

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, July 11, 1995, the Zoning Administrator approved, with conditions, a special permit to allow expand a single family residence along an existing non-conforming setback for the project known as Z95-051. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 764 square foot addition to a single family home on 0.14± developed acres in the Standard Single Family (R-1) zone.

Location: 446 39th Street

Assessor's Parcel Number: 004-0232-004

|  |   |
|--|---|
| Applicant: Kolitsos Polidefkis/Calliope<br>446 39th Street<br>Sacramento, CA 95816 | Property<br>Owner: Same as<br>Applicant |
|--|---|

|   |  |
|---|--|
| General Plan Designation:<br>Existing Land Use of Site:<br>Existing Zoning of Site: | Low Density Residential (4-15 du/na)<br>Single Family Residence<br>Standard Single Family, R-1 |
|---|--|

| Surrounding Land Use and Zoning:    | Setbacks  | Required | Existing | Proposed |
|-------------------------------------|-----------|----------|----------|----------|
| North: R-1; Single Family Residence | Front:    | 25'      | 26'      | 26'      |
| South: R-1; Single Family Residence | Side(N.): | 5'       | 11'      | 11'      |
| East: R-1; Single Family Residence  | Side(W.): | 5'       | 3'       | 3'       |
| West: R-1; Single Family Residence  | Rear:     | 15'      | 64'      | 39'      |

|  |   |   |
|--|---|---|
| Property Dimensions:<br>Property Area:<br>Square Footage of Buildings: | 50 feet x 147.5 feet<br>0.14± acres<br>Existing-<br>House Addition-<br>Total- | 1,605 square feet<br>827 square feet<br>2,432 square feet |
|--|---|---|

|                              |                      |
|------------------------------|----------------------|
| Height of Building:          | Single Story         |
| Exterior Building Materials: | Stucco               |
| Roof Materials:              | 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 expand the existing single story residence by adding a 764 square foot addition to the rear of the house. The addition will add a master bedroom/bathroom and a larger family room and breakfast nook. The addition will extend the south side of the house along the previously established three foot side setback. The Zoning Ordinance requires a five foot setback for interior property lines. The Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback. The existing lot is narrower than a standard lot. The applicant also proposes to add a porch addition totaling 63 square feet to the front of the house; however, the porch addition does not encroach into any setback area.

The site is located within the East Sacramento Improvement Association and McKinley-Elvas Neighborhood Alliance areas. The proposed plans have been submitted to the neighborhood association and staff has received had no comments. The project has been noticed and staff received one call requesting additional information. Additionally, the adjacent affected property owner to the south has signed a letter in support of the project (see Exhibit D).

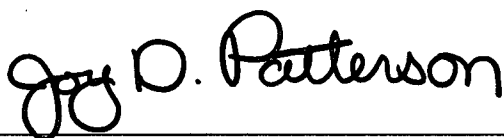
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the residence into the side yard setback area.
2. Size and location of the structure shall conform to the plans submitted.
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 existing interior sideyard setback is three feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed addition is compatible in size and style with the adjacent residential properties;
  - b. other properties in the area have a three foot setback;
  - c. the affected property owner to the south supports the project and;
  - d. 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).



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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 ✓

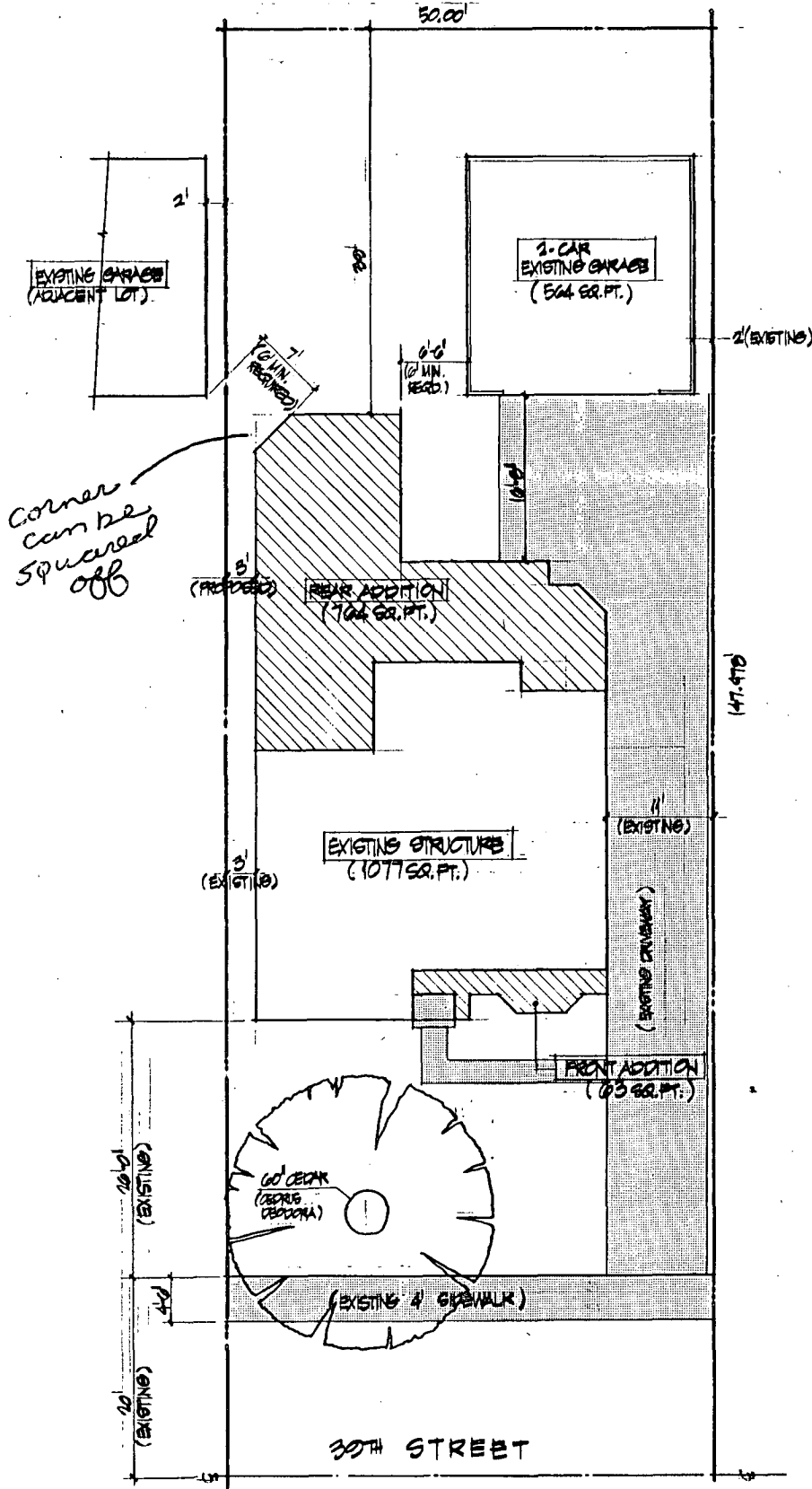


FIVOLI GARDENS  
L.A.



LAND USE & ZONING MAP

# EXHIBIT - A



| REVISIONS   |      |
|-------------|------|
| Description | Date |
|             |      |
|             |      |
|             |      |
|             |      |

295-051

JULY 11, 1995

Plan No.: \_\_\_\_\_  
 Title:  
**SITE PLAN**  
 KOLITSOS Residence  
 446 39th Street  
 Sacramento, CA 95816  
 APN: 004-232-04

**Tamano & Chaw**  
 Residential Design  
 2880 Sunrise Boulevard, Suite 107  
 Rancho Cordova, CA 95721  
 Ph: (916) 638-4021  
 Fax: (916) 638-7234

Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_  
 Job No: \_\_\_\_\_

**SP**  
 of \_\_\_\_\_

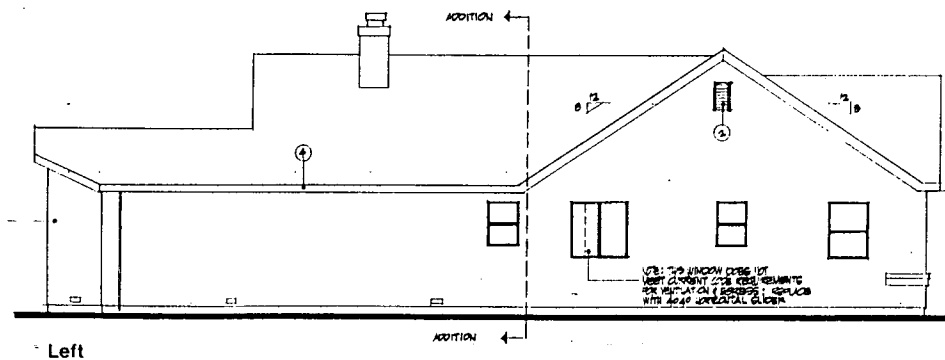
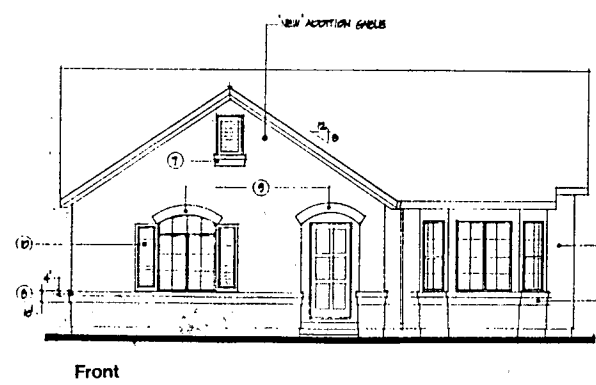
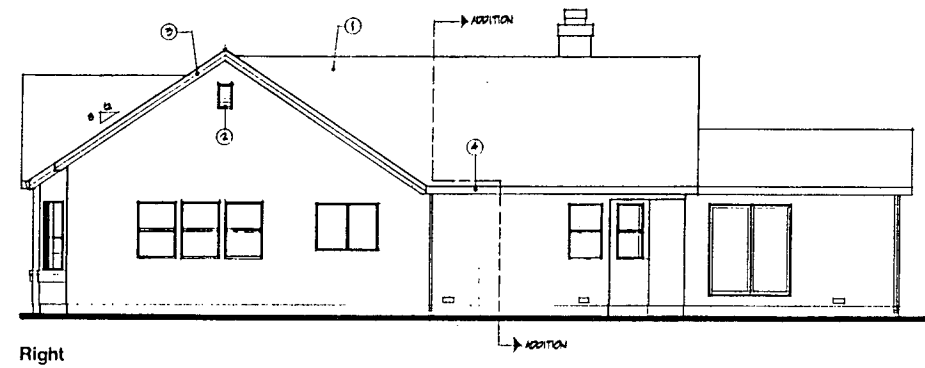
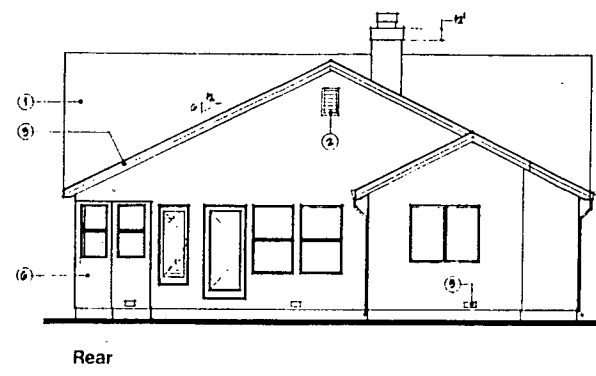
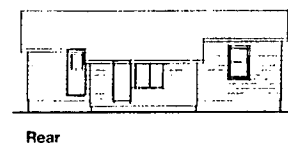
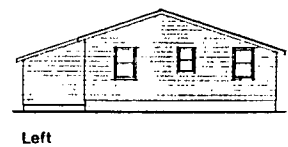
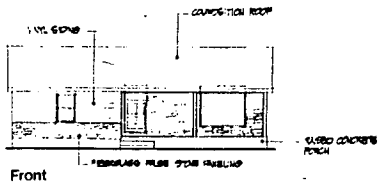
ITEM 2 b

295-051

JULY 11, 1995

Item 2 7

Existing Elevations



1. HEAVY COMPOSITION ROOFING
2. 1/2" GOND OVERLAY
3. 1/2" GOND OVER 1/2" GOND
4. 1/2" GOND
5. 1/2" GOND OVERLAY
6. 1/2" GOND OVERLAY
7. 1/2" GOND OVERLAY
8. 1/2" GOND OVERLAY
9. 1/2" GOND OVERLAY

| REVISIONS   |      |
|-------------|------|
| Description | Date |
|             |      |
|             |      |
|             |      |

**Tamano & Chaw**  
Residential Design  
3880 Sunrise Boulevard, Suite 117  
San Jose, CA 95121  
PH: 415-648-1021  
FAX: 415-648-7214

Plan No.:  
Title: Elevations  
KOLITSOS Residence  
444 35th Street  
Sacramento, CA 95816  
APN: 0114-232-04

|                |          |
|----------------|----------|
| Date: _____    | <b>2</b> |
| Drawn: _____   |          |
| Checked: _____ |          |

EXHIBIT - B





EXHIBIT - D

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

City Of Sacramento  
Department of  
Planning and Development  
1231 I Street, Room 200  
Sacramento, CA 95814-2998

JUL 03 1995

RECEIVED

June 30, 1995

Attention: *SANDRA*  
Andreana

We would like to verify we have seen the plans of:

P. N. Kolitsos  
446 39th Street  
Sacramento, CA 95816  
004-0232-004-0000  
Z95-051

and do not have any concerns of the expansion. Please feel free to contact us if you have any questions.

Cordially,

*Phil Burns*  
*Mary J Burns*

Phil & Mary Burns  
448 39th Street  
Sacramento, CA 95816  
(916) 456-1291

295-051

JULY 11, 1995

ITEM 2

9.