

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday July 19, 1994, the Zoning Administrator approved with conditions a variance to reduce the street side yard setback for a single family residence for the project known as Z94-065. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to reduce the required street side yard setback from 12.5 feet to 10.5 feet on 0.18± developed acres in the Standard Single Family (R-1) zone.

Location: 550 Blackwood Street

Assessor's Parcel Number: 275-0192-001

Applicant: Reginald and Lydia Reibel Property Same as Applicant
550 Blackwood Street Owner:
Sacramento, CA 95815

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento
Community Plan Designation: 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	Provided
North: R-1; Single Family Residence	Front:	25'	46'
South: R-1; Single Family Residence	Side(E.):	5'	7'
East: R-1; Single Family Residence	Side(W.):	12.5'	10.5'
West: R-1; Single Family Residence	Rear:	15'	53'

Property Dimensions:	Irregular		
Property Area:	0.18± acres		
Square Footage of Building:	Existing house-	2,300 square feet	
	Addition-	400 square feet	
	Total-	2,700 square feet	

Z94-065

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Height of Building: Two Stories, 18 feet (to plate line)
Exterior Building Materials: Stucco
Roof Materials: Composition Shingles
Exterior Colors: Grey
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting to construct a 400 square foot addition to an existing single family residence. The addition will include an expanded dining room and entry area. The existing uncovered patio area will be enclosed to create the dining room (the patio is currently screened from the street by a fence). The expansion will encroach two feet into the street side yard setback. The Zoning Ordinance requires a 12.5 foot street side yard setback so a Variance is necessary to reduce the street side yard setback to 10.5 feet. There is approximately eight feet of undeveloped street right-of-way from the edge of the paved street to the property line (there is not a sidewalk). The Public Works Department has indicated the area will most likely never be developed; however, the area would not be allowed to be abandoned. The expanded entry area will be to the front on the existing house and will not encroach into any setback area.

Agency Comments

The proposed project has been reviewed by the various City Departments. Their comments have been included as conditions of approval. The site is located within the Woodlake Improvement Club Neighborhood Association organization area. The proposed plans have been submitted to the neighborhood association and they have no objection to the project.

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(a)}.

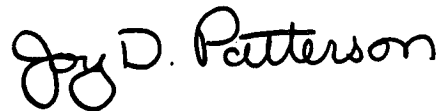
Conditions of Approval

1. There shall be no further expansion into the street 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.

4. The garage shall only have a new roof. If any additional living space is added, the applicant shall obtain a Special Permit.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. a variance would be and has been granted to other property owners facing similar circumstances; and
 - b. there is additional setback area that is the undeveloped street right-of-way (which will never be developed).
2. 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.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition is compatible with the existing structure in style and materials; and
 - b. there will be an adequate street side yard area.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

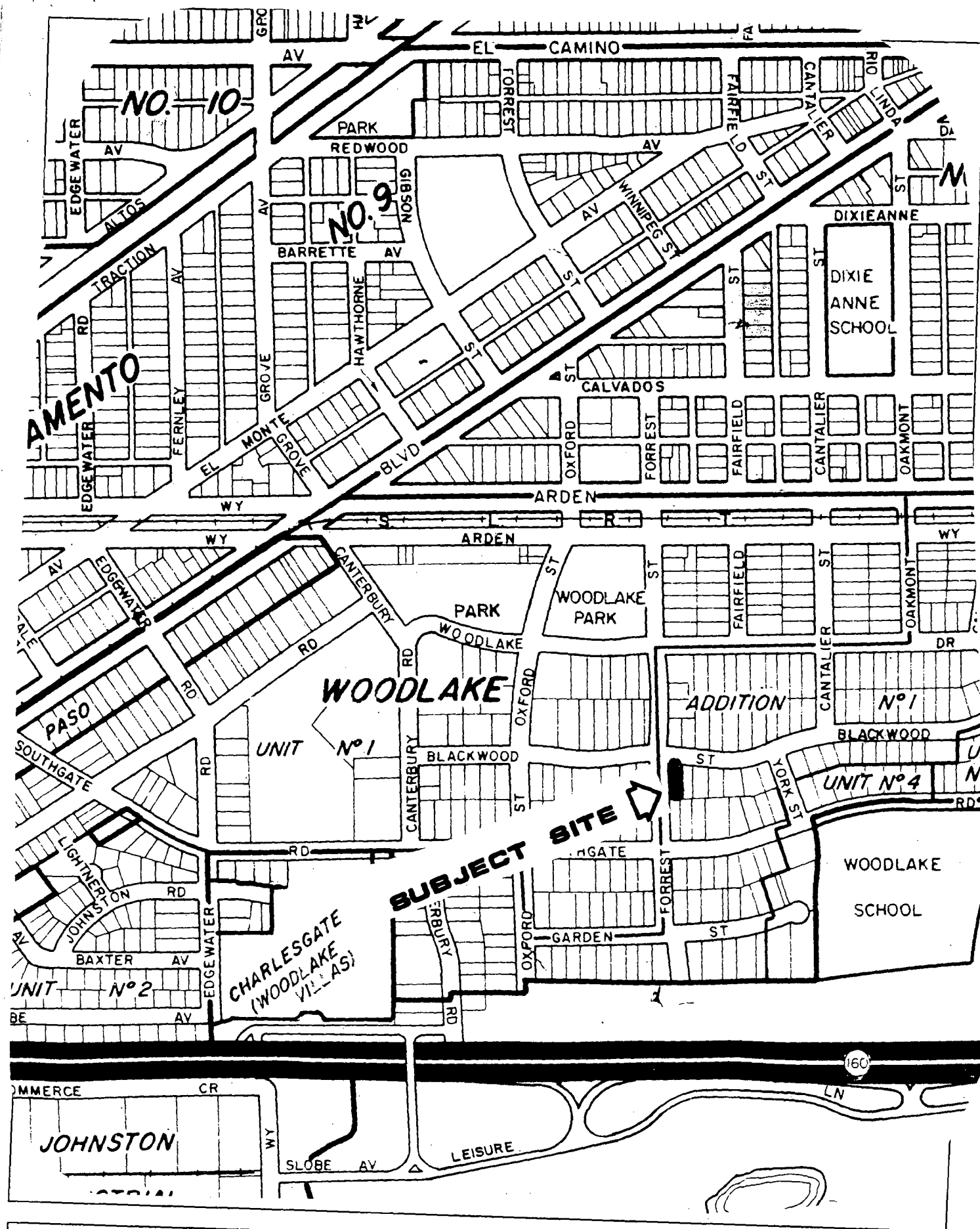


Joy D. Patterson
Zoning Administrator

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 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

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REIBEL RESIDENCE PROPOSED REMODEL

LIST OF DRAWINGS

- A-1 COVER SHEET/SITE PLAN
- A-2 FLOOR PLAN-HOUSE
- A-3 FOUNDATION & FLOOR FRAMING
- A-4 ROOF FRAMING & ELECTRICAL
- A-5 ELEVATIONS
- A-6 FLOOR PLAN & ELEVATIONS-GARAGE
- A-7 FLOOR & ROOF FRAMING,
ELECTRICAL & SEWER
- SP-1 SPECIAL CONSTRUCTION NOTES
- D-1 FRAMING DETAILS
- D-2 FOUNDATION DETAILS

PLOT PLAN SCALE 1/8" = 1'-0"

ADDRESS OF PROPERTY: 550 BLACKWOOD ST.
OWNER: ROY & LYDIA REIBEL - 550 BLACKWOOD ST.
LEGAL DESCRIPTION: LOT 1, BLOCK 192 OF
WOODLAKE No 1. RM. -
DK 10, PG 30

LEGEND

PROPERTY LINE - PL _____
ROOF OVERHANG - - - - -
CONCRETE WALKWAYS OR
PROPOSED CONSTRUCTION - [Hatched Box]
EXTERIOR WALLS OF STRUCTURE - [Dashed Line]

RECEIVED

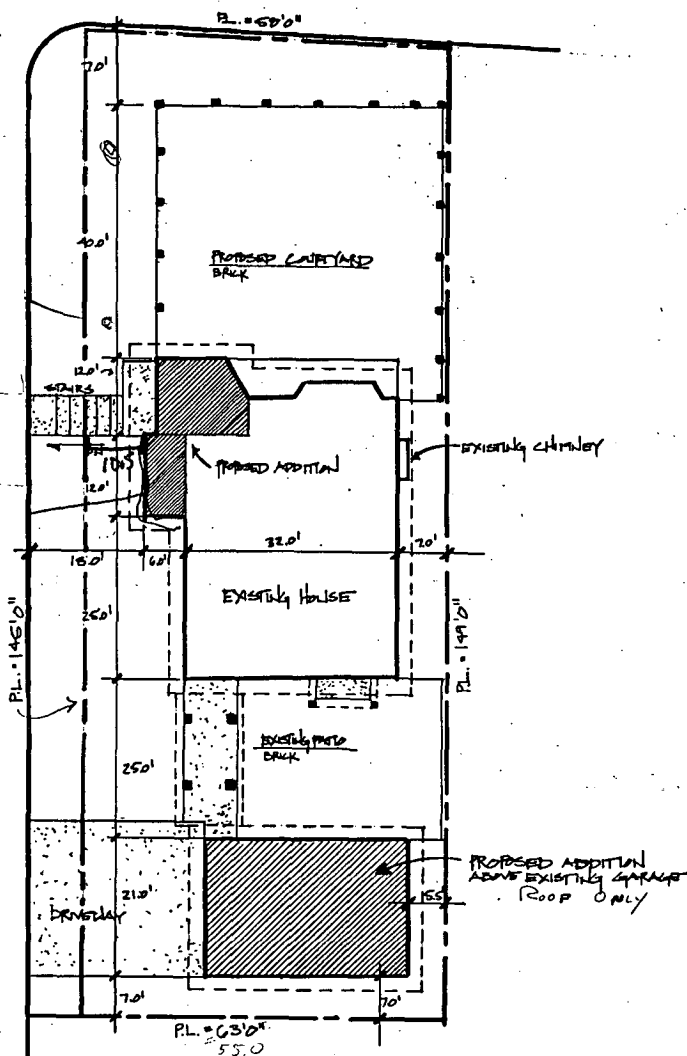
JUN 16 1994

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z 94 - 065

FORREST

BLACKWOOD



NORTH

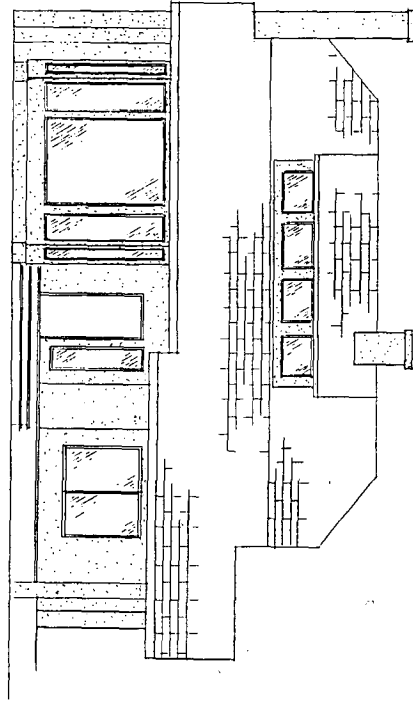
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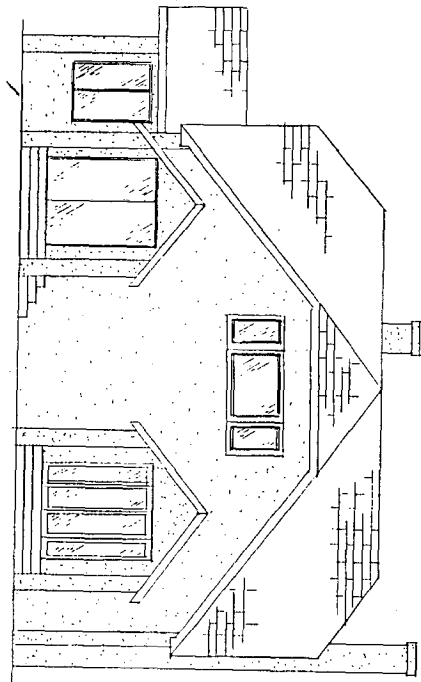
Z 94-065

EXHIBIT C

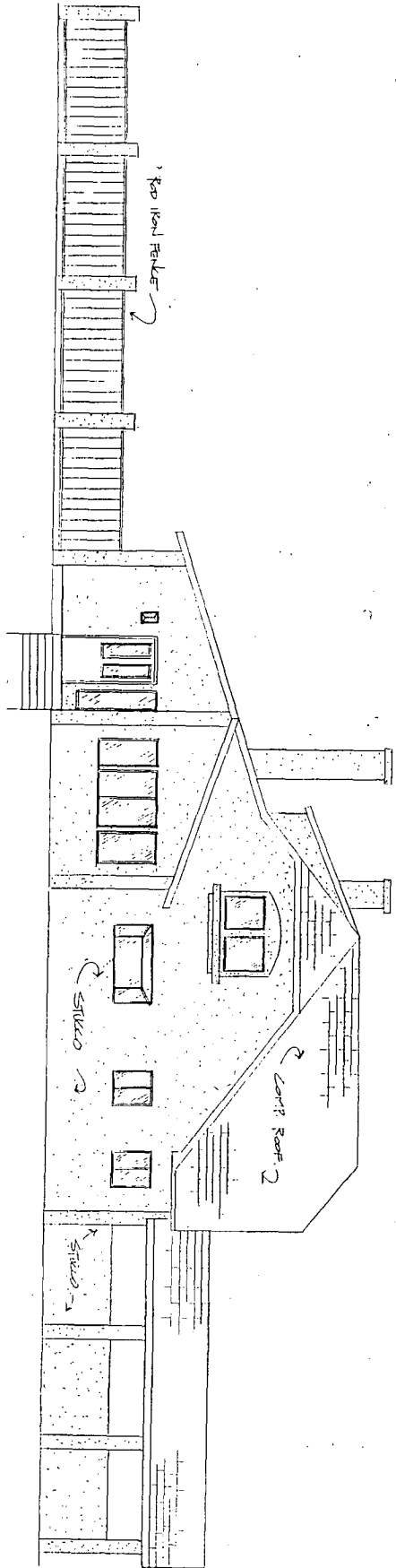
BLACKWOOD ST. ELEV.



NORTH ELEV.



SOUTH



FOREST ST. ELEV.

794-065

294-065

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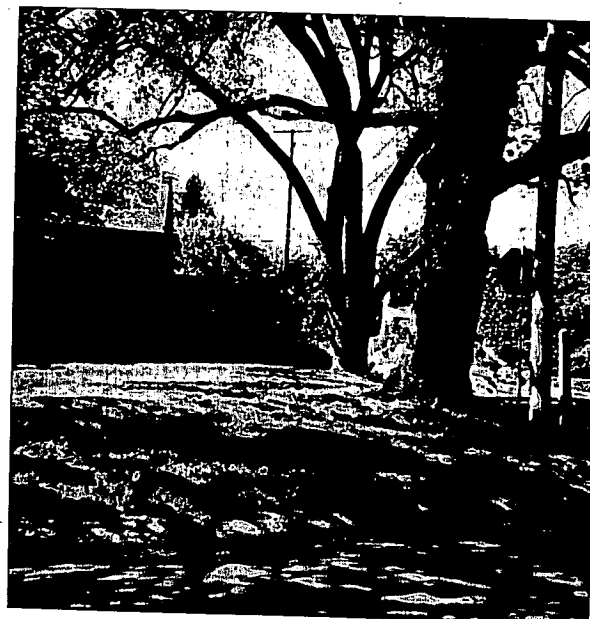
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REIBEL RESIDENCE PROPOSED REMODEL
550 Blackwood Street
Sacramento, CA.

REVISIONS

EXHIBIT D



294-065

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