

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 11, 1996, the Zoning Administrator approved with conditions a variance to allow an enclosed porch addition to an existing house for the project known as Z96-147. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 7.8 feet for a 279 square foot enclosed patio addition to a single family residence on 0.17± developed acres in the Standard Single Family, Executive Airport Overlay-4 (R-1){EA-4} zone.

Location: 2343 Glen Ellen Circle (D8; Area 2)

Assessor's Parcel Number: 035-0132-018

Applicant: Catherine and Richard Watson **Property** Same as Applicant
4618 Pederson Way **Owner:**
Carmichael, CA 95608

General Plan Designation: Low Density Residential (4-15 du/na)

Executive Airport

Community Plan: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

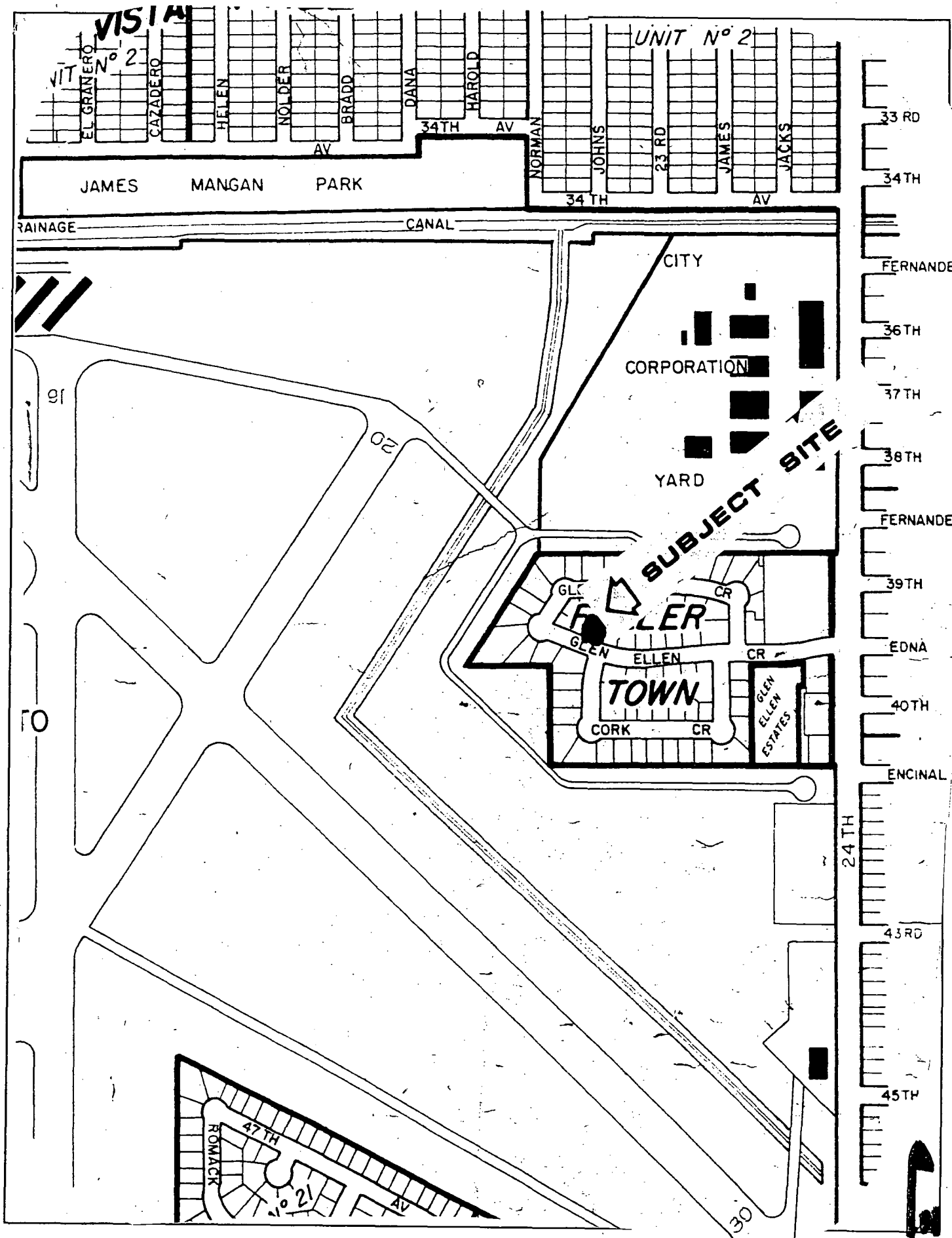
Existing Zoning of Site: Standard Single Family (R-1){EA-4}

Surrounding Land Use and Zoning:		Setbacks	Required	Existing	Proposed
North:	R-1; Single Family Residence	Front:	25'	25'	25'
South:	R-1; Single Family Residence	Side(E.):	5'	5'	5'
East:	R-1; Single Family Residence	Side(W.):	5'	5'	5'
West:	R-1; Single Family Residence	Rear:	15'	17'	7.8'

Property Dimensions: Irregular

Property Area: 0.17± acres

Square Footage of Buildings:	Existing residence/garage-	2,122 square feet
	Proposed porch addition-	279 square feet
	Total-	2,401 square feet



VICINITY MAP