

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 29, 1997, the Zoning Administrator approved with conditions a variance to allow a garage to encroach into the side yard setback for an existing house for the project known as Z96-172. 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 side yard setback from 5 feet to three feet for a 384 square foot garage and room addition to a single family residence on 0.15± developed acres in the Standard Single Family (R-1) zone.

**Location:** 5116 2nd Avenue (D5, Area 3)

**Assessor's Parcel Number:** 011-0224-006

**Applicant:** Michael and Linda Perez Carroll  
5116 2nd Avenue  
Sacramento, CA 95817

**Property Owner:** Same as Applicant

**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'	20'	20'
South: R-1; Vacant	Side(E.):	5'	5'	3'
East: R-1; Single Family Residence	Side(W.):	5'	10'	10'
West: R-1; Single Family Residence	Rear:	15'	42'	42'

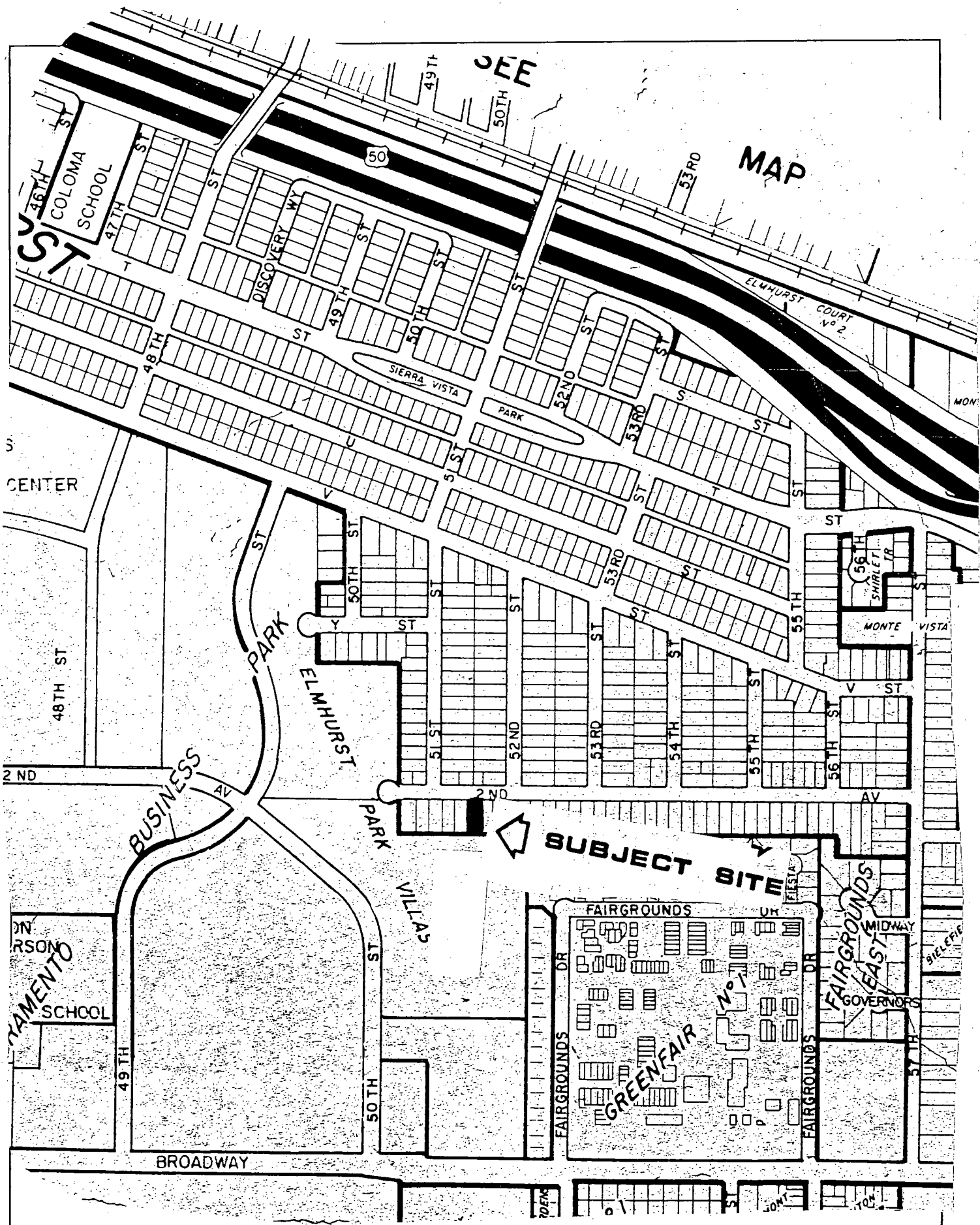
**Property Dimensions:** 50 feet x 130 feet  
**Property Area:** 0.15± acres  
**Square Footage of Buildings:**  
Existing residence- 1,250 square feet  
Proposed garage addition- 384 square feet  
Total- 1,634 square feet

**Exterior Building Materials:** T1-11 Wood Siding  
**Roof Materials:** Composition Shingles

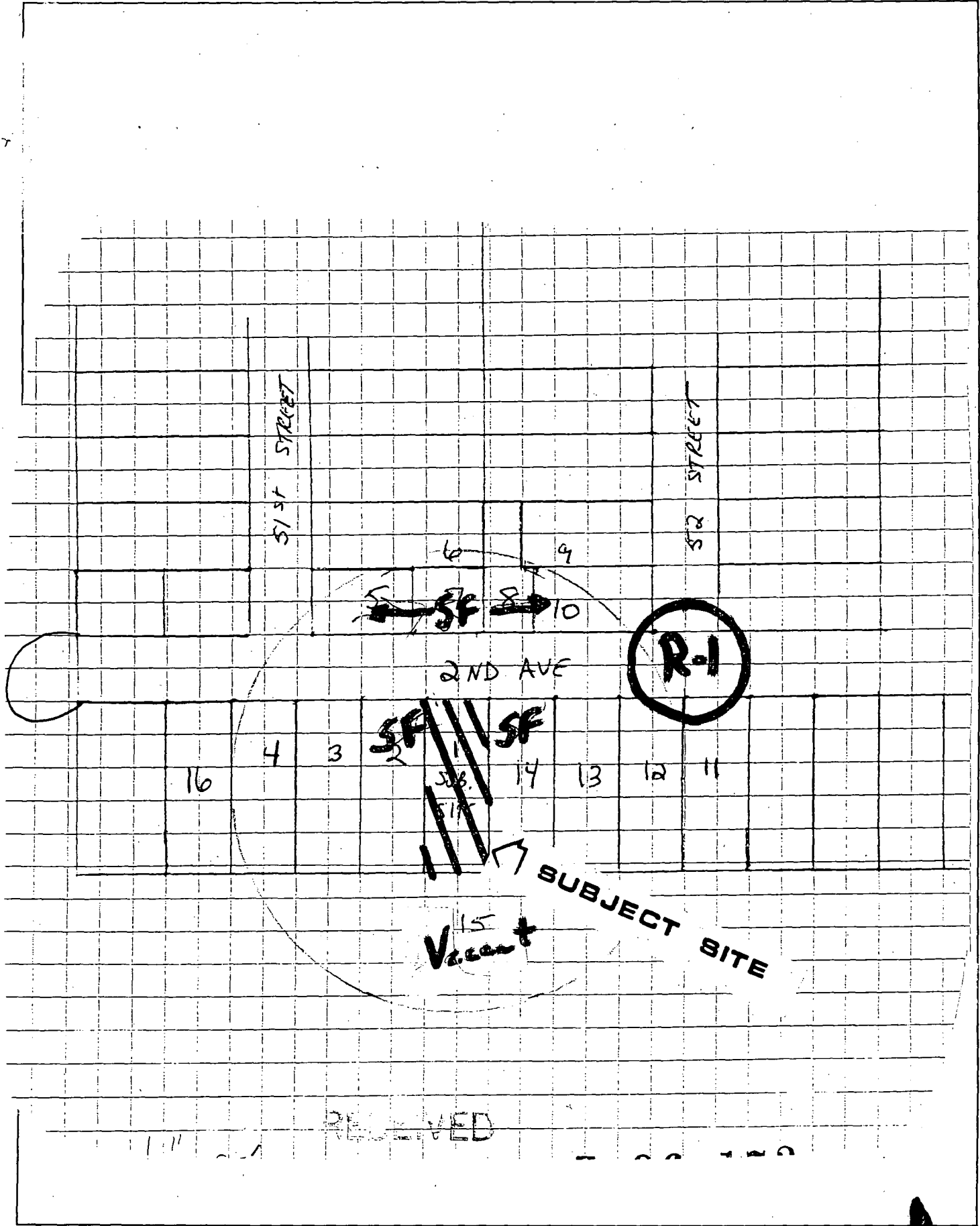
**Z96-172** **January 29, 1997** **ITEM 4**

1. The proposed project, as conditioned, is based upon sound principles and the proposed garage and room 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 Standard Single Family (R-1) zone.

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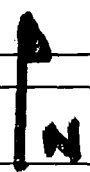


**VICINITY MAP**



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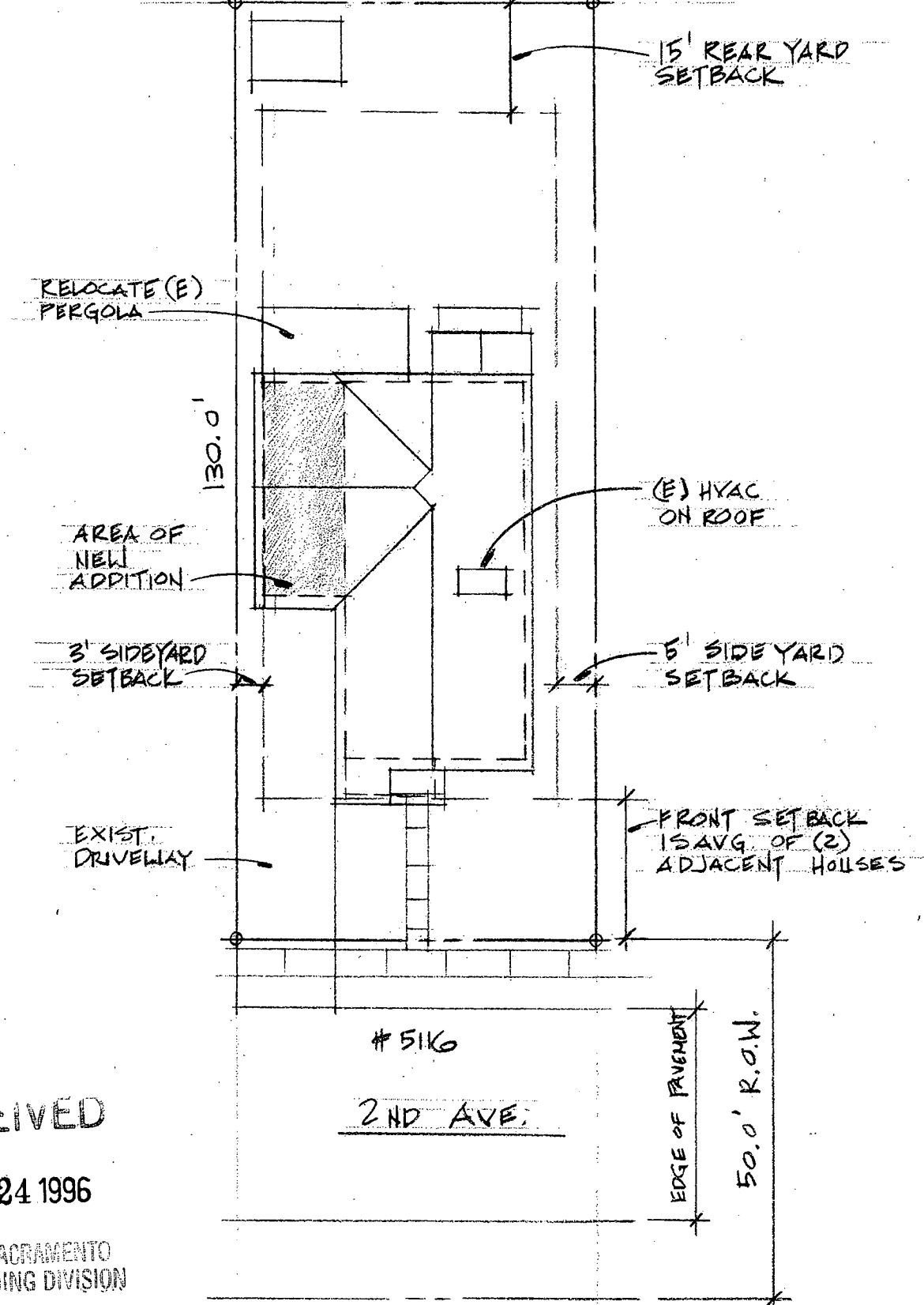
LAND USE & ZONING MAP



Reductions

50.0'

EXHIBIT A



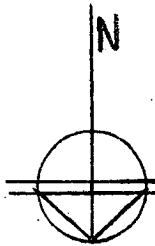
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# site plan

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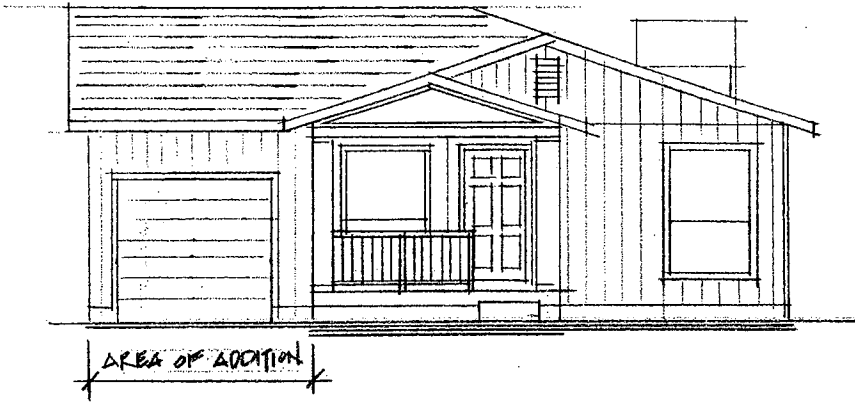
1" = 20' ITEM 4

**EXHIBIT B**

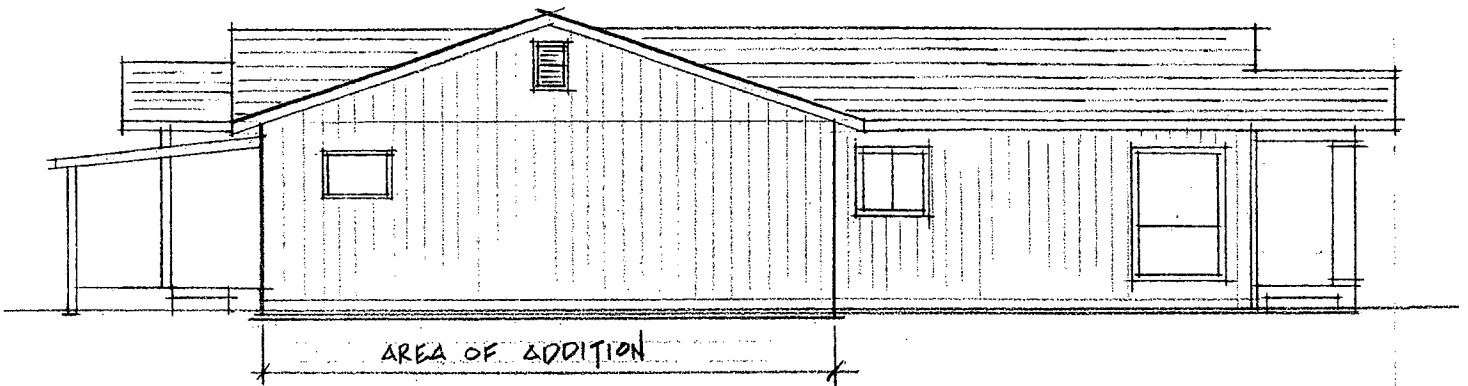
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**north**

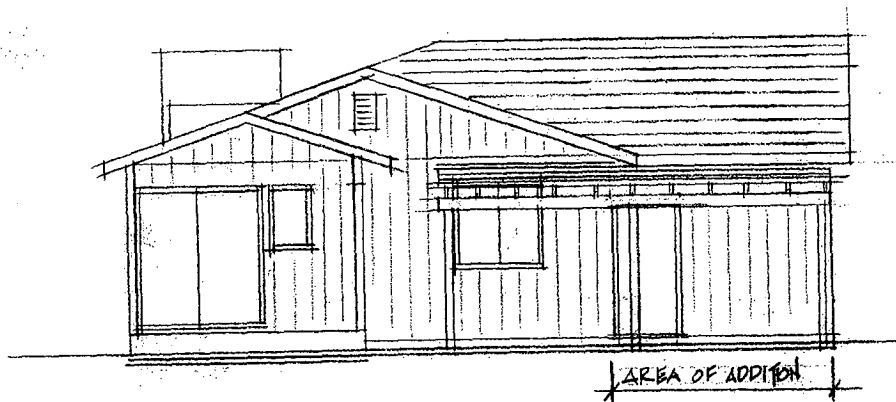


**east**

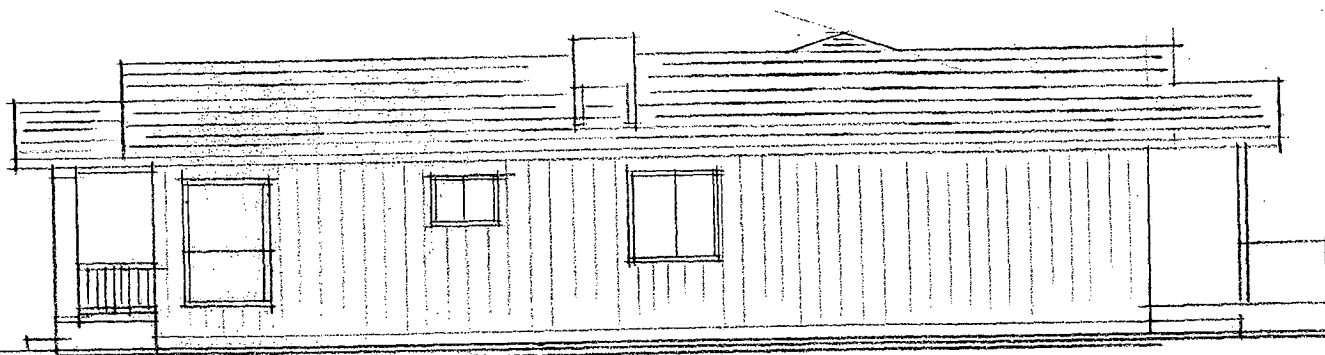
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**south**



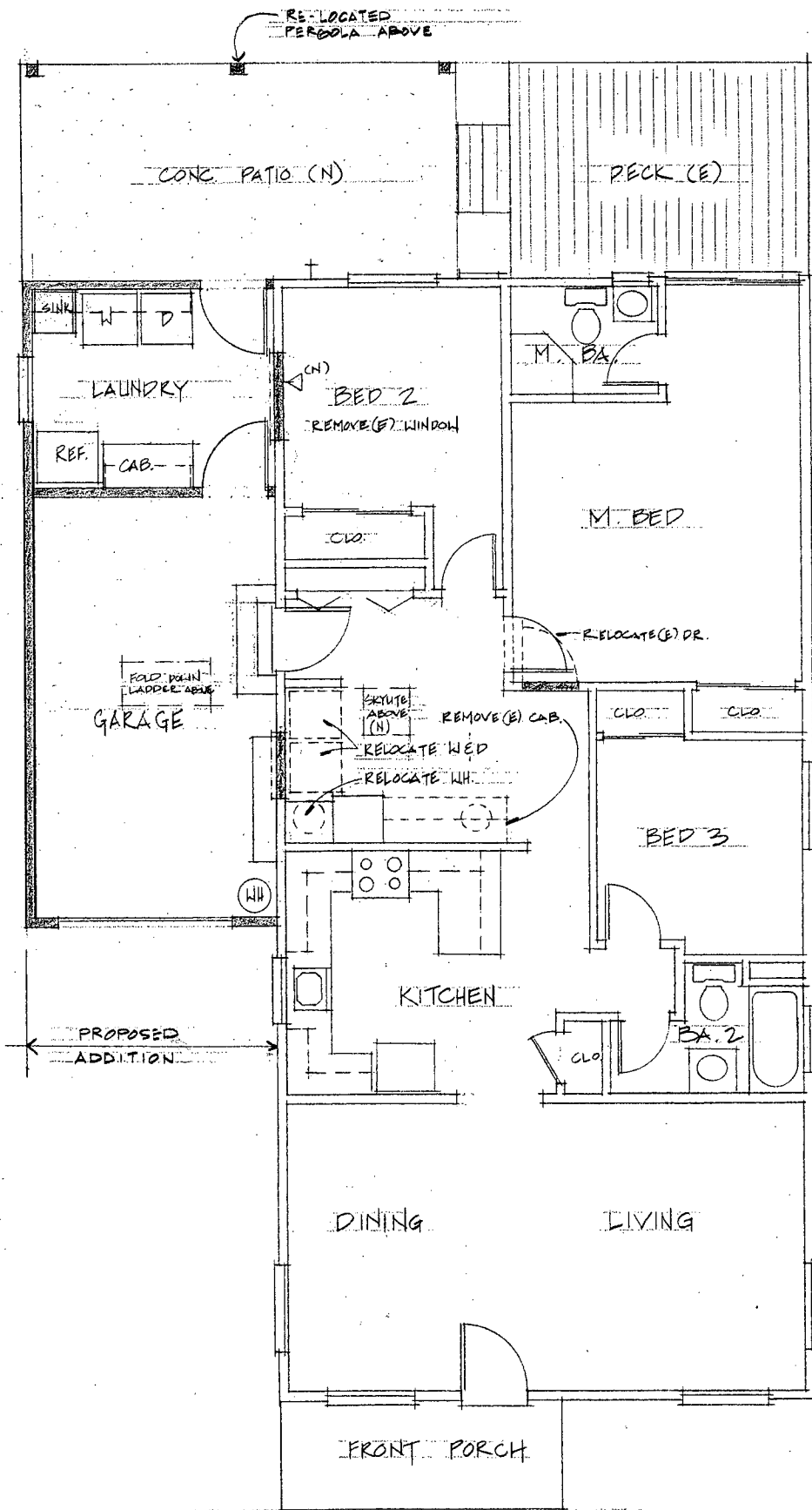
**west**

**elevations**

1/8" = 1' - 0"

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EXHIBIT C



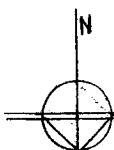
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floor plan



1/4" = 1'-0"

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EXHIBIT D

Carroll

5116 Ave. Arc.