

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 14, 1997, the Zoning Administrator approved with conditions a variance to allow a garage conversion to an existing house for the project known as Z97-048. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to convert an existing garage into additional living space and provide a ten by twenty foot parking pad within the front yard setback area for a single family residence on 0.13 \pm developed acres in the Standard Single Family (R-1) zone.

Location: 2186 Borona Way (D1, Area 4)

Assessor's Parcel Number: 225-0882-046

Applicant: Steven D. Sanderson **Property** Same as Applicant
 2186 Borona Way **Owner:**
 Sacramento, CA 95833

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas
 Community Plan: Residential (4-8 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'	28'	28'
South: R-1; Single Family Residence	Side(E.):	5'	5'	5'
East: R-1; Single Family Residence	Side(W.):	5'	4'	4'
West: R-1; Single Family Residence	Rear:	15'	17'	17'

Property Dimensions:	55 feet x 102 feet	
Property Area:	0.13 \pm acres	
Square Footage of Buildings:	Existing structures-	1,220 square feet
	Existing garage-	400 square feet
	Total-	1,620 square feet

Z97-048

May 28, 1997

ITEM 2

Height of Building:	Single Story, 14 feet
Exterior Building Materials:	Wood Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A-C

Previous Files: None

Additional Information: The applicant is requesting to convert an existing two car, 400 square foot garage into a living room addition for the existing house. The applicant proposes to park in the existing driveway for the garage which is in the front yard setback area. The parcel is an interior lot and the existing house extends to each side yard setback. The Zoning Ordinance allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

The site is located within the Natomas Community Association area. The project plans have been reviewed by the association and they called to inform staff that they have no objections to the project. The project has been noticed and staff has not received any calls.

The site is also located within the Expanded North Area Design Review District. The plans have been reviewed by the Design Review Staff and their requirements included as conditions.

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)}.

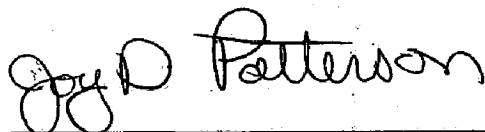
Conditions of Approval

1. There shall be no further expansion of the house or any other structure into the front setback area.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Size and location of the addition shall conform to the plans submitted.

4. The applicant shall comply with the required Design Review conditions as shown on Exhibit D.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the garage conversion using the existing driveway for parking 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 front yard area;
 - b. there is a parking spaces for two vehicles; and
 - c. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house.
5. The project is consistent with the General Plan and the South Natomas Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) 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



VICINITY MAP

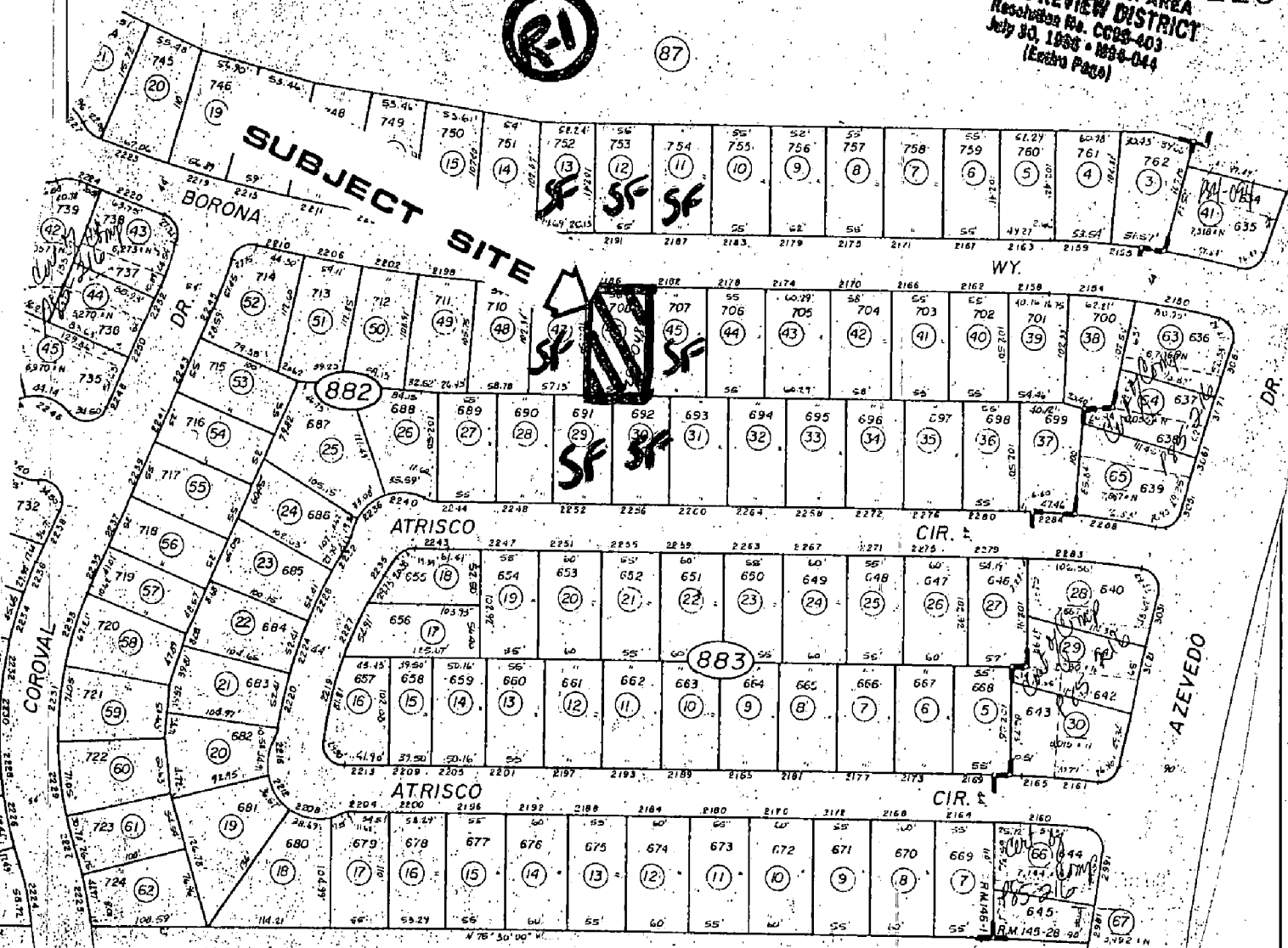
FOR SEC. 20, T. 30N., R. 1E., M.D.D. 01W.

EXPANDED NORTH AREA
DESIGN REVIEW DISTRICT
Resolution No. C088-403
July 30, 1988 • 1888-044
(Encls Page)



(87)

SUBJECT SITE



(76)

For. Frates Ranch Unit No. 4, R.M. Bk. 145 Pg. 28 (4-23-81) P8323 - Refer for first attack
Frates Ranch Unit No. 5, R.M. Bk. 146 Pg. 1 (5-6-81) P6967 EIR
CITY OF SACRAMENTO
Assessor's Map E
County of Sacramento

EXHIBIT A

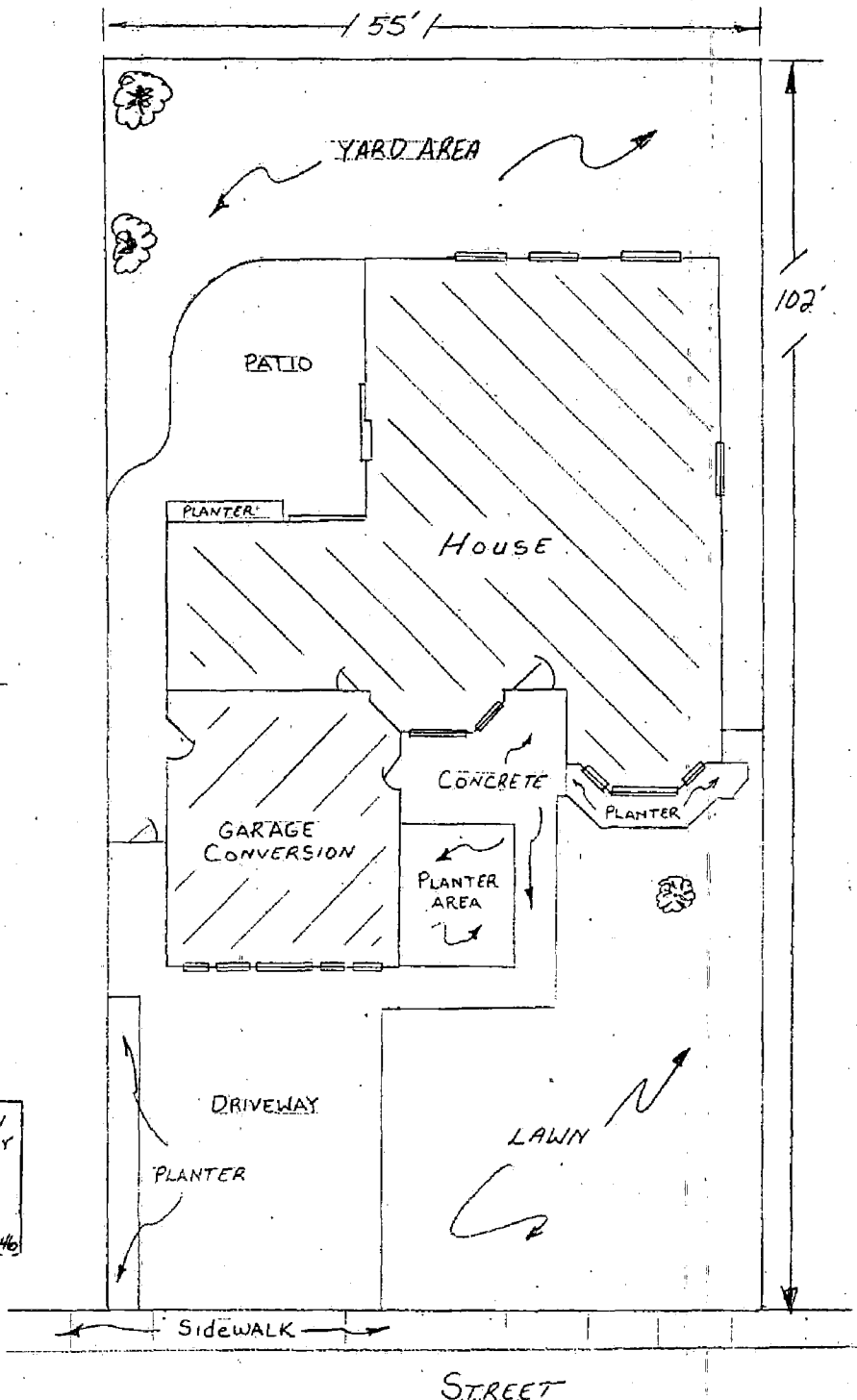
VED

26 Apr 97

7 97-048

SITE PLAN

SCALE: 1"=10'



STEVE SANDERSON
2186 BORONA WAY
SACRAMENTO, CA
95833
PARCEL # 225-0482-046

297-048

MAY 28, 1997

ITEM 2

North

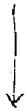
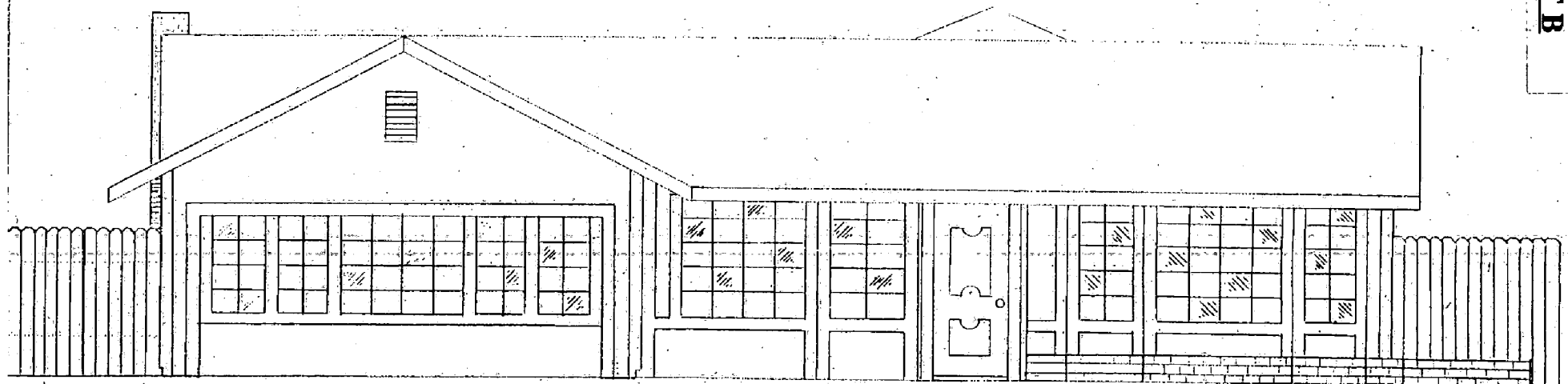


EXHIBIT B



FRONT ELEVATION

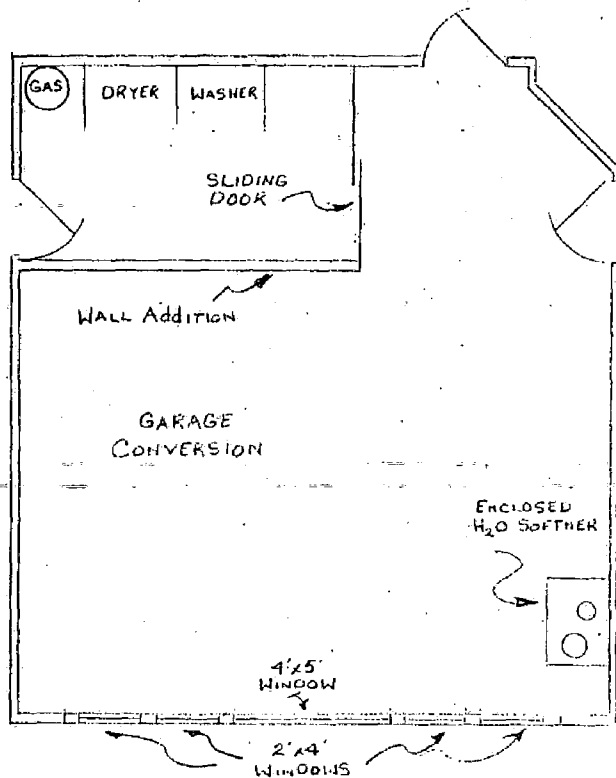
SCALE: $\frac{1}{4}'' = 1'$

STEVE SANDERSON
2186 BORONA WAY
SACRAMENTO, CA
95833
PARCEL # 225-0882-046

APR 26, 97
65 1837

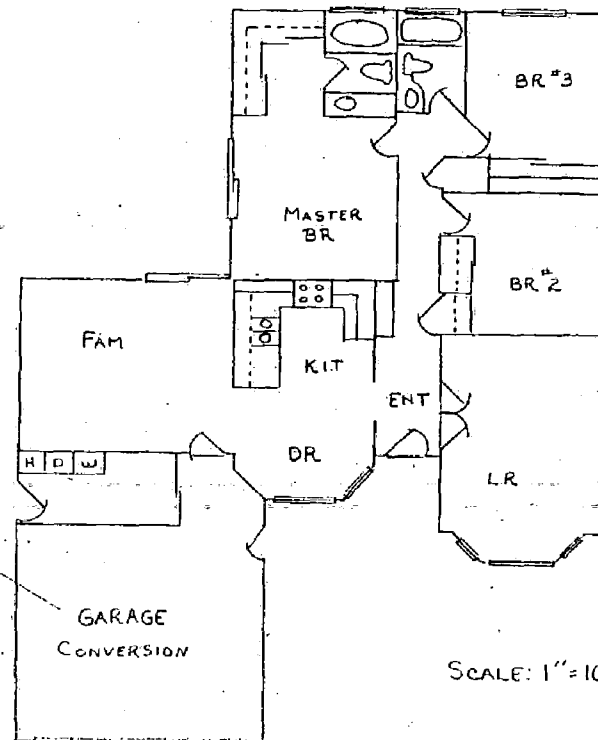
7 97-048

North
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SCALE: 1/4" = 1'

- FLOOR PLAN



RECEIVED
April 26, 1997
SCALE: 1" = 10'

STEVE SANDERSON
2186 BORDA WAY
SACRAMENTO CA
95833
PARCEL # 225-0582-046

EXHIBIT C

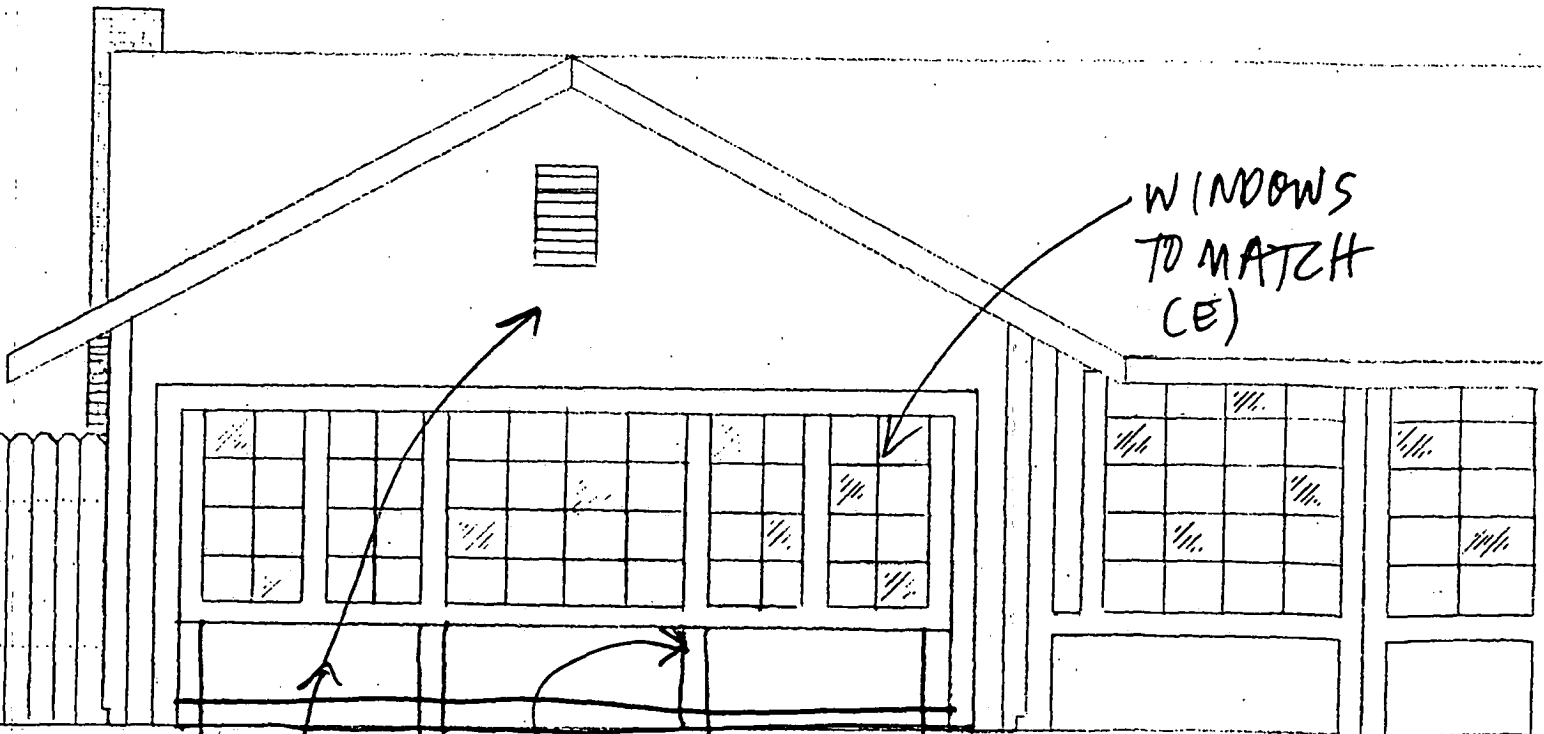
Z 97-048

North



EXHIBIT D

STAFF EXHIBIT



WINDOWS
TO MATCH
(E)

SIDING TO
MATCH (E)

TRIM TO
MATCH (E)

NOTE:
PAINT TO
MATCH (E)

FRONT ELEVATION

SCALE: 1/4" = 1'