

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 7, 1995, the Zoning Administrator approved with conditions variances to construct two single family homes for the project known as Z95-010. Findings of Fact and conditions of approval for the project are listed on page 3. The Zoning Administrator also approved a lot line adjustment by adopting the attached resolution (ZA95-006).

Project Information

- Request:
1. **Zoning Administrator Variance** to reduce the required side yard setback from five feet to three feet for two single family residences on two separate lots totaling 0.21± vacant acres in the Standard Single Family (R-1) zone.
 2. **Zoning Administrator Variance** to increase the maximum allowed rear yard setback coverage from 25 to 32 percent for two garages for two single family residences on two separate lots.
 3. **Zoning Administrator Lot Line Adjustment** to relocate the common property lines between three parcels (three parcels reduced to two parcels).

Location: 3521, 3421 20th Avenue

Assessor's Parcel Number: 020-0205-007; 020-0211-022, 023

Applicant:	Mario X. Turner 5 Riverport Circle Sacramento, CA 95831	Property Owner:	Habitat for Humanity 890 Morse Avenue Sacramento, CA 95884
------------	---	--------------------	--

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: R-1; Single Family Residential	Front:	25'	25'
South: R-1; Single Family Residential	Side:	5'	3'
East: R-1; Single Family Residential	Side:	5'	10'6"
West: R-1; Single Family Residential	Rear:	15'	32'

Property Dimensions: 75 feet x 120 feet (three 25' x 120' lots)
 Property Area: 0.21± acres
 Square Footage of Proposed Residences: 1,152± square feet
 Height of Building: One story, 14± feet high
 Exterior Building Materials: 1' x 8' Horizontal Dutch Lap Siding
 Roof Materials: Composition Shingles

Project Plans: See Exhibits A - H

Previous Files: None

Additional Information

The project site consists of three vacant lots in the R-1 zone. The three lots are each 25' x 120' and are not considered to be buildable lots in their present condition (minimum lot size is required by the Subdivision Ordinance today is 52' x 100'). Lot widths on this block and in the surrounding area are typically substandard in width, ranging from 25 feet to 50 feet with many 40 foot wide lots. The applicant's proposal, to relocate the property lines and merge the three lots into two lots will result in creating two buildable lots. The applicant is requesting that one of the side yard setbacks for each of the lots is three feet rather than five feet in width. This is necessary in order to provide a minimum driveway area along the common property line of the two lots and some space for the vehicle doors to open. A three foot sideyard setback is common along at least one of the property lines in the area. The applicant is also requesting a variance to increase the percentage of rear yard lot coverage for a detached accessory structure from 25% to 32%. This is in order to provide a garage for each unit. As the lot is substandard in width it is difficult to meet the maximum lot coverage requirement and provide the minimum size garage required by the Zoning Ordinance (10' x 20'). An alley is located to the north of the site making the garages 18 feet from the adjacent properties to the north. As the two garages will be constructed adjacent to one another, the increase in lot coverage should not have an impact on the adjacent properties to the east and west.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, Public Works - Engineering- Development Section and the Building Division. The comments received have been included as conditions of approval.

The site is located in the Oak Park Project Area and the Oak Park Design Review District. The proposed plans were reviewed and approved by the Oak Park PAC at their February 16, 1995 meeting. City Design Review staff is currently reviewing the request and has no objection to the location of the residences and garages on the site plan as proposed by the applicant (DR95-116).

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) and (b)}.

Conditions of Approval

1. The proposed project shall receive approval from Design Review/Preservation Board staff prior to issuance of building permits.
2. Vehicular access to the garages from the alley is not permitted. The vehicle garage doors must be located on the south side of the garages. Building code requirements must be met in order to locate the common garage on the property line.
3. The lot with the address of 3521 in the middle of the 3400 block. This address may be changed at the discretion of the Building Division prior to issuance of building permits.

Findings of Fact:

1. Granting the variance requests does not constitute a special privilege extended to an individual applicant in that:
 - a. variances have been granted to other property owners facing similar circumstances;
 - b. the lots are substandard in size; and
 - c. similar situations exist in the surrounding neighborhood.
2. Granting the variance request does not constitute a use variance in single family homes are allowed in the Standard Single Family (R-1) zone.
3. Granting the variance requests will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate rear yard area and access to the rear yard will be provided; and
 - b. the location of the structures will not have an impact on adjacent residential uses; adequate open space will be provided.
4. The project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) uses.

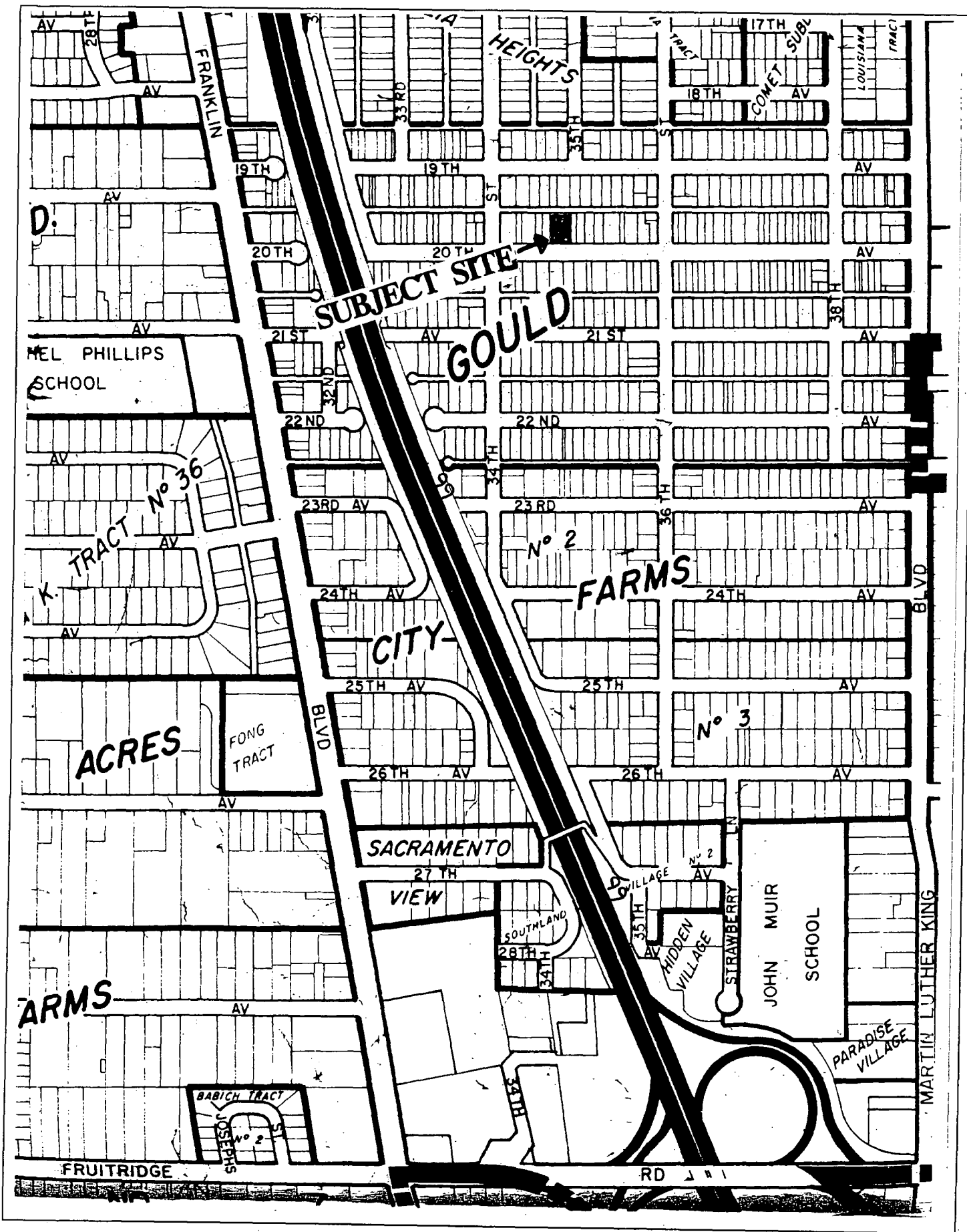
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

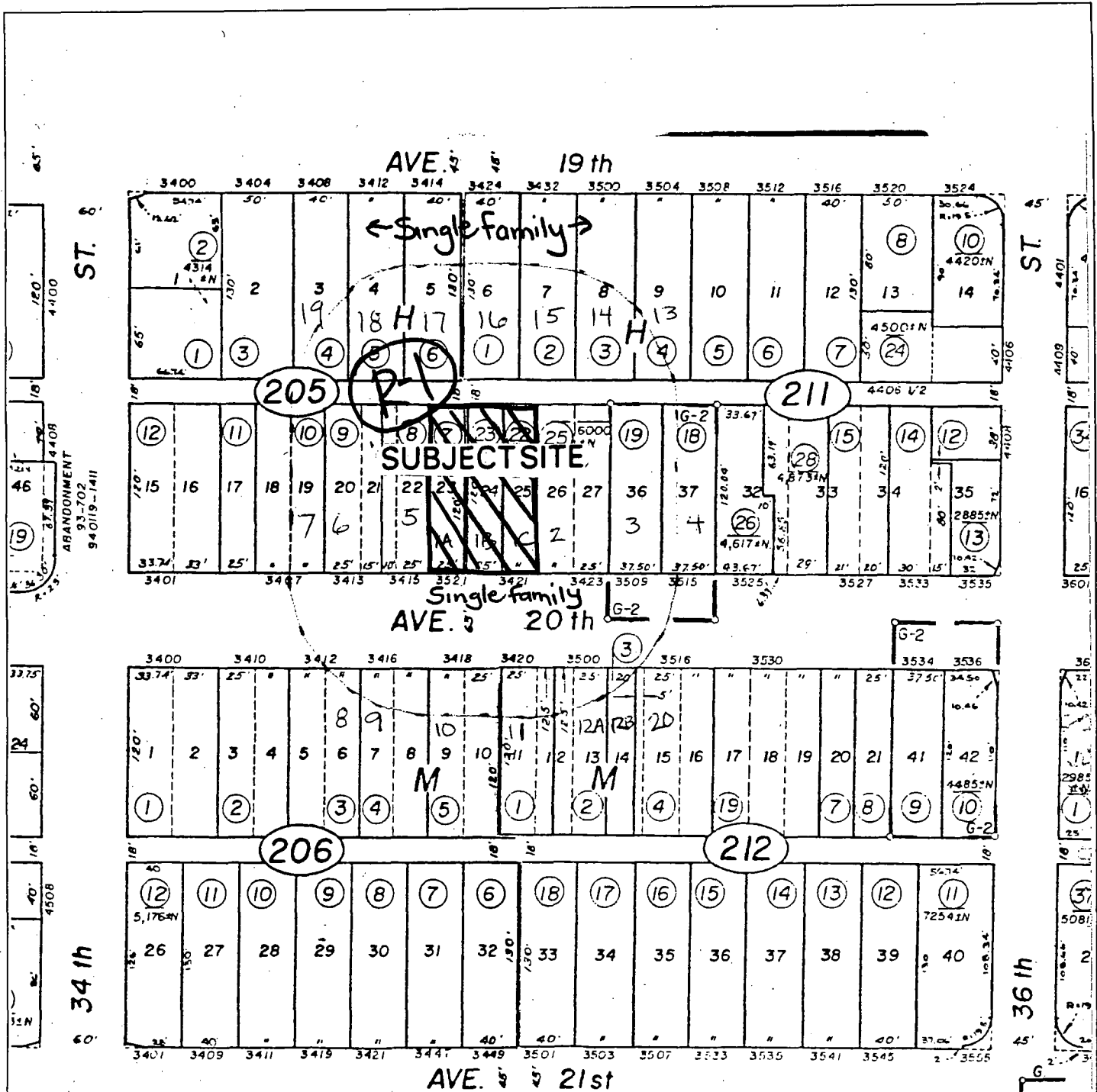
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building 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
ZA Resolution Book
Anwar Ali - Public Works
Randy Lum - Design Review (DR95-116)
David Hay - Building



VICINITY MAP



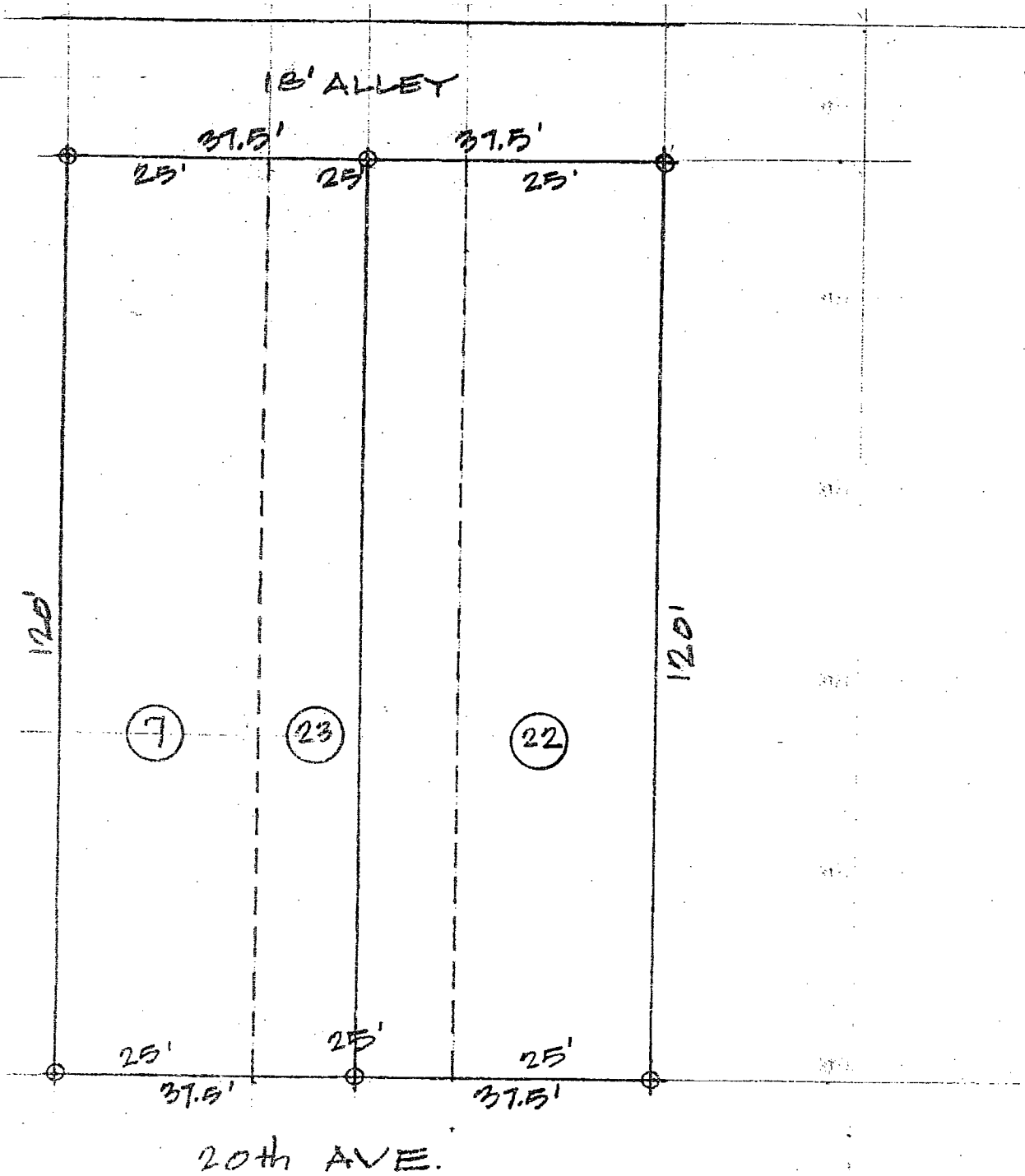
(26)

CITY OF SACRAMENTO
 Assessor's Map Bk.20 -Pg.20
 County of Sacramento, Calif.

(27)

LAND USE & ZONING MAP

EXHIBIT A



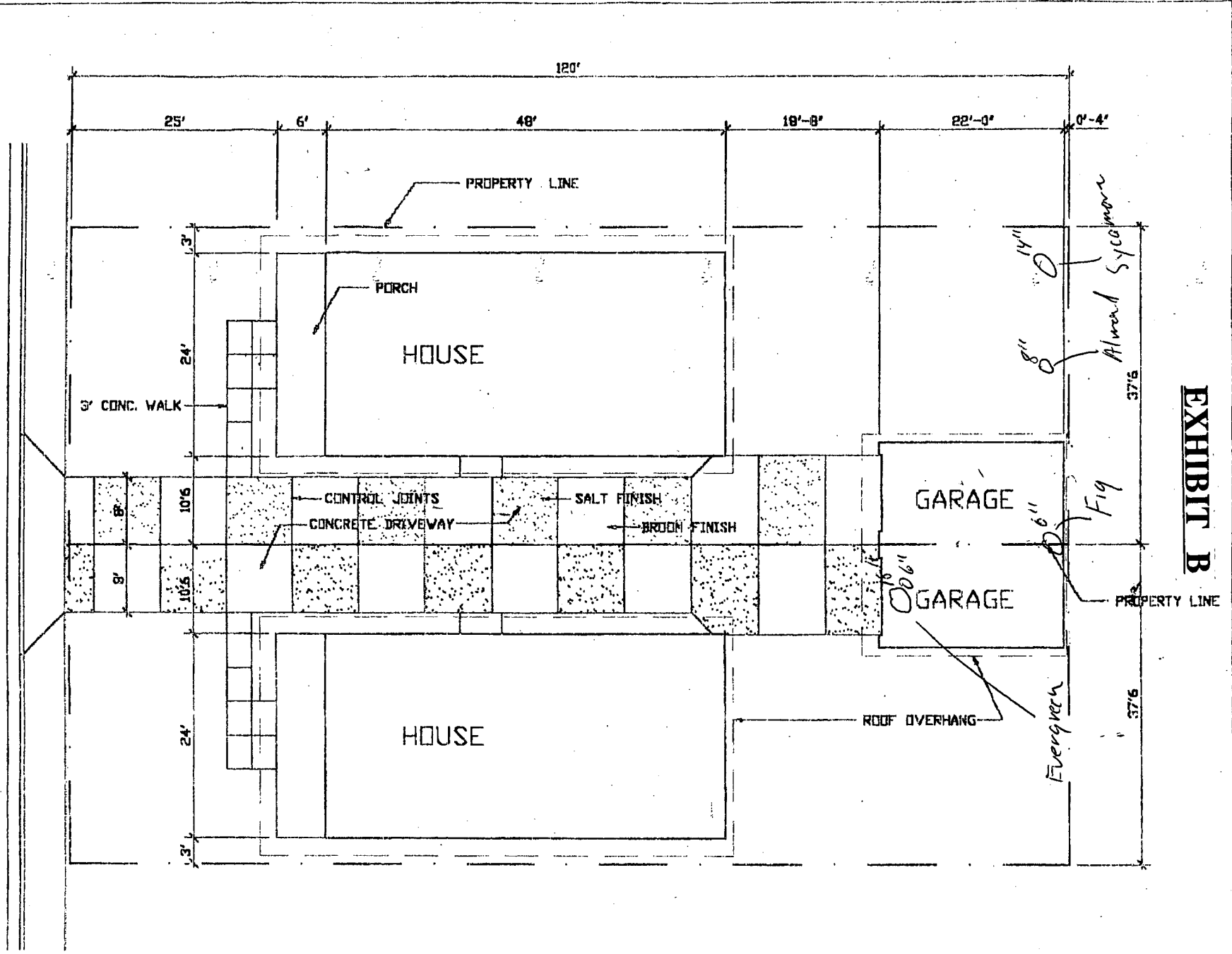
1" = 20'

March 7, 1995

295-010

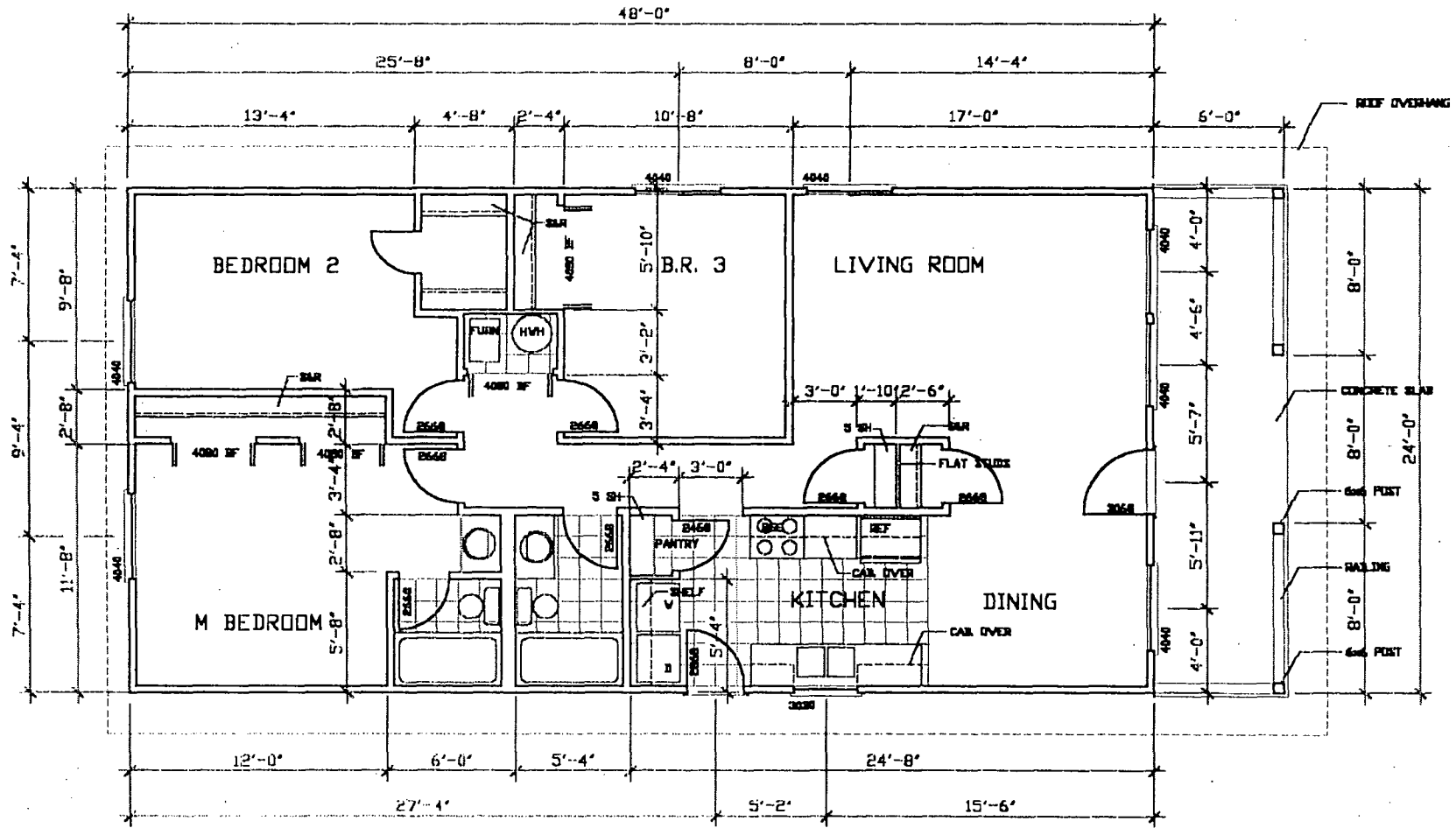
#1

20th AVENUE



HABITAT FOR HUMANITY 3393, 05 20th Avenue Sacramento, CA	DATE
	PAGE NO. 1
DAK PARK DISTRICT	

EXHIBIT C



March 7, 1995

HABITAT FOR HUMANITY 3303, 05 20th Avenue Sacramento, CA	NO.
	2
DAK PARK DISTRICT	

Z95-010

March 7, 1995

#1

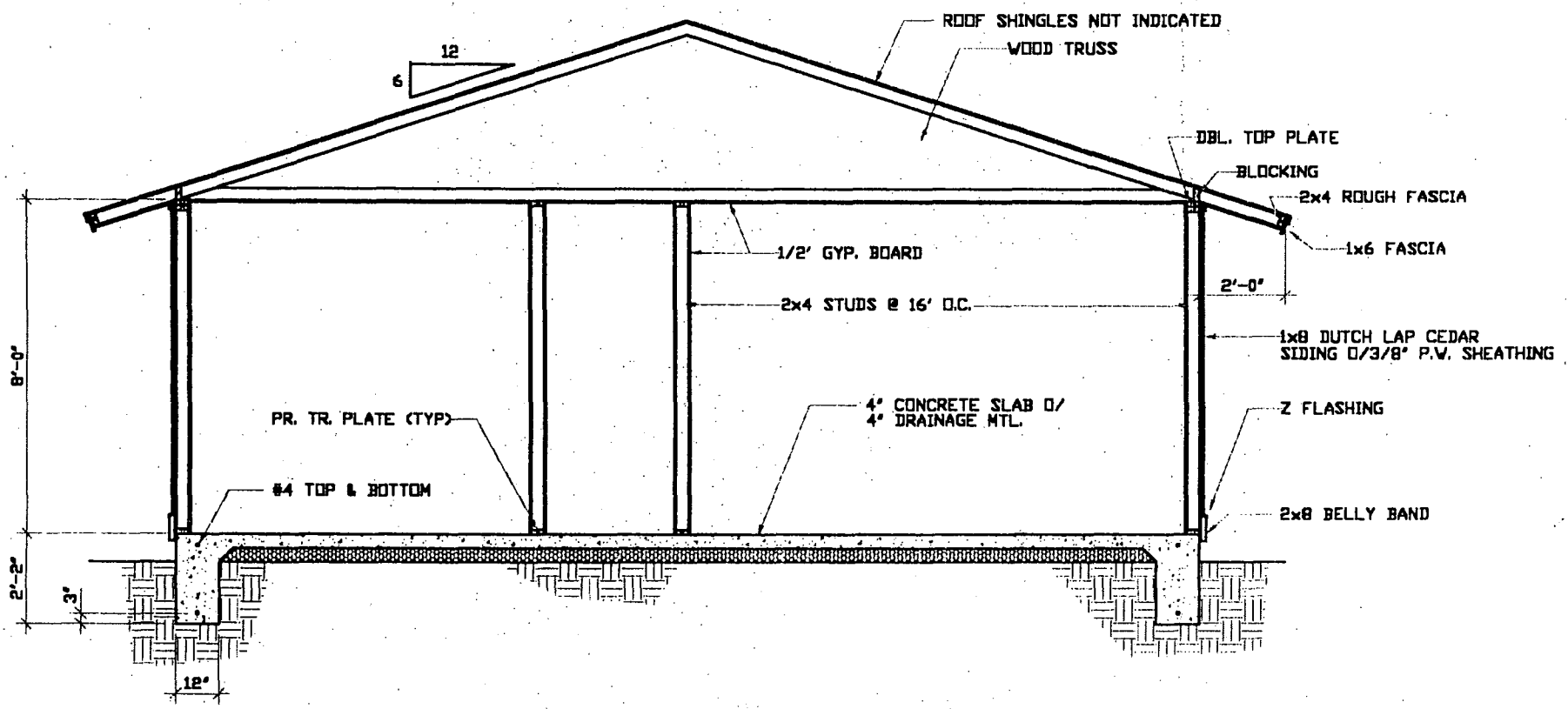


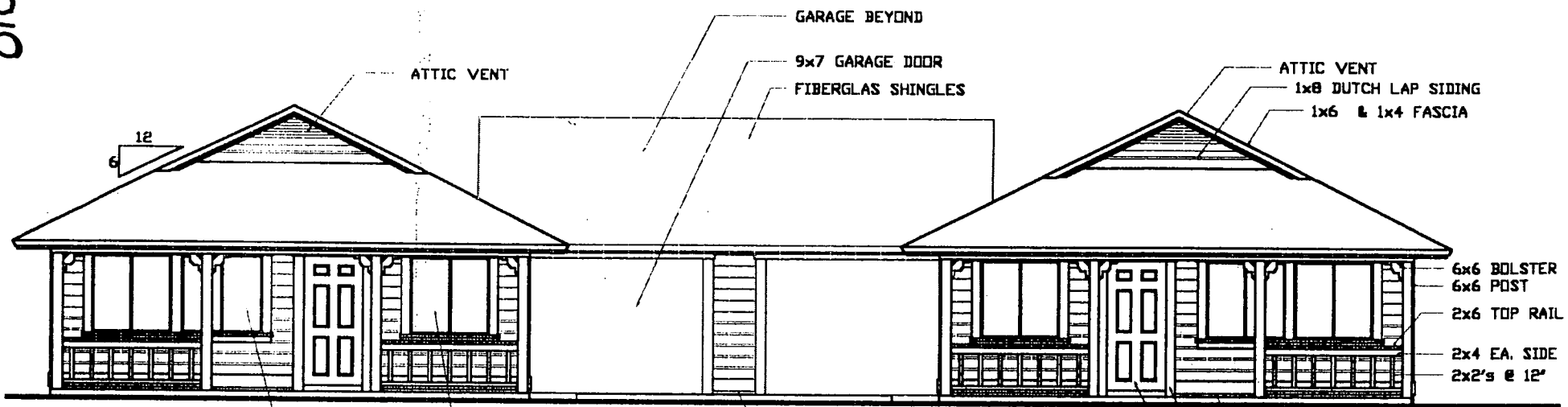
EXHIBIT D

HABITAT FOR HUMANITY 3303, 05 20th Avenue Sacramento, CA	NO/D
DAK PARK DISTRICT	SHEET NO. 3

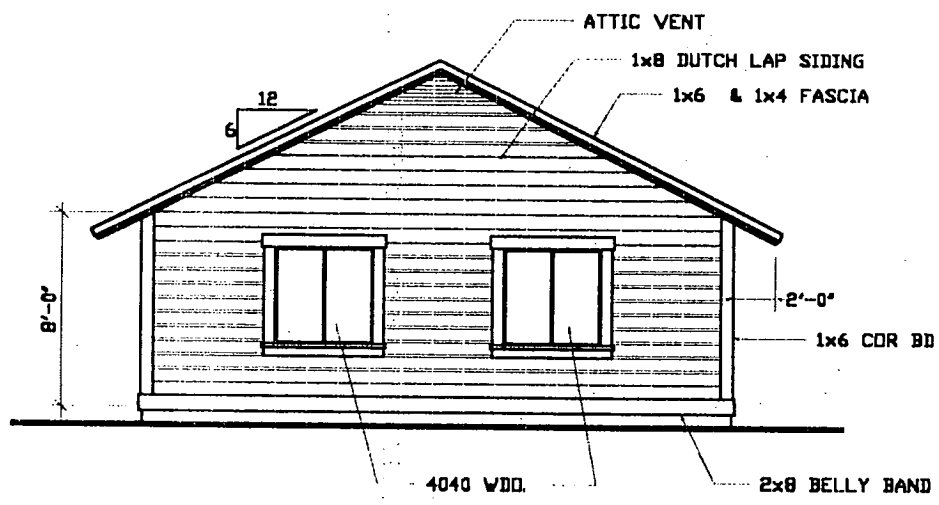
295-010
795-010

March 7, 1995

#1



STREET ELEVATION



REAR ELEVATION

EXHIBIT E

HABITAT FOR HUMANITY 3303, 05 20th Avenue Sacramento, CA	DATE
	SHEET NO.
DAK PARK DISTRICT	4

295-010

March 7, 1995

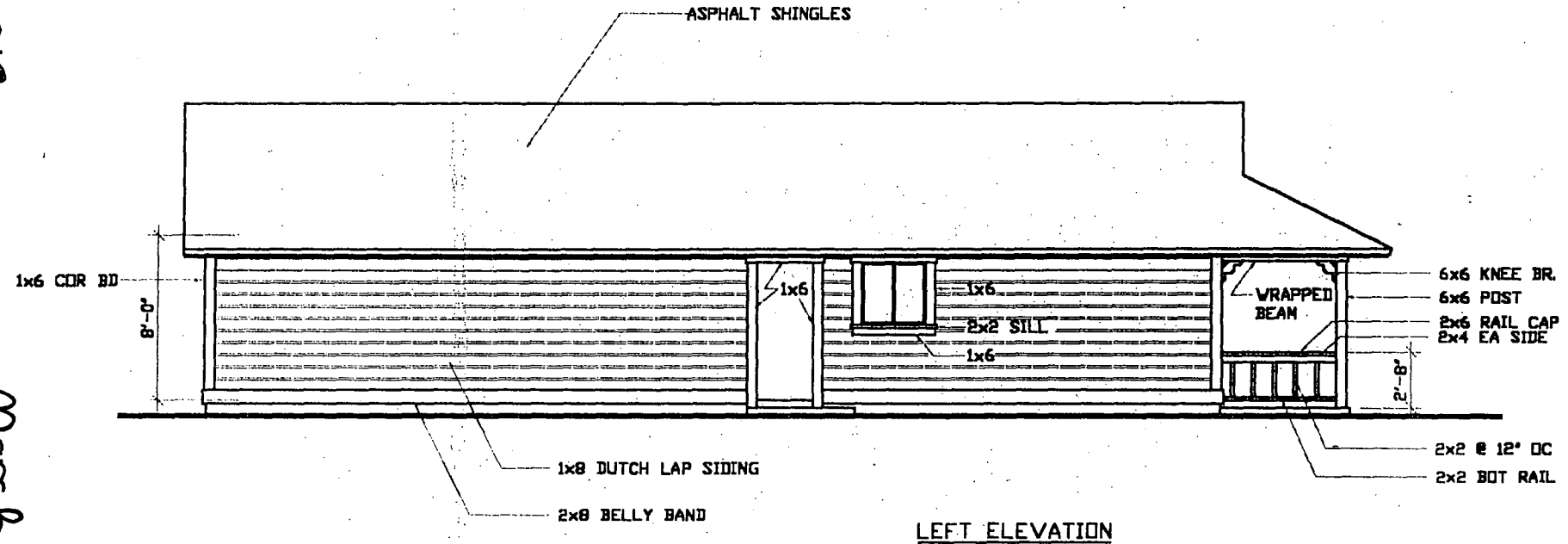
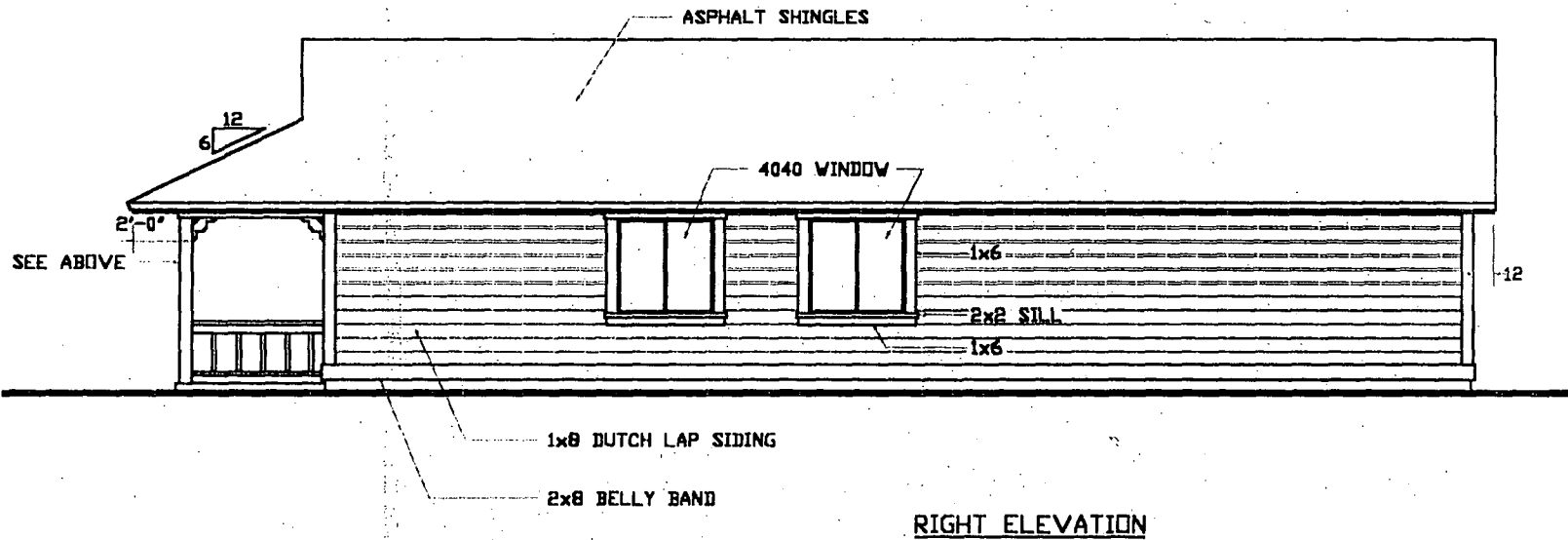


EXHIBIT F



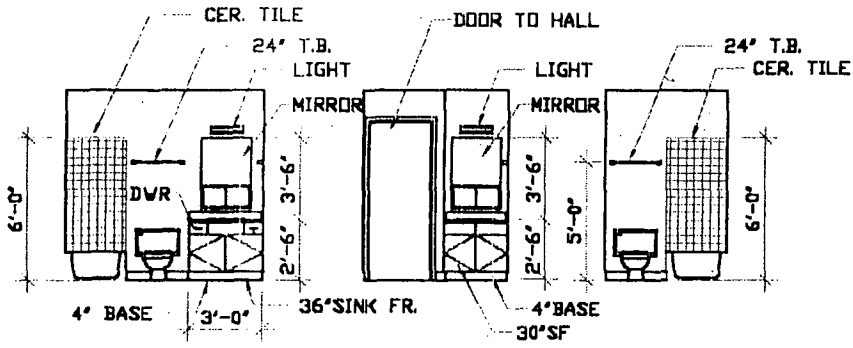
#1

HABITAT FOR HUMANITY	NO. 00
3303, 05 20th Avenue	
Sacramento, CA	NO. 05
DAK PARK DISTRICT	5

295-010

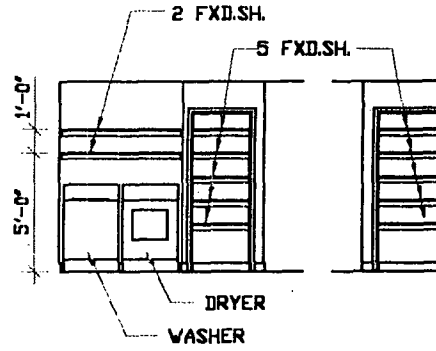
March 7, 1995

#1



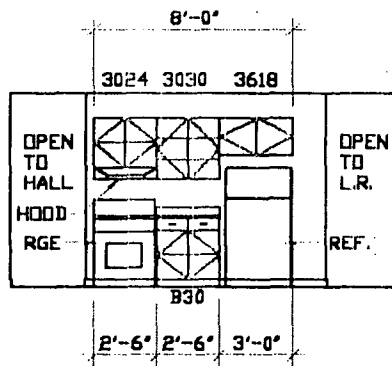
HALL BATH

MASTER BATH



LAUNDRY/PANTRY

LINEN



KITCHEN

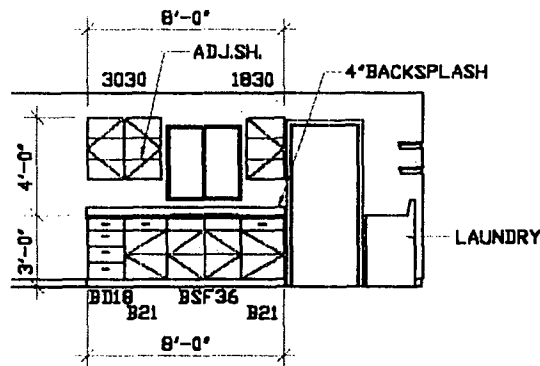


EXHIBIT G

HABITAT FOR HUMANITY 3303, 05 20th Avenue Sacramento, CA	REV
	SHEET NO 6
DAK PARK DISTRICT	

295-010

March 7, 1995

#1

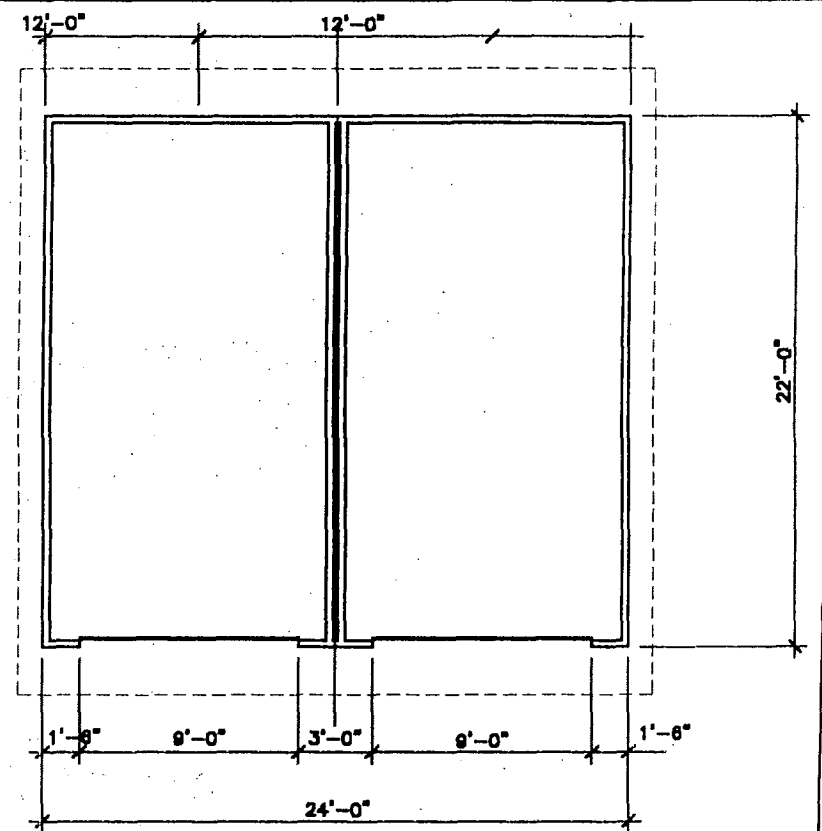
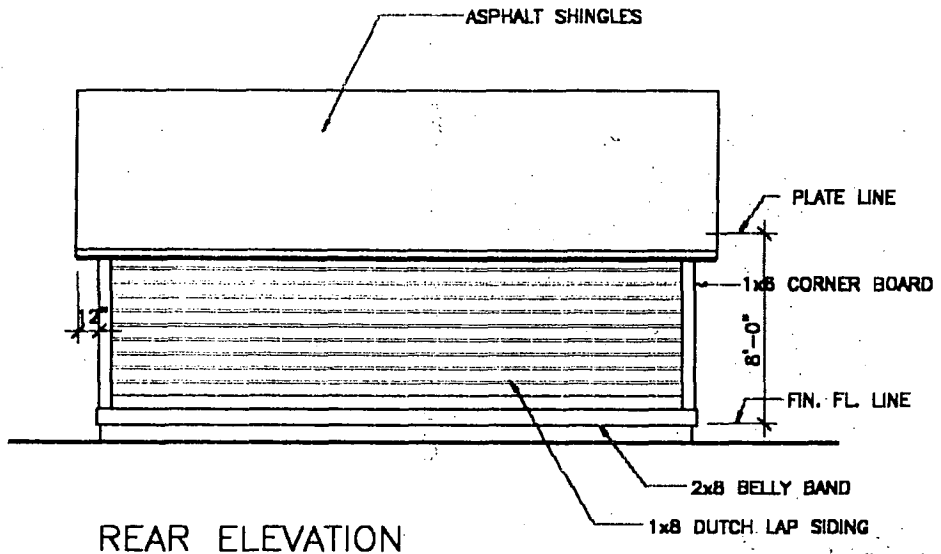
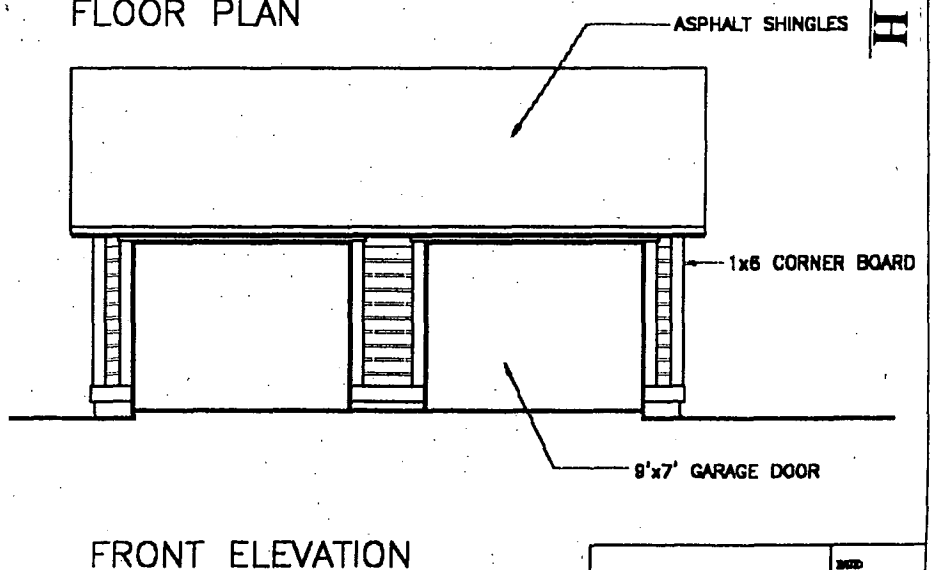
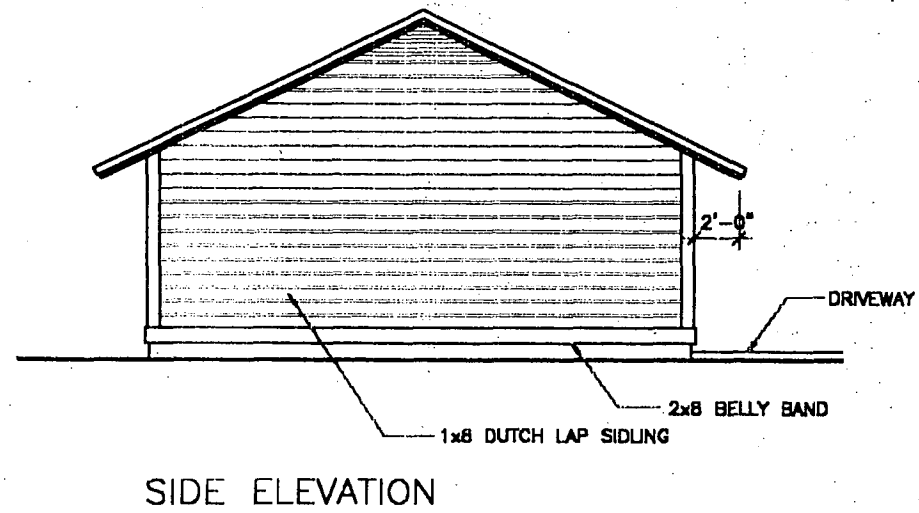


EXHIBIT H



HABITAT FOR HUMANITY 3303, 05 20th Avenue Sacramento, CA	NO.
	SHEET NO.
	7
DAK PARK DISTRICT	