

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 22, 1998, the Zoning Administrator approved with conditions variances to allow a room projection into the rear yard setback for an existing house for the project known as Z98-072. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 10 feet for a 390 square foot room addition to a single family house on 0.14± developed acres in the Standard Single Family (R-1) zone.

Location: 5745 Monalee Ave (D3, Area 1)

Assessor's Parcel Number: 005-0191-021

Applicant: Howard Taylor  
2508 Franklin Boulevard  
Sacramento, CA 95818

Property Owner: Robert and Kathi Smith  
5745 Monalee Avenue  
Sacramento, CA 95819

Project Planner: Sandra Yope

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	Proposed
North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	5'
West: R-1; Single Family Residence	Rear:	15'	10'

Property Dimensions: 50' x 120'  
Property Area: 0.14± acres

**Z98-072**

**July 22, 1998**

**ITEM 2**

Square Footage of Building:	Existing house/Garage:	1,620 square feet
	Room addition:	390 square feet
	Total:	2,010 square feet
Exterior Building Materials:	Stucco	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting a variance to add a 390 square foot master bedroom room projection for an existing 1,620 square foot residence. The proposed projection will encroach five feet into the rear yard setback area (100 square feet). The Zoning Ordinance requires a 15 foot rear yard setback. The applicant is requesting a variance to the requirement. The 50 feet wide parcel is substandard in width.

The site is located within the River Park Neighborhood Association area. The project plans were reviewed by the association. Staff received no comments. The project has been noticed and staff has not received any calls. The applicant has a signed letter of support by all three affected adjacent property owners.

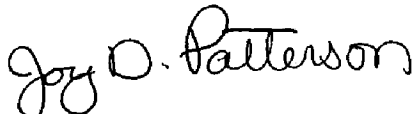
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

#### Conditions of Approval

1. There shall be no further expansion of the house, porch, or any other structure into the rear setback area.
2. Size and location of the building shall conform to the plans submitted. The applicant shall submit a new floor plan to Planning staff indicating the actual bedroom layout and doorway from adjacent room prior to obtaining building permits.
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 the proposed room projection 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 Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. there is adequate rear yard area;
  - b. the proposed room projection will not substantially alter the characteristics of the site or the surrounding neighborhood; and
  - c. the lot is substandard in width.
5. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).



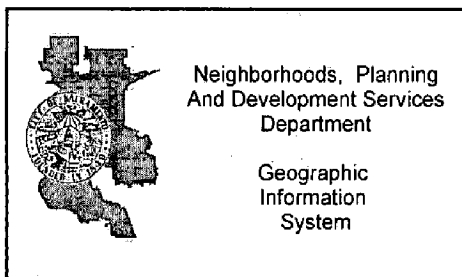
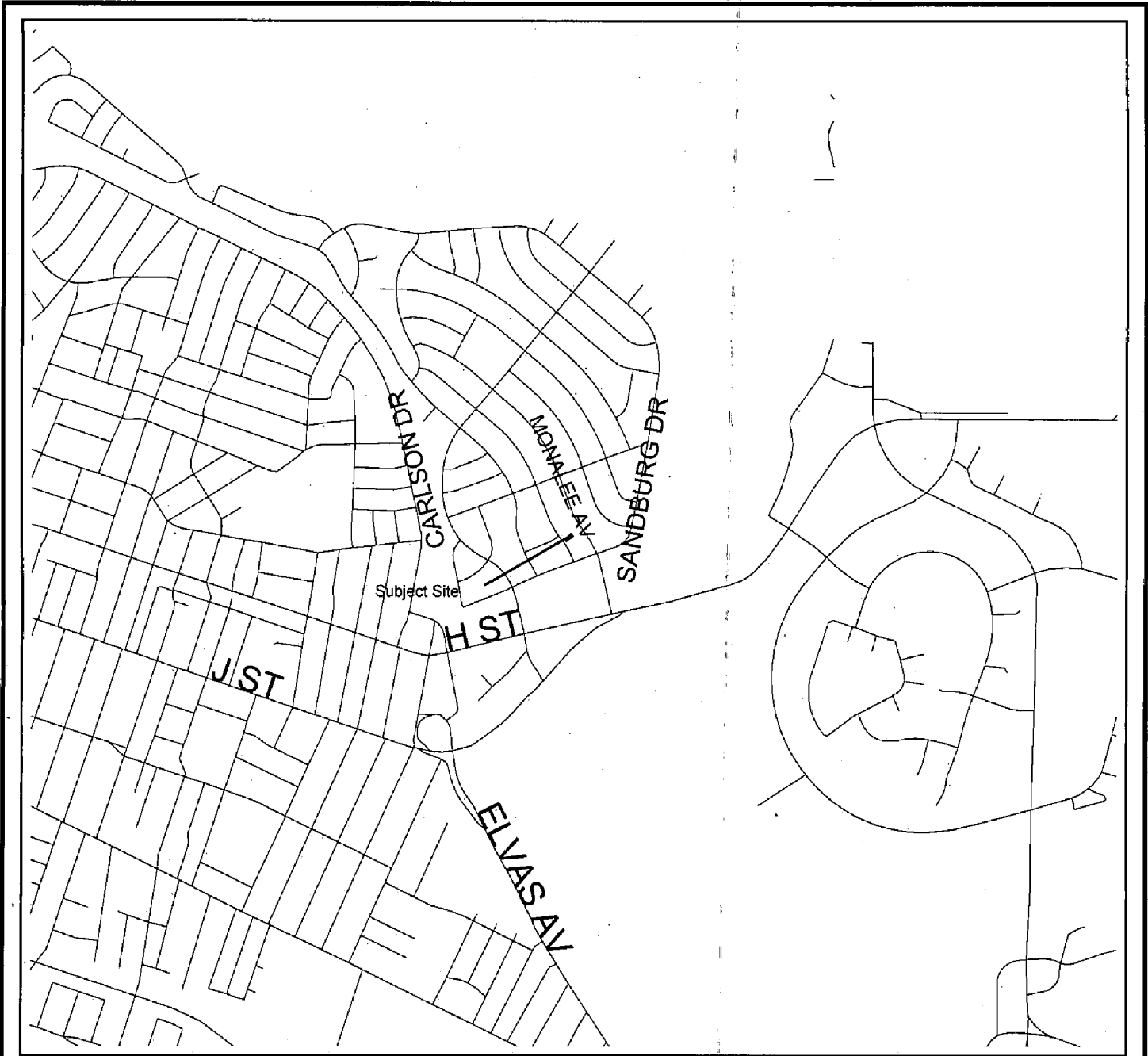
---

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.

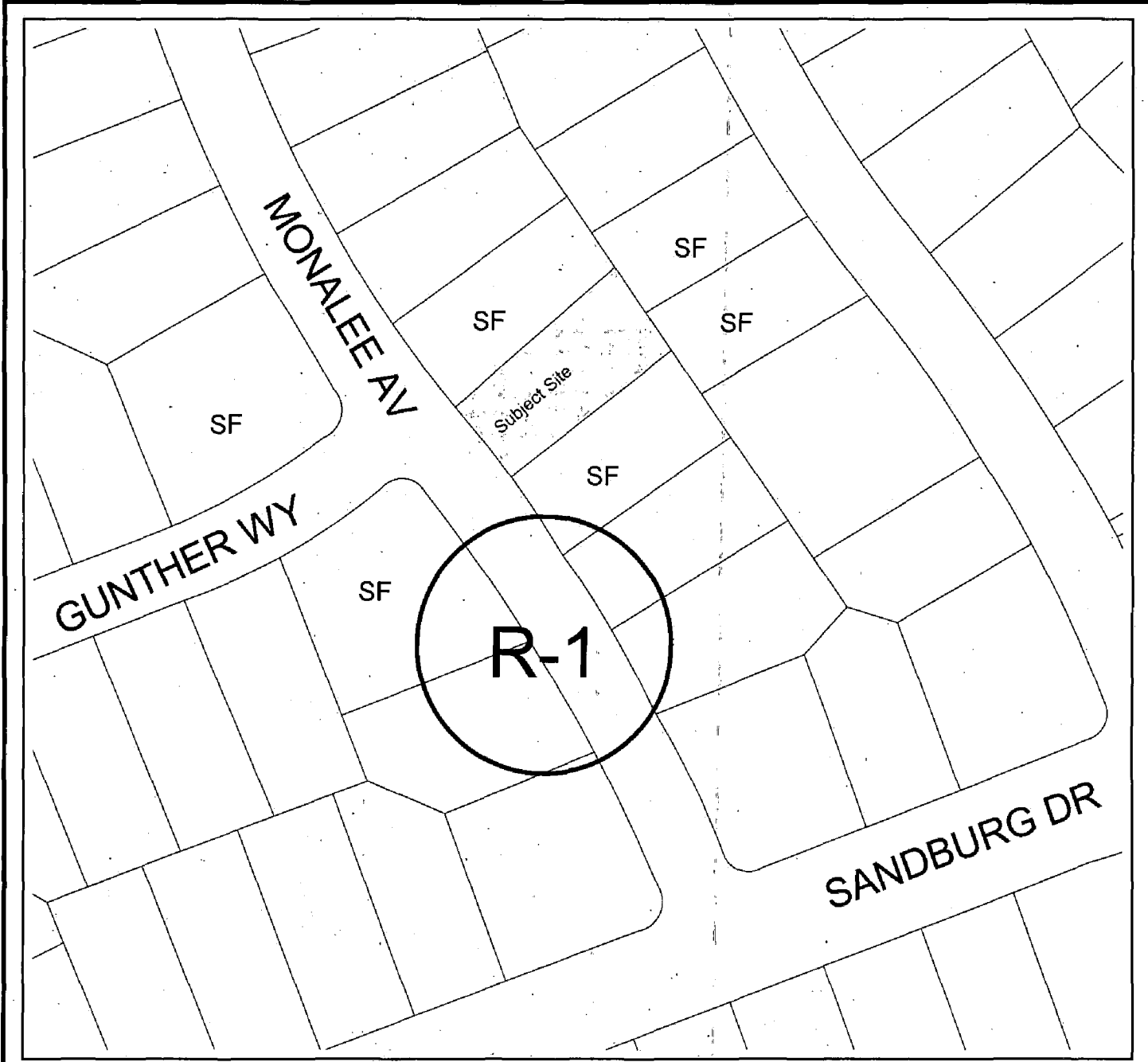
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book



# VICINITY MAP





90 0 90 180 Feet



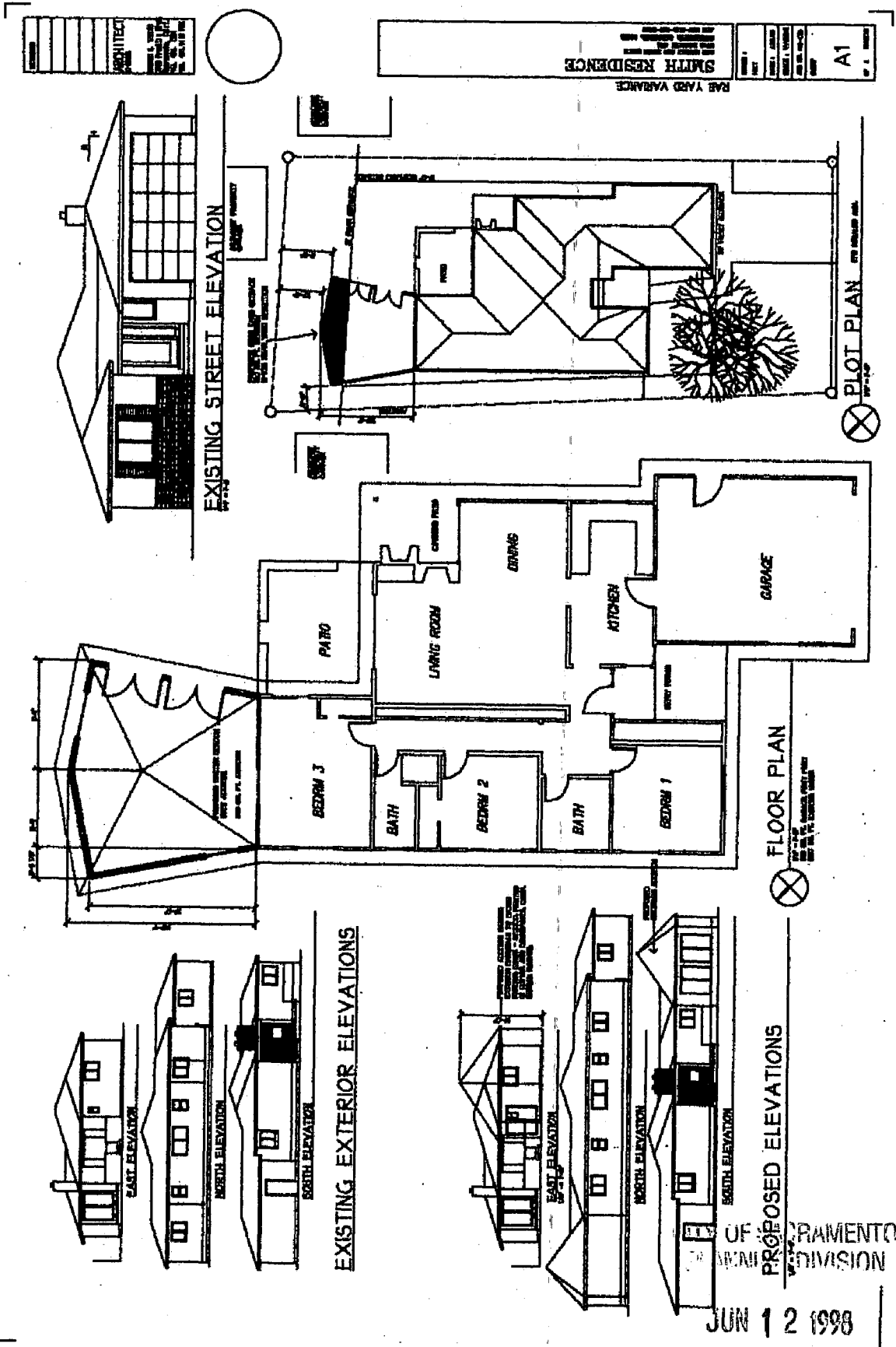
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



EXHIBIT A



ARCHITECT  
 1000 S. 10th St.  
 San Jose, CA 95128  
 (415) 281-1111

SMITH RESIDENCE  
 PAB YARD VARIANCE  
 A1  
 1/2" = 1'-0"  
 1/8" = 1'-0"

OFFICE OF THE CLERK OF SUPERIOR COURT  
 SACRAMENTO COUNTY DIVISION

JUN 12 1998

RECEIVED

298-072

JULY 22, 1998

7 98 072  
 ITEM 2