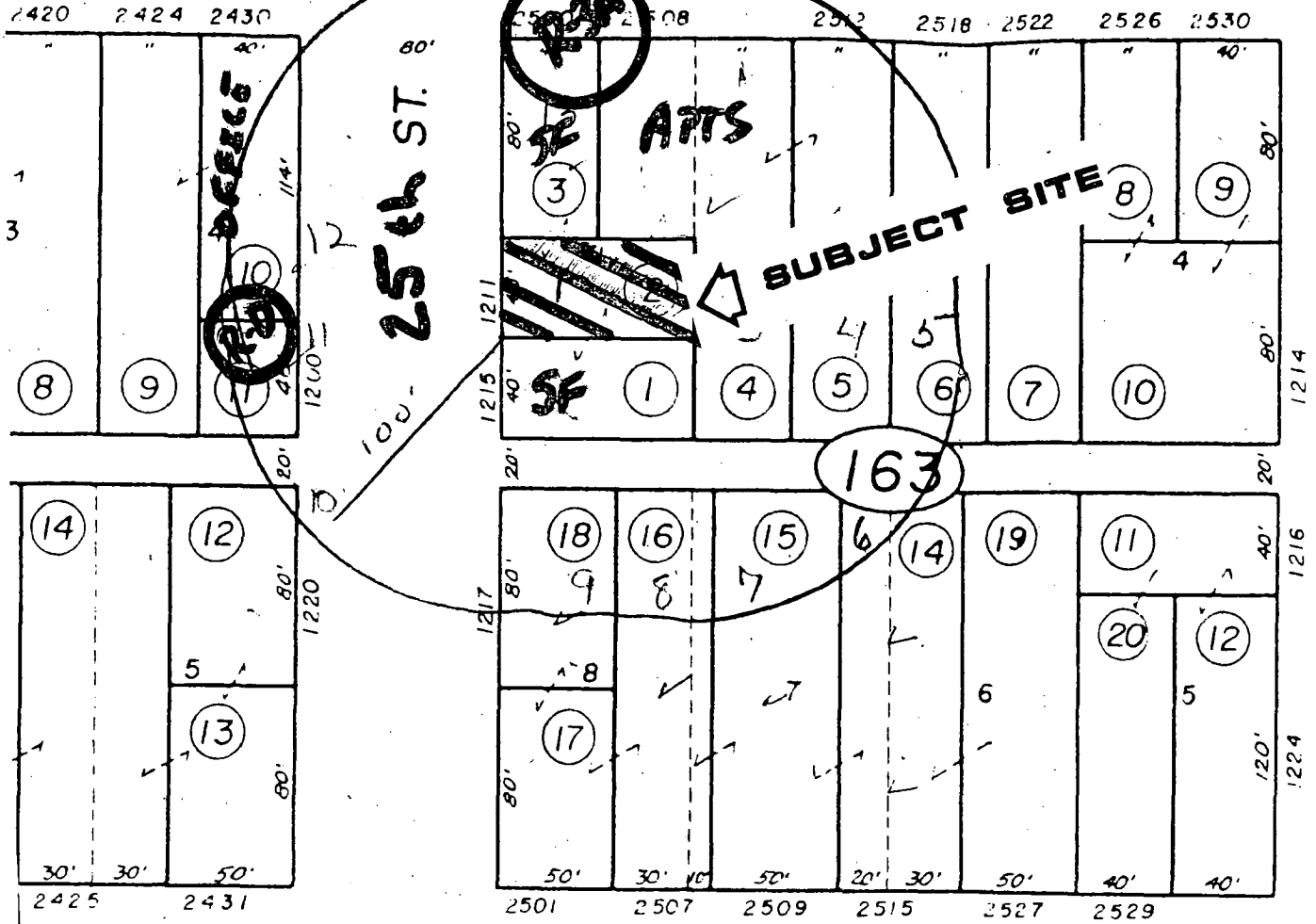


VICINITY MAP

OLD CITY

L STREET

10



LAND USE & ZONING MAP