

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 4, 1997, the Zoning Administrator approved with conditions two variances to allow a garage to be built three feet from the alley for an existing house for the project known as Z97-037. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. Zoning Administrator Variance to reduce the required setback for an accessory building (garage) from the alley from 6 feet to 3 feet for a 447 square foot garage for a single family residence on 0.106± developed acres in the Multi-Family (R-3A) zone.
2. Zoning Administrator Variance to reduce the required maneuvering distance for a garage off the alley from 26 feet to 23 feet.

Location: 617 22nd Street (D1, Area 1)

Assessor's Parcel Number: 003-0183-023

Applicant: Thomas and Marjorie Duffy Property Same as Applicant
 617 22nd Street Owner:
 Sacramento, CA 95816

General Plan Designation: High Density Residential (30+ du/na)
Central City

Community Plan: Multi-Family
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Multi-Family (R-3A)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing/Proposed
North: R-3A; Multi-Family	Front:	25'	13'
South: R-1; Multi-Family	Side(N.):	5'	0'
East: R-3A; Multi-Family	Side(S.):	5'	7'
West: R-1B; Single Family Residence	Rear:	15'	38'

Property Dimensions: 40 feet x 111 feet
Property Area: 0.106± acres

Z97-037

June 4, 1997

ITEM 2

Square Footage of Buildings:	Existing structure-	1,723 square feet
	Proposed garage-	447 square feet
	Total-	2,170 square feet
Height of Garage Building:	Single Story, 15 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 construct a 447 square foot detached two car garage. There is an existing parking pad that the garage will be built on. The access will be from the adjacent alley to the north. The proposed structure will be three feet from the north property line (alley) and only have a total of 23 feet of maneuvering area. The alley is 20 feet wide and paved. The Zoning Ordinance requires the garage to be six feet from the alley and to have 26 feet of maneuvering area. The applicant is requesting a variance from the depth requirements.

The existing and proposed structure will cover 48.7 percent of the lot and the Multi-Family zone allows up to 50 percent lot coverage. The garage will cover 19 percent of the rear yard setback area and the Zoning Ordinance permits up to 25 percent coverage. The lot is substandard in width.

The site is located within the Boulevard Park Neighborhood Association area. The project plans have been sent to the association and staff has received no comments. The project has been noticed and staff has not received any calls. The site is also within a preservation area and the applicant has submitted an application for Design Review (PB97-013).

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 15303(e) and 15305(a)}.

Conditions of Approval

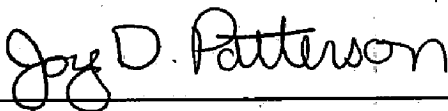
1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. Size and location of the structure shall conform to the plans submitted (unless Design

Review requires changes).

3. The garage shall not have a second floor. If a ceiling floor is proposed storage then the ceiling joists for the storage area shall be 2" x 8" at 16" on center. The framing detail may be modified and pull down stairs to reach the storage area are acceptable.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the garage 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 Multi-Family (R-3) 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. there will be on-site parking spaces for two vehicles;
 - c. there is adequate maneuvering area for the vehicles; and
 - d. the lot is substandard in width.
5. The project is consistent with the General Plan and the Central City Community Plan which designates the subject site as High Density Residential (30+ du/na) and Multi-Family respectively.



Joy D. Patterson
Zoning Administrator

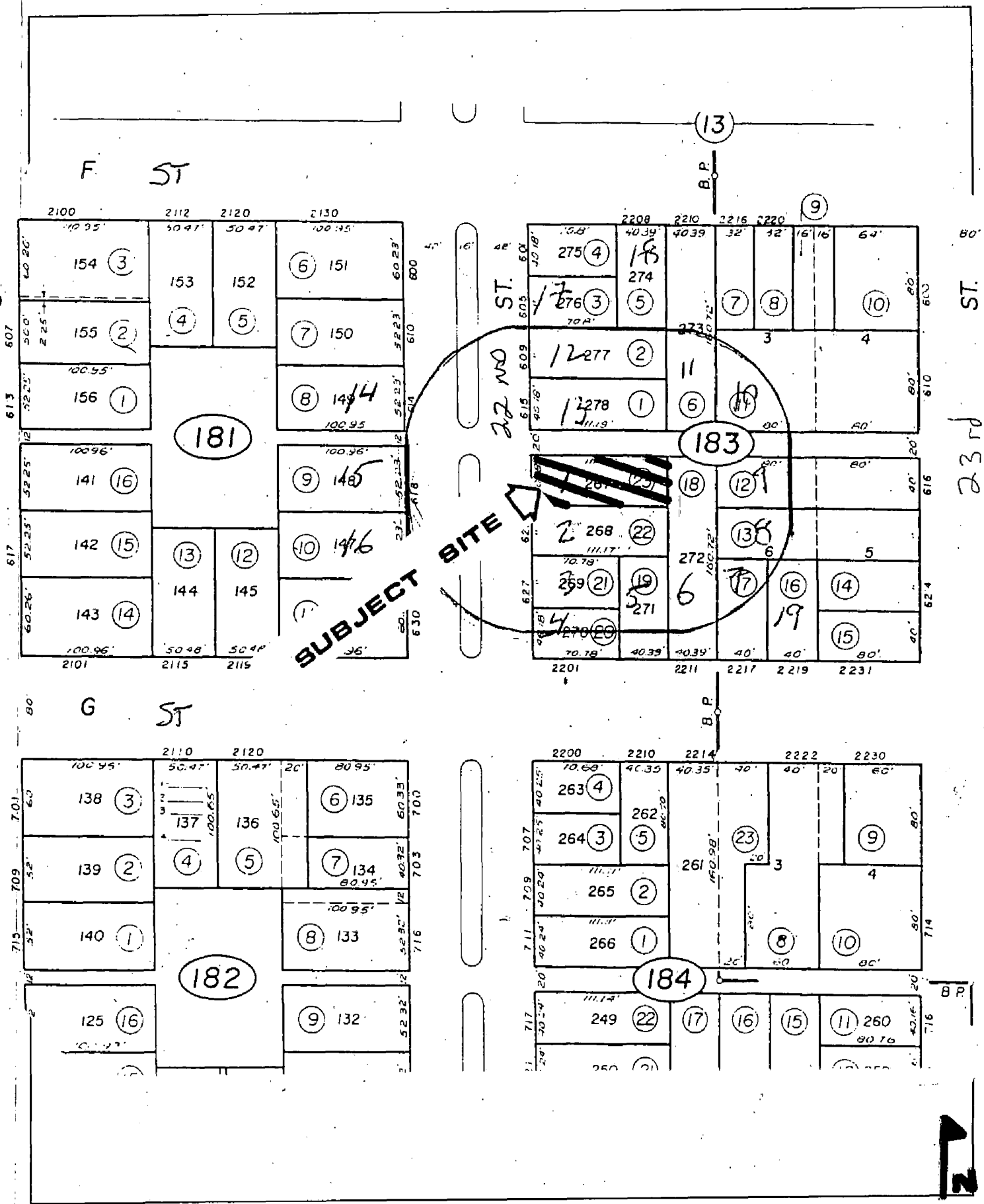
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed 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



ITEM 2

JUNE 4, 1997

297-037

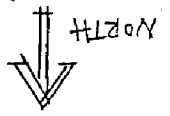
10 ON 7.7

10

46'

ALLEY

1117'



PROJ PLAN

297-037-0371 H

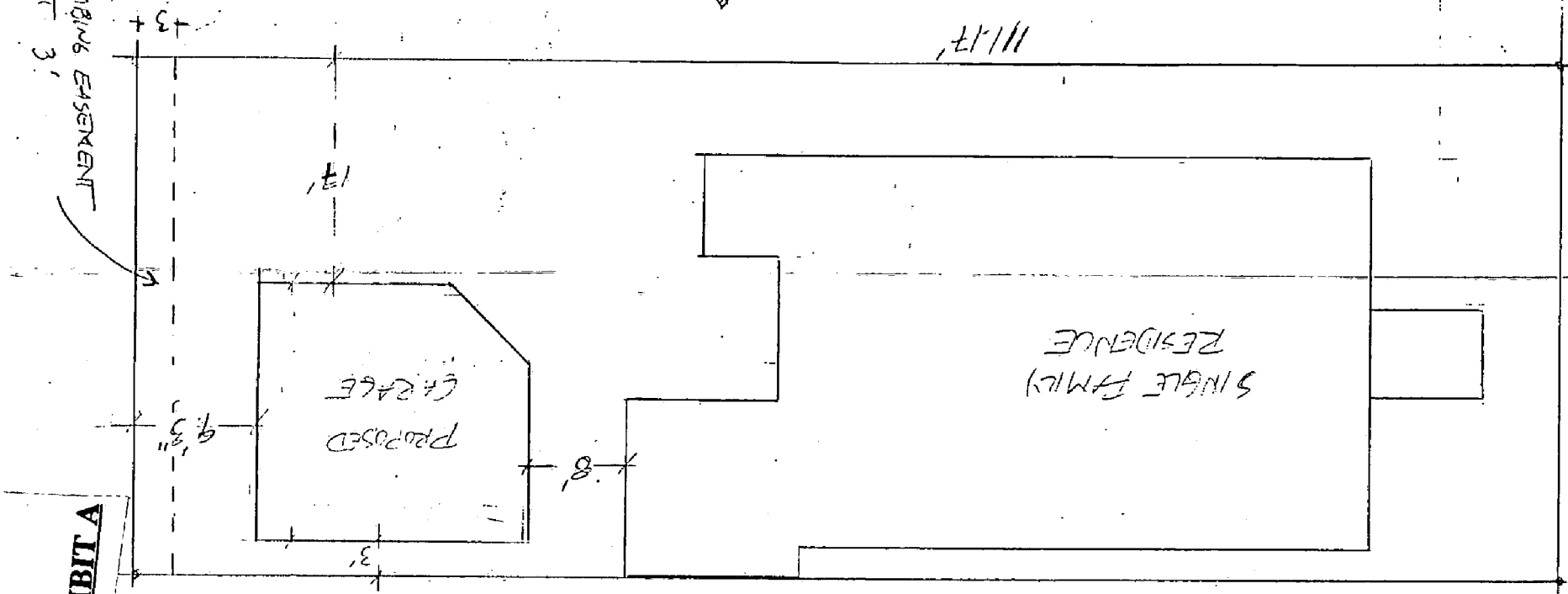
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SINGLE FAMILY RESIDENCE

PROPOSED GARAGE

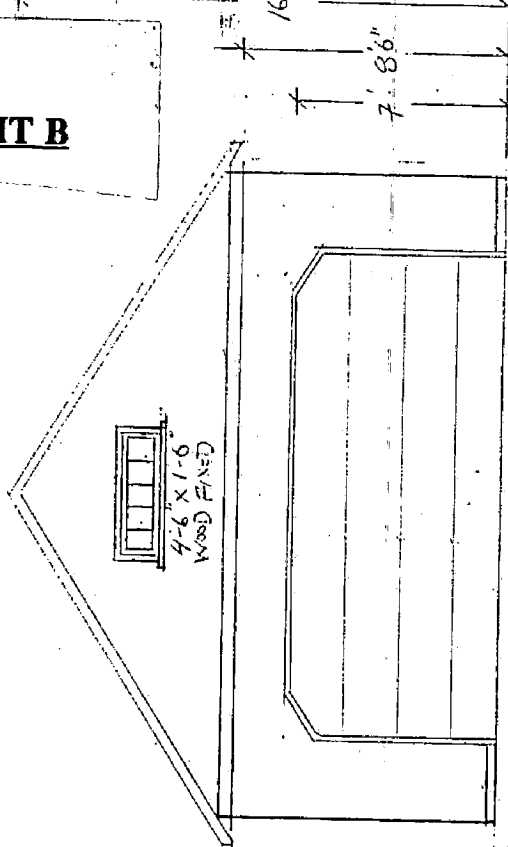
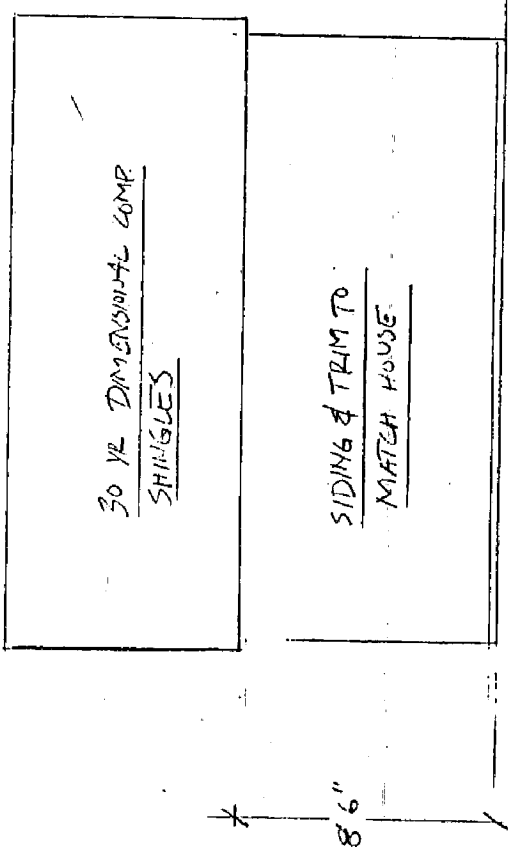
PLUMBING EASEMENT EAST 3'

EXHIBIT A



HOUSE AREA 558 SQ FT
 GARAGE AREA 447.5 SQ FT
 TOTAL 1005.5
 REAR 15% OF LOT 16.68'
 LOT AREA 4447 SQ FT
 GARAGE AREA IN REAR 15% = 148.6 SQ FT

EXHIBIT B



EAST ELEVATION
1/4" = 1 FT

NORTH ELEVATION
1/4" = 1 FT

DUFFY GARAGE

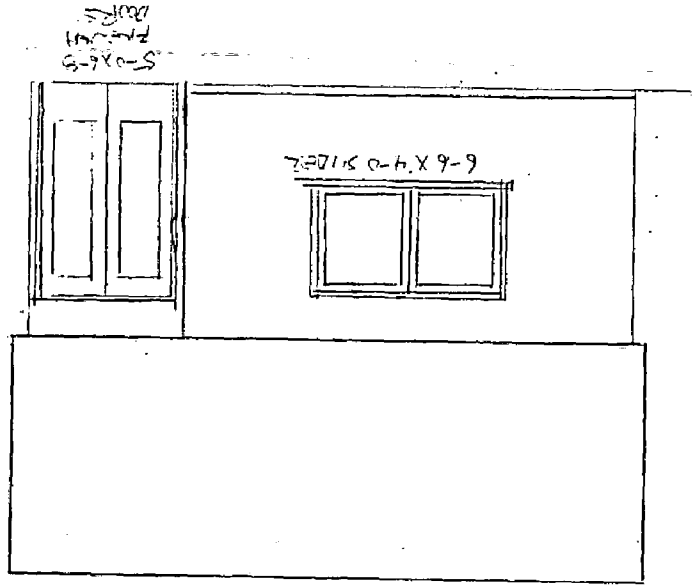
Z 97-037

3-31-97

280-26 Z

WEST ELEVATION
1/4" = 1' = 1/4"

5'4" 14'3"



SOUTH ELEVATION
1/4" = 1' = 1/4"

15'8" 5'4"

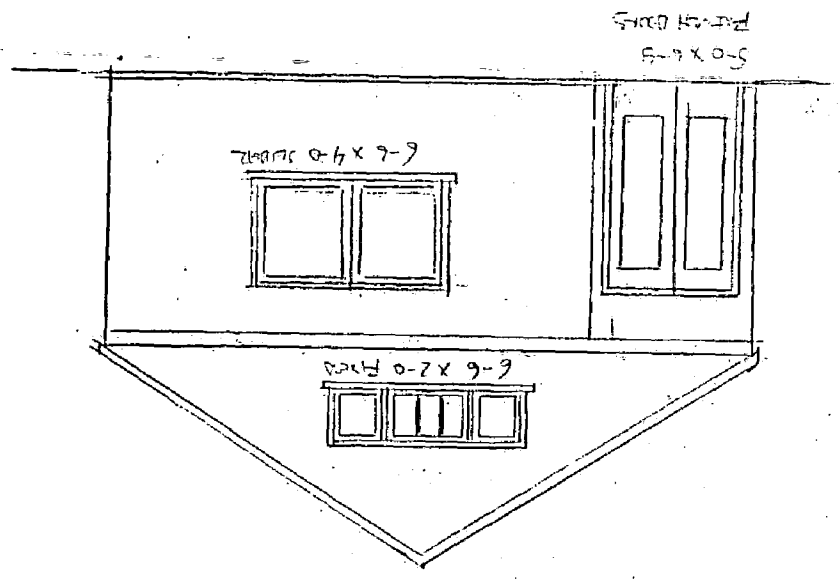


EXHIBIT C

ITEM 2

JUN 4 1997

A30-262