

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday September 14, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit for the project known as Z93-056. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Special Permit to expand a non-conforming structure with a three foot side yard setback from 1,089 sq.ft. to 1,359 sq.ft. on .13± developed acres in the Single-Family Residential (R-1) zone.

Location: 1356 55th Street

Assessor's Parcel Number: 008-0291-011

Applicant:	Carpenter Construction	Owner:	Janice Marques
Address:	6720 Van Maren Citrus Heights, CA. 95621	Address:	1356 55th Street Sacto., CA. 95819

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	29'
South: Residential; R-1	Side(N.):	5'	10'
East: Residential; R-1	Side(S.):	5'	3'
West: Residential; R-1	Rear:	15'	58'

Parking Required: One space
Parking Provided: One car garage
Property Dimensions: 40'x 137'
Property Area: 0.13±
Square Footage of Building: 1,089 sq.ft. (existing), 1,359 sq.ft. (proposed)
Height of Building: One story
Exterior Building Materials: Brick
Roof Materials: Composition
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Additional Information: The applicant is requesting a special permit in order to add 270 sq.ft. to the existing house. There is a three foot side yard setback, and the applicant is requesting to continue with this setback for the proposed construction. The driveway of the property to the south is located adjacent to the proposed addition.

Project Plans: See Exhibit A

Environmental Determination:

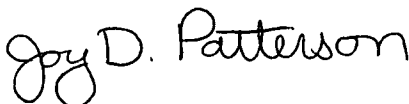
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(e)).

Conditions of Approval

1. Building materials shall be compatible with the exterior materials of the residence.
2. The location and square footage of the addition shall substantially conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to the construction of the addition.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing side yard setback on the south property line is three feet; and
 - b. the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate access to the rear yard will continue to be provided; and
 - b. the proposed design of the addition is compatible with the existing residence and surrounding residential uses.
3. The project is consistent with the General Plan which designates the site for Low Density Residential uses.

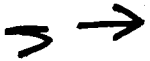
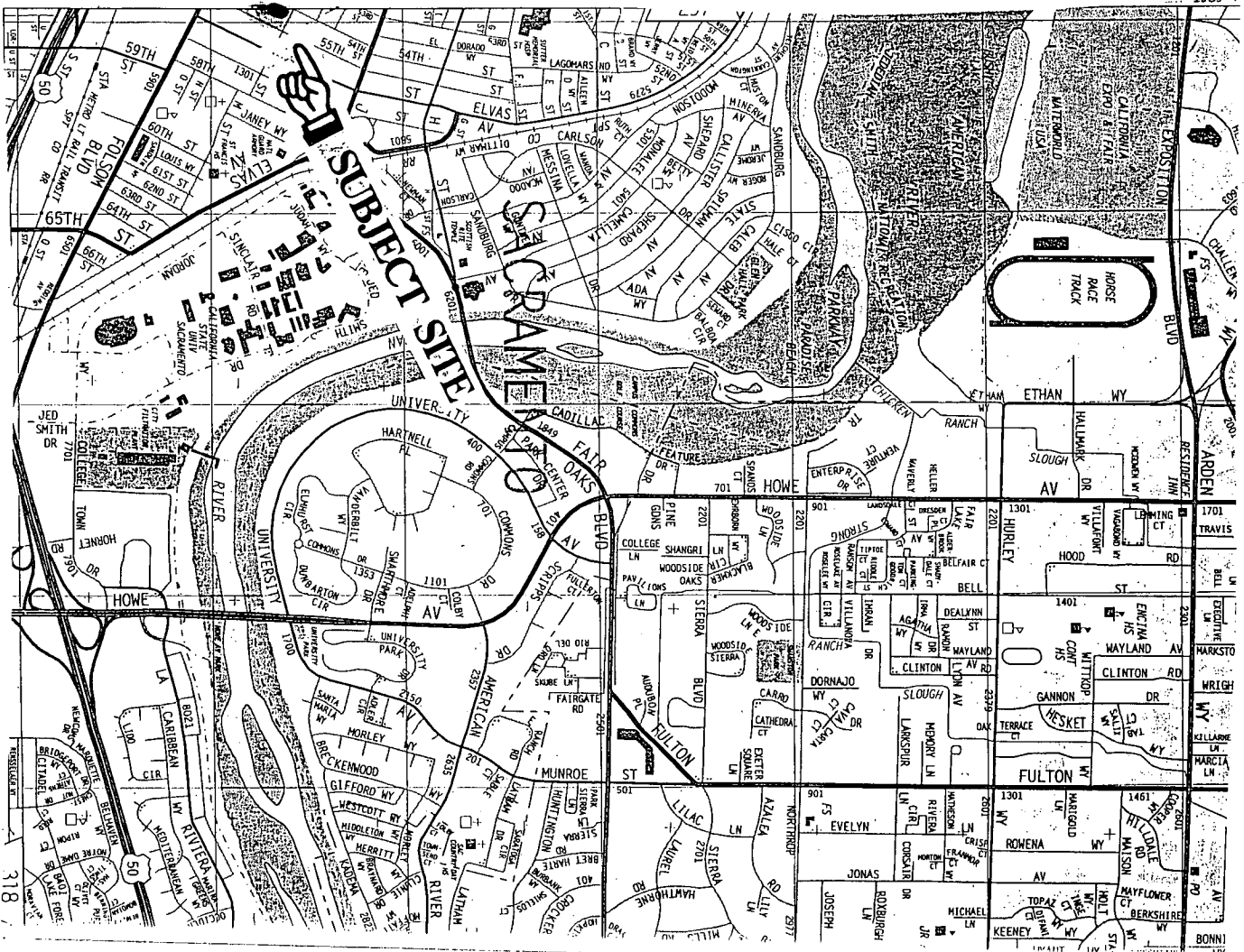


Joy D. Patterson
Zoning Administrator

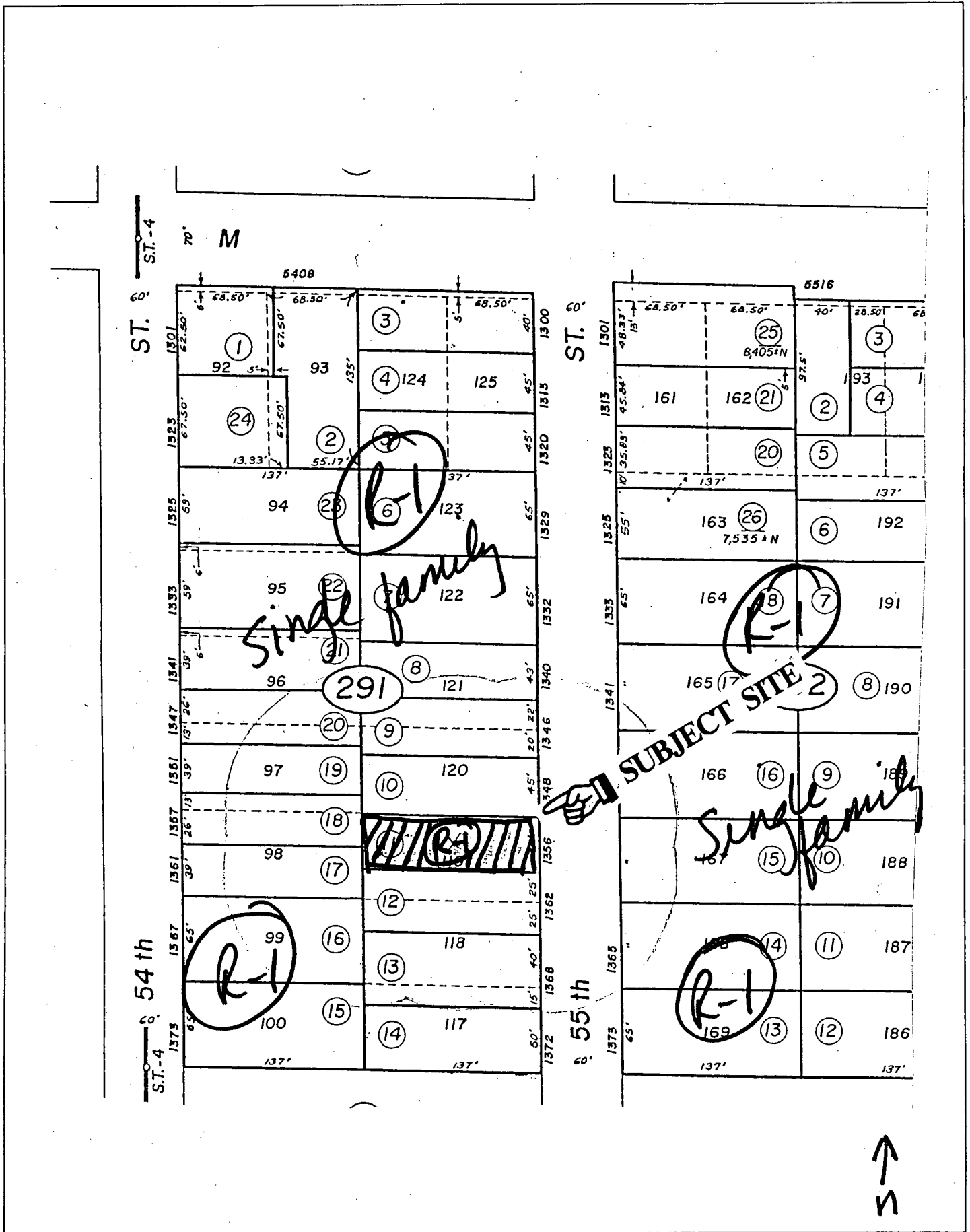
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 (original)
Applicant
ZA Log Book
Building Division



VICINITY MAP



LAND USE & ZONING MAP

