

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 22, 1997, the Zoning Administrator approved with conditions a special permit to expand a non-conforming structure for the project known as Z97-097. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 480 square foot addition on a single family residence located on 0.16± developed acres in the Standard Single Family (R-1) zone.

Location: 400 35th Street (D3, Area 1)

Assessor's Parcel Number: 004-0162-010

Applicant: Mark Abrahams
2774 14th Street
Sacramento, CA 95818

Property Owner: John and Cinde Breedlove
400 35th Street
Sacramento, CA 95818

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	Existing	Proposed
North: R-1; Single Family Residence	Front:	25'	33'	33'
South: R-1; Single Family Residence	Side(N.):	5'	3'	3'
East: R-1; Single Family Residence	Side(S.):	5'	9'	9'
West: R-1; Single Family Residence	Rear:	15'	76'	50'

Property Dimensions: 50' x 140'
Property Area: 0.16± acres
Square Footage of Buildings: Existing House- 1,104 square feet {footprint}

	Garage-	272 square feet
	Addition-	480 square feet
	Total-	1,856 square feet
Height of Building:	Single Stories;	19.5 feet
Exterior Building Materials:	Stucco	
Roof Materials:	Dimensional Composition	Shingles
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to add a 480 square foot addition to an existing residence that will extend the nonconforming sideyard setback for an additional 27 feet. The addition will include a large master bedroom and two bathrooms. There will be three windows added along the north wall. Presently there is an existing three foot side yard setback on the north side. The Zoning Ordinance requires five feet. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure. The lot is substandard in width.

The site is located within the East Sacramento Improvement Association area. The proposed plans were submitted to the neighborhood association and staff received no comments. The project has been noticed and staff has not received any calls.

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(b)}.

Conditions of Approval

1. There shall be no further expansion of the house into the side yard setback area.
2. Size and location of the addition shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The overhang shall be a maximum of one foot in length and have one-hour fire-resistive construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed house expansion will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed house expansion is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate yard area; and
 - c. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

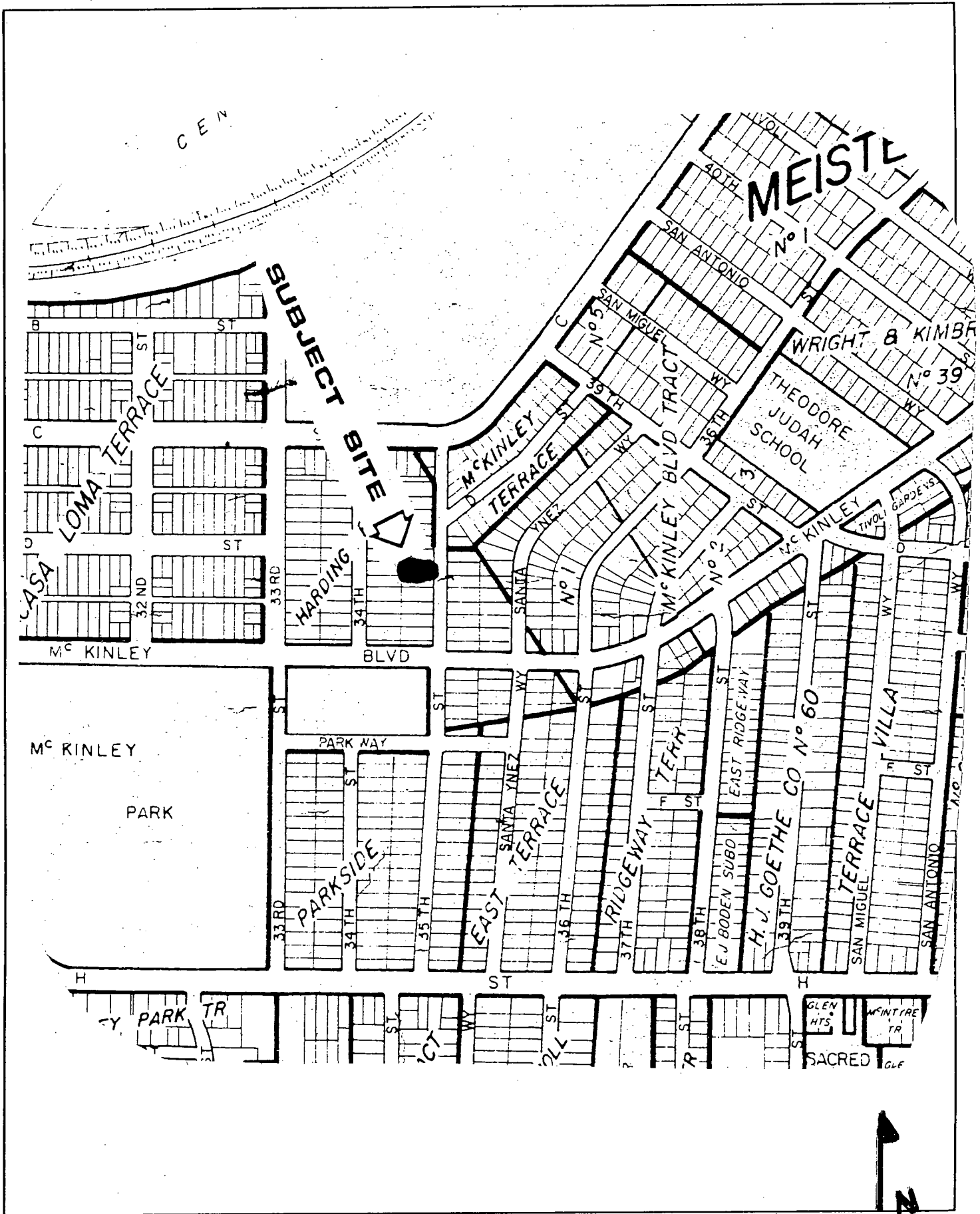


Joy D. Patterson
Zoning Administrator

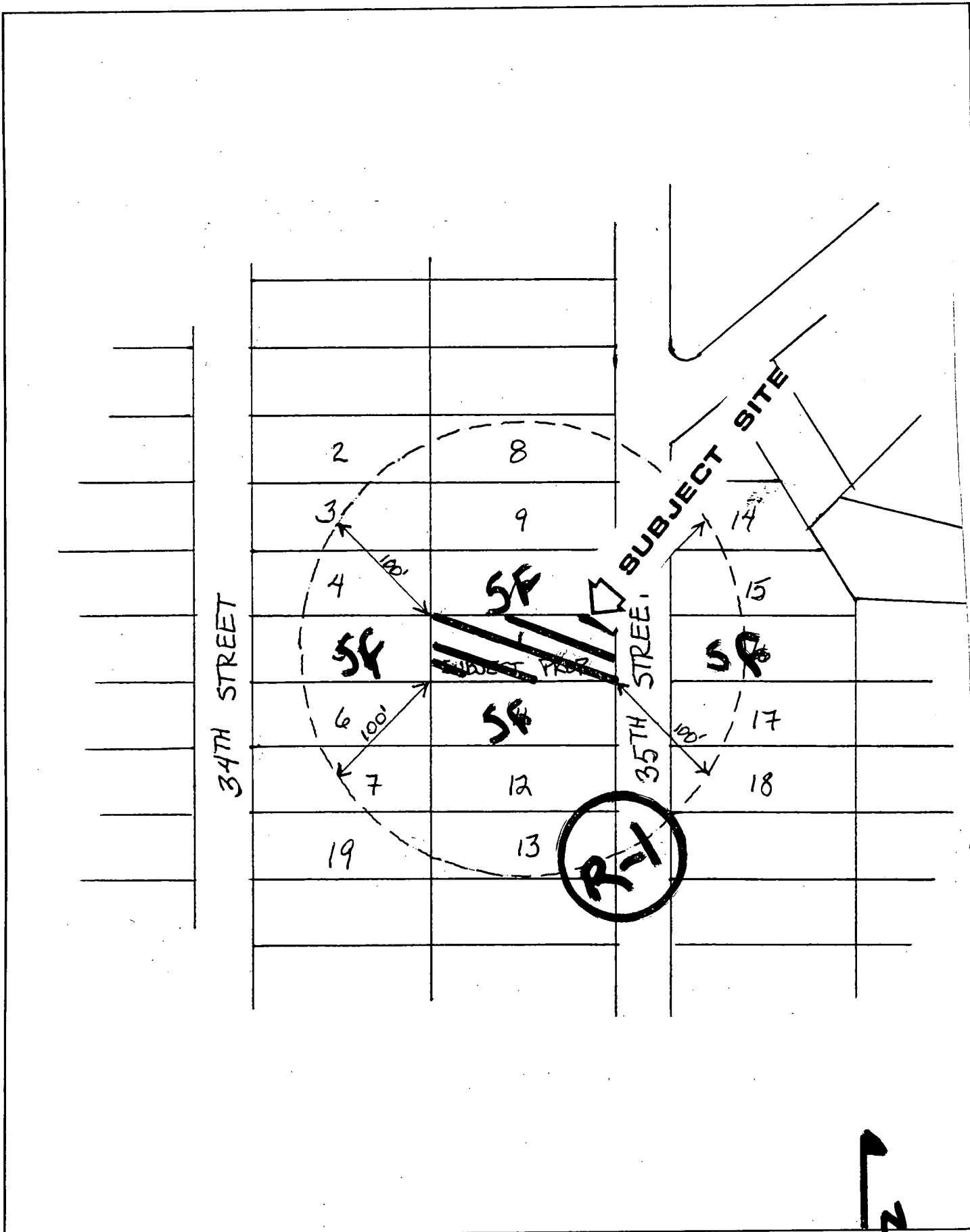
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



VICINITY MAP



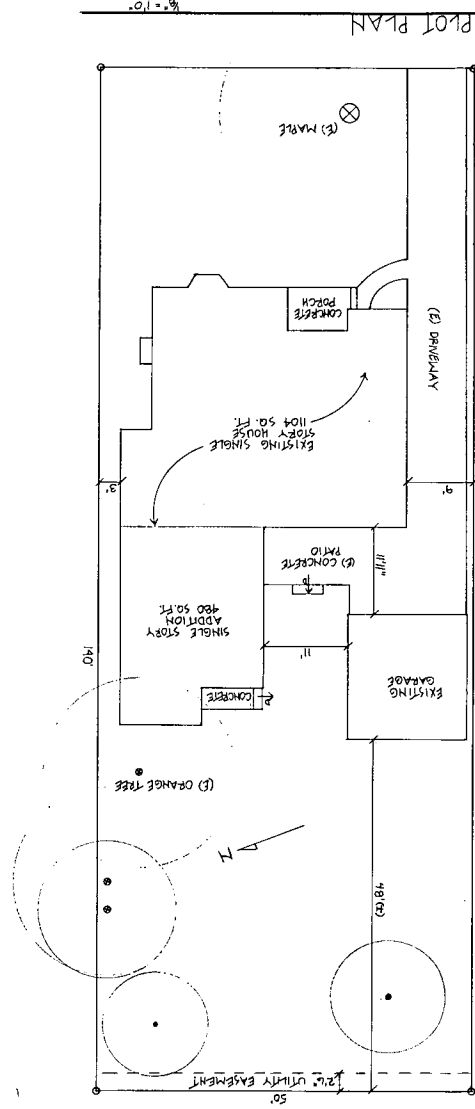
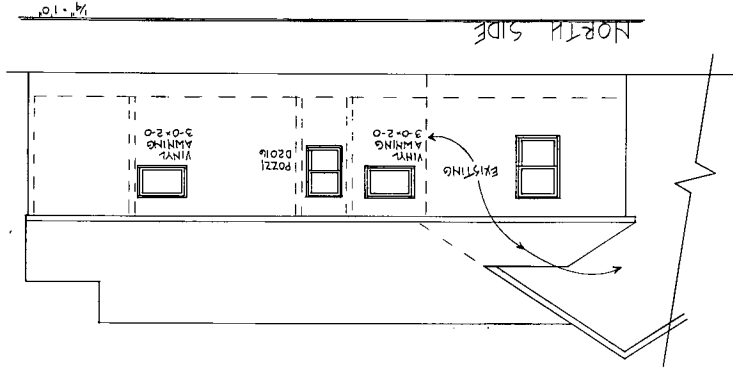
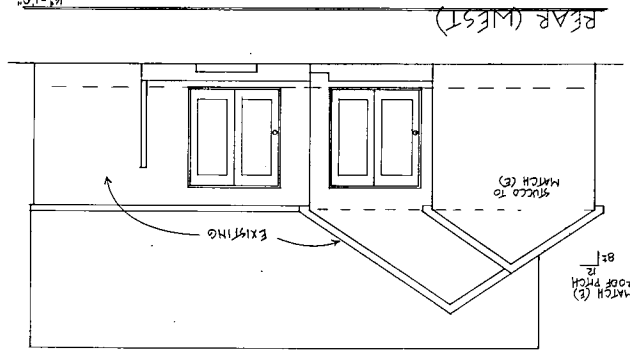
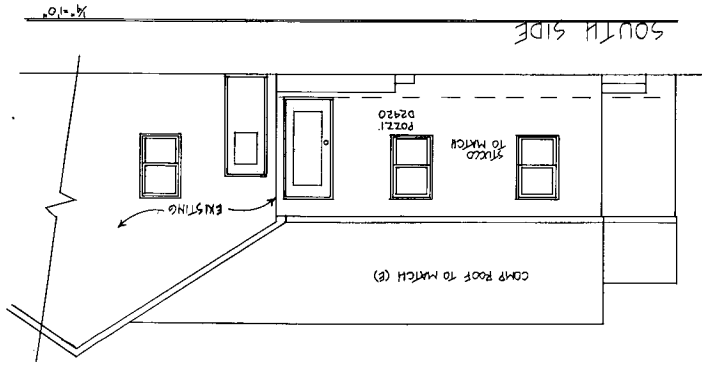
LAND USE & ZONING MAP

REVISIONS BY

EXHIBIT A

BREDLOVE RESIDENCE
BEDROOM & BATH ADDITION
400 35TH STREET, SAC.

DATE: 10/22/97
SCALE: AS NOTED
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SHEET NO. 3 OF 3



297-097

OCTOBER 22, 1997

ITEM 2

297-022

OCTOBER 22, 1957

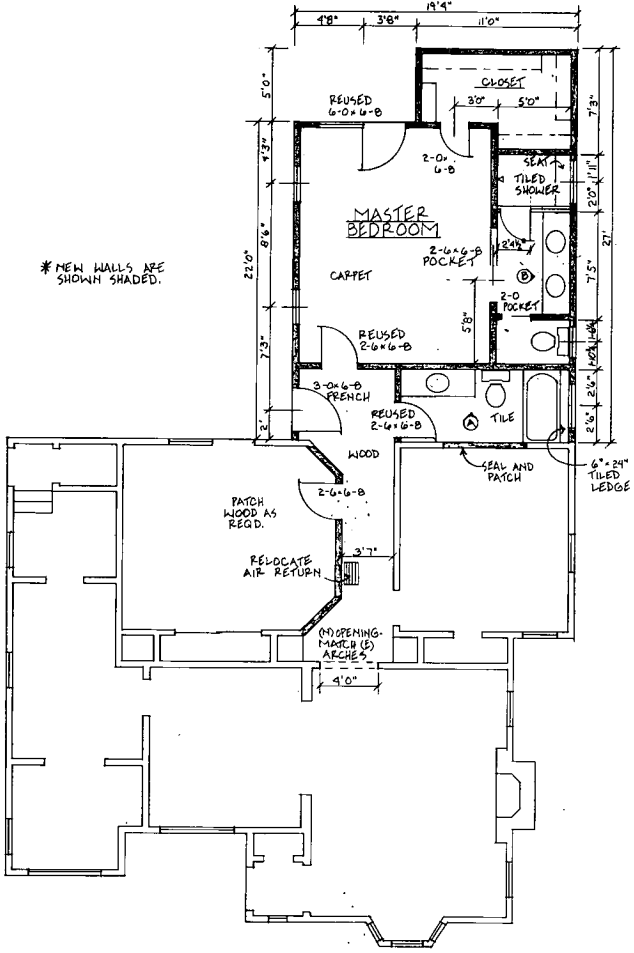
F.T.E.M.W.

REVISIONS	BY

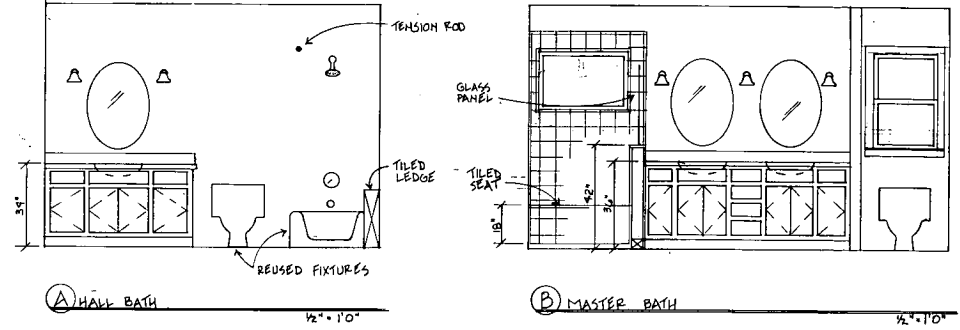
EXHIBIT B

BREEDLOVE RESIDENCE
BEDROOM & BATH ADDITION
400 35TH STREET, S.W.

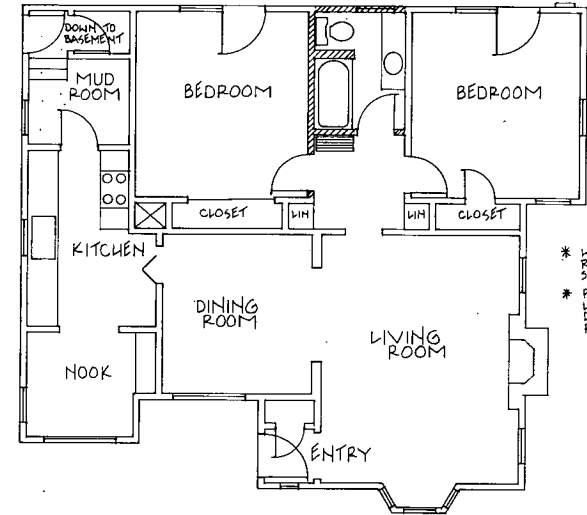
DATE	SEPT. 16, 1957
SCALE	AS NOTED
DRAWN BY	F.T.E.M.W.
CHECKED BY	
SHEET	2
OF 3	SHEETS



FLOOR PLAN $\frac{1}{4}'' = 1'-0''$



(A) HALL BATH $\frac{1}{4}'' = 1'-0''$ (B) MASTER BATH $\frac{1}{4}'' = 1'-0''$



DEMOLITION PLAN $\frac{1}{4}'' = 1'-0''$

* WALLS TO BE REMOVED ARE SHOWN HATCHED.
* PLUMBING FIXTURES, LIGHT FIXTURES AND DOORS TO BE REUSED