

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 19, 1997, the Zoning Administrator approved with conditions a variance to allow a garage conversion to an existing house for the project known as Z97-118. 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 0.12± developed acres in the Standard Single Family (R-1) zone.

Location: 117 45th Street (D3, Area 1)

Assessor's Parcel Number: 004-0083-021

Applicant: David Boyet
117 45th Street
Sacramento, CA 95819

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 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'	26'	26'
South: R-1; Single Family Residence	Side(N.): 5'	5'	5'
East: R-1; Single Family Residence	Side(S.): 5'	5'	5'
West: R-1; Single Family Residence	Rear: 15'	38.5'	38.5'

Property Dimensions: 53 feet x 101 feet
Property Area: 0.12± acres
Square Footage of Buildings:
Existing structures- 1,200 square feet
Existing garage- 253 square feet
Total- 1,453 square feet

Height of Building: Two Story
Exterior Building Materials: Stucco

Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: None

Additional Information: The applicant is requesting to convert an existing single car, 253 square foot garage into a bedroom and stairs to a second floor expanded attic space 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 East Sacramento Improvement 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. Additionally, the applicant submitted a signed letter from all adjacent property owners stating they had no objection to the house addition.

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

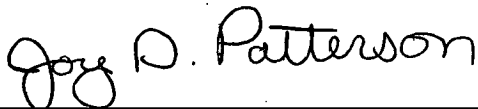
1. There shall be no further expansion of the house or any other structure into the front setback area.
2. The applicant shall obtain all necessary building permits prior to commencing construction.

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 space for one vehicle; 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 which designates the subject site as Low Density Residential (4-15 du/na).

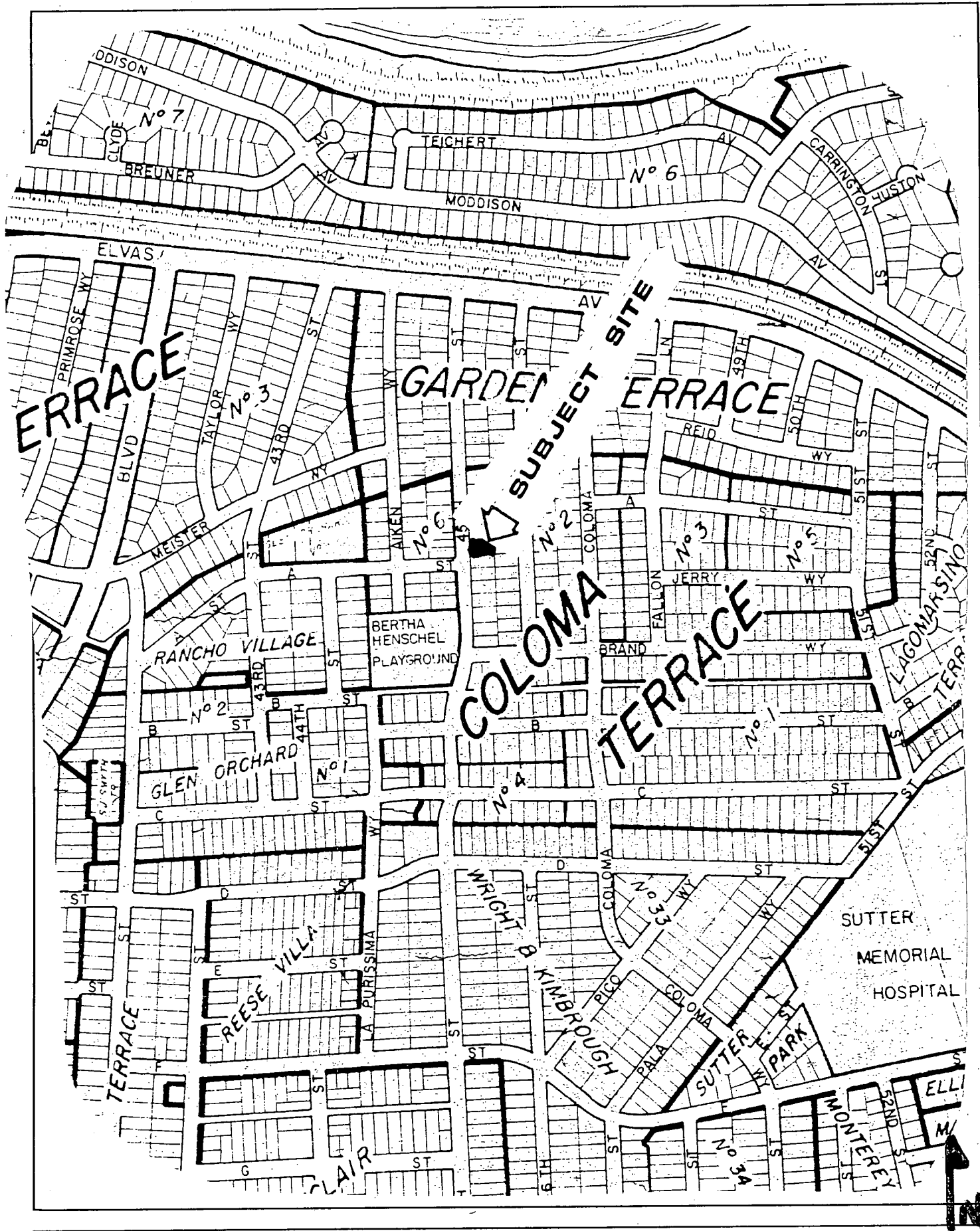


Joy D. Patterson
Zoning Administrator

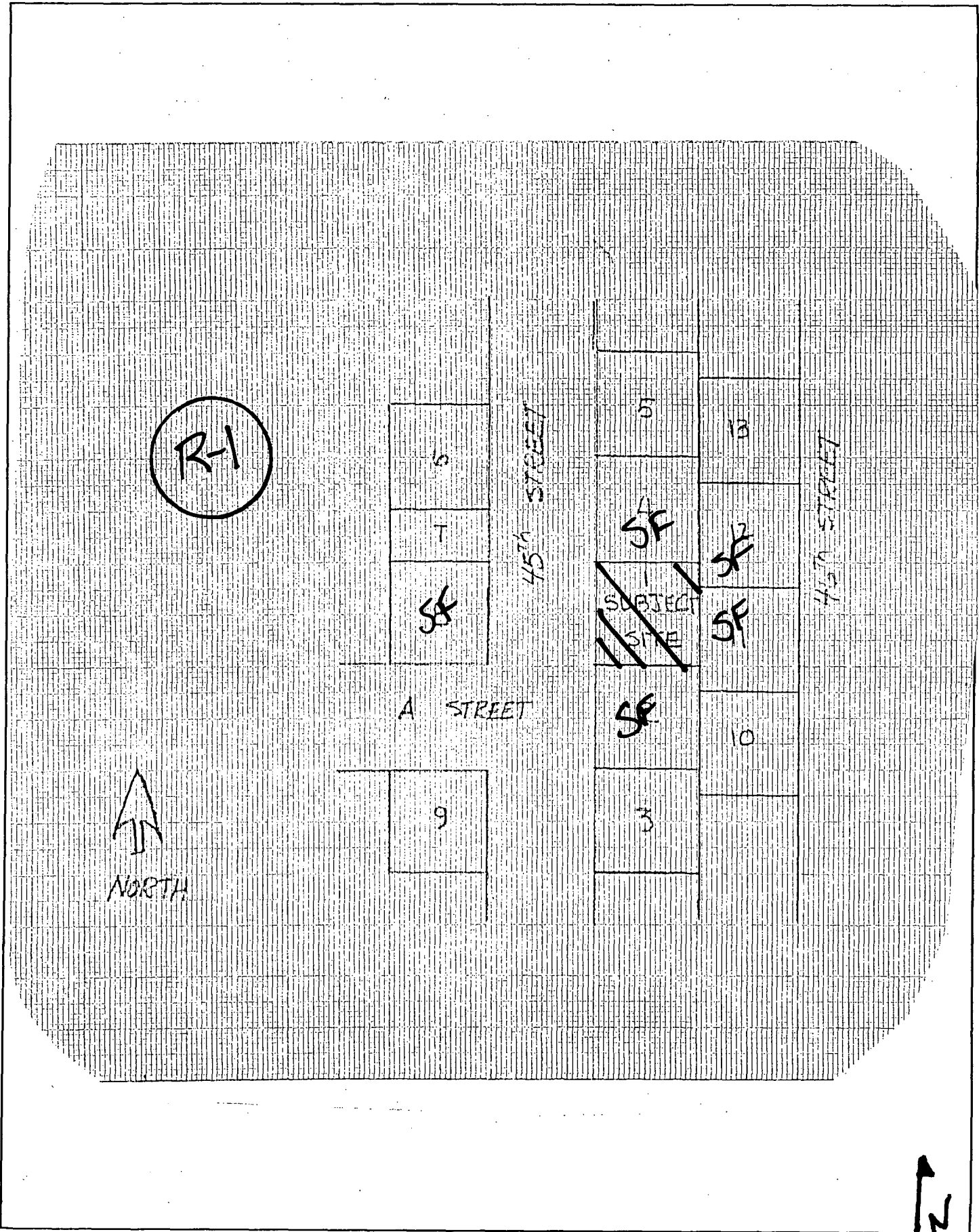
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building 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.

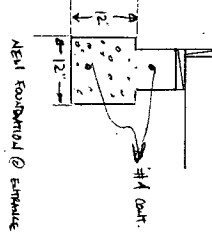
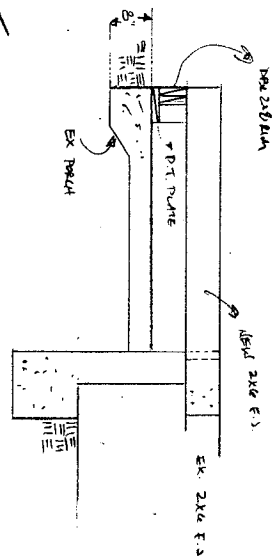
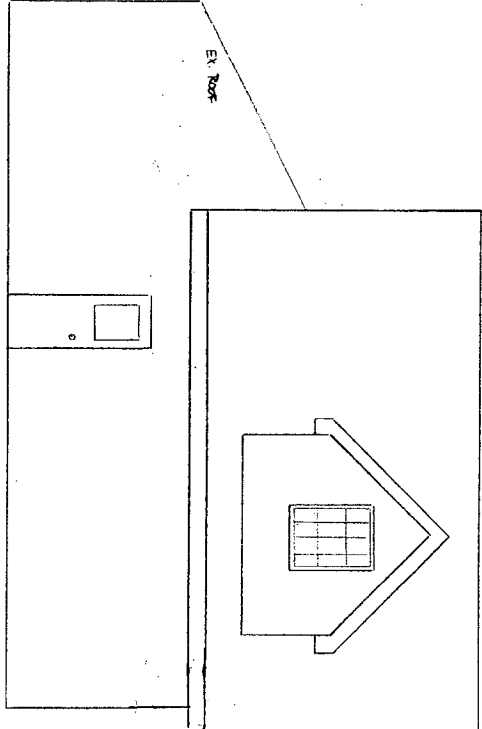
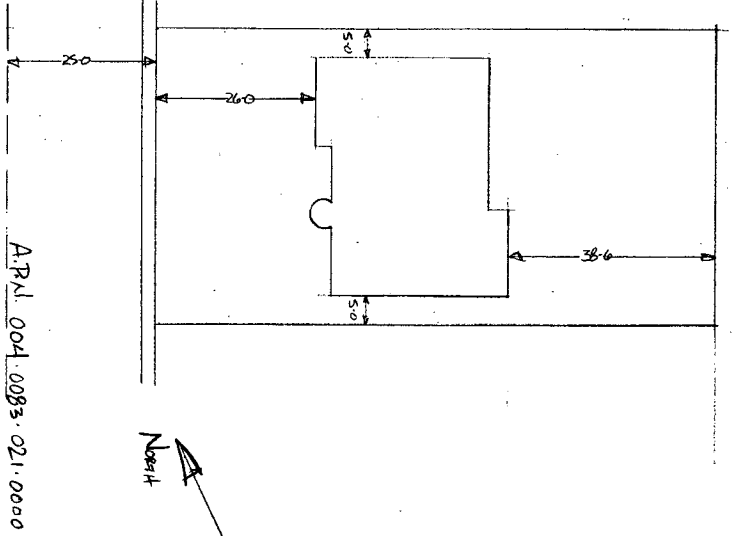
cc: File
Applicant
ZA Log Book



VICINITY MAP

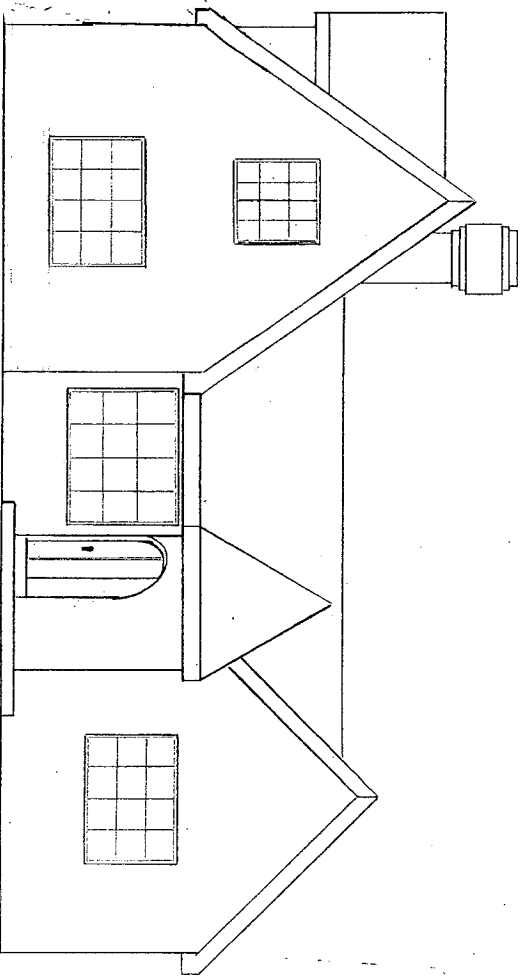


LAND USE & ZONING MAP



NOTES

1. COLLIERIE - 5' x 6' 1" -
2. REMOVE LUMBER AT 2 BTL. D/S
3. REMOVE INSULATION & EXISTING SPILL LIGNUMENT AT EXISTING CRAWLER (REMOVE THE BRACKETS)
4. NEW CRAWLER W/INS TO BE SIZED AND INSTALLED
5. NEW STEELWORK - 5/8" # 6 STUDS
6. COLLIERIE HELD TO STUDS @ 16" ON CENTER
7. ROOF - CONSTRUCTION ANALYSIS
8. REMOVE EXISTING RAFTER LIGHT NEW 125 AMP PANEL @ EX. LOCATION
9. NEW REINFORCEMENT LUMBER AS SHOWN
10. REMOVE EX. H.V.A.C. UNIT UNLESS UNIT HAS NEW PANEL READ



811 - 26 Z EXHIBIT A

BOYER REMODEL
117 45TH ST. SACRAMENTO CA 95819
DESIGN BY BOB MCKEEL 8-1-97

