

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 10, 1998, the Zoning Administrator approved with conditions a special permit to expand a non-conforming structure for the project known as Z98-058. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 963 square foot second story addition on a single family residence located on 0.13± developed acres in the Standard Single Family (R-1) zone.

Location: 750 48th Street (D3, Area 1)

Assessor's Parcel Number: 004-0311-009

Applicant: Mark Rowley
1106 N. D Street
Sacramento, CA 95814

Property Owner: Richard Carmassi
750 48th Street
Sacramento, Ca. 95819

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	Side:	5'	2.11'	2.11'
South: R-1; Single Family Residence	Side:	5'	9'	9'
East: R-1; Single Family Residence	Rear:	15'	20'	20'
West: R-1; Single Family Residence	Front:	25'	35'	35'

Property Dimensions: 46' x 100'
Property Area: 0.11± acres
Square Footage of Buildings: Existing House- 1,723 square feet {footprint}

	Addition-	1167 square feet
	Total-	2,890 square feet
Proposed Height of Building:	Two Stories; 22 feet	
Exterior Building Materials:	Stucco	
Roof Materials:	Shingles (same as existing)	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A-G

Previous Files: None

Additional Information: The applicant is requesting to add a 1167 square foot second story addition to an existing residence that will maintain the nonconforming side yard setback upwards for the second floor. The addition will include a two bedrooms, a den and a bathroom. The only window's for the second floor along the south side of the property. Presently there is an existing two foot eleven inch side yard setback on the north side. The City Building official indicated that the north side will have to be fire rated and no windows are allowed on the north side of the new addition. The Zoning Ordinance requires five feet. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure. The lot is substandard in width.

The project has been noticed and staff has not received any calls. The applicant indicated that they spoke with the affected property owner to the north about the proposed project and they had no objections.

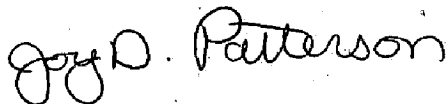
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the house into the side yard setback area.
2. Size and location of the addition shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The exterior walls less than three feet from the north property line shall not have an opening and be one hour fire resistive construction per table 5A.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed house expansion will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed house expansion is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate yard area; and
 - c. 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).

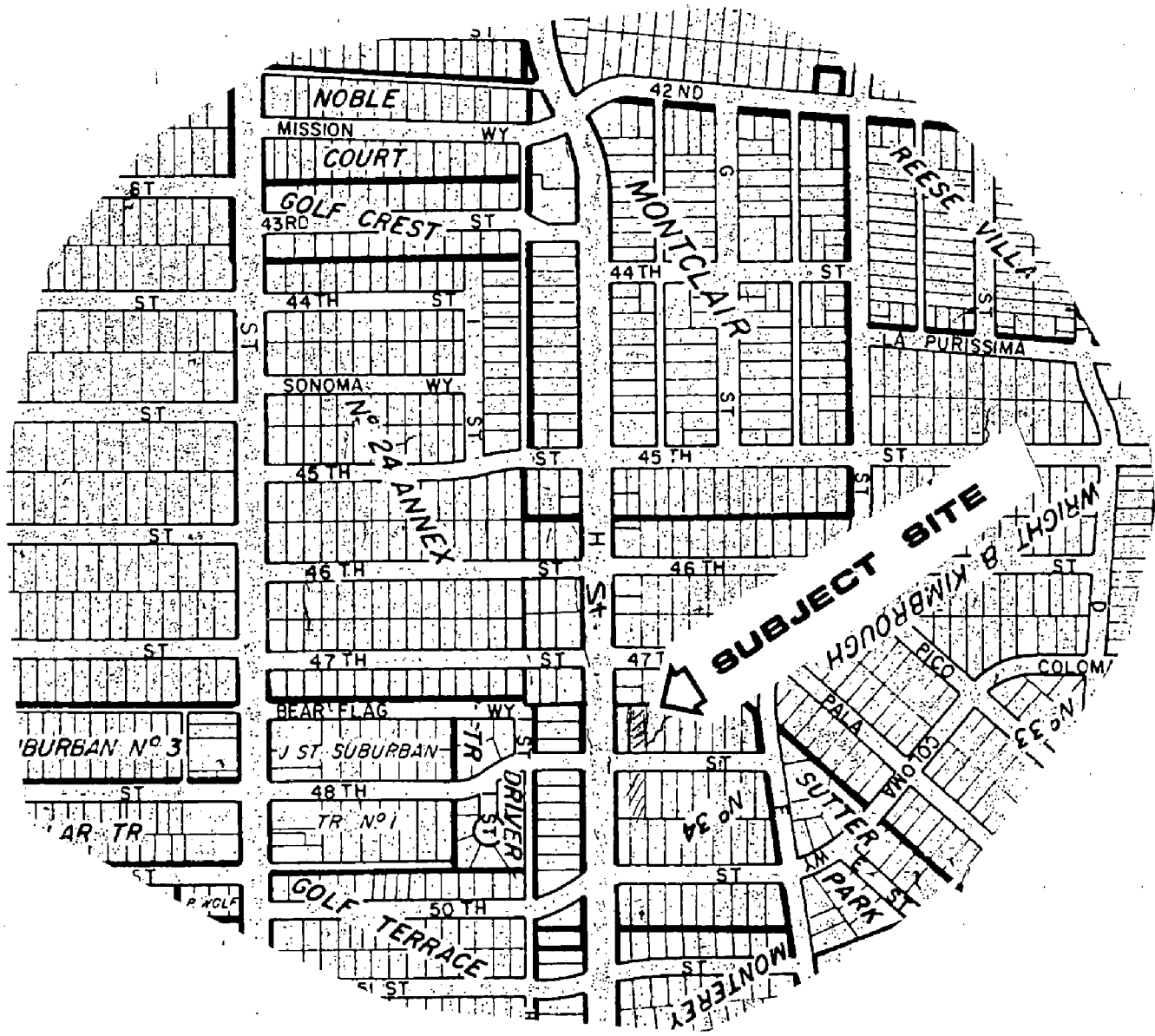


Joy D. Patterson
Zoning Administrator

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.

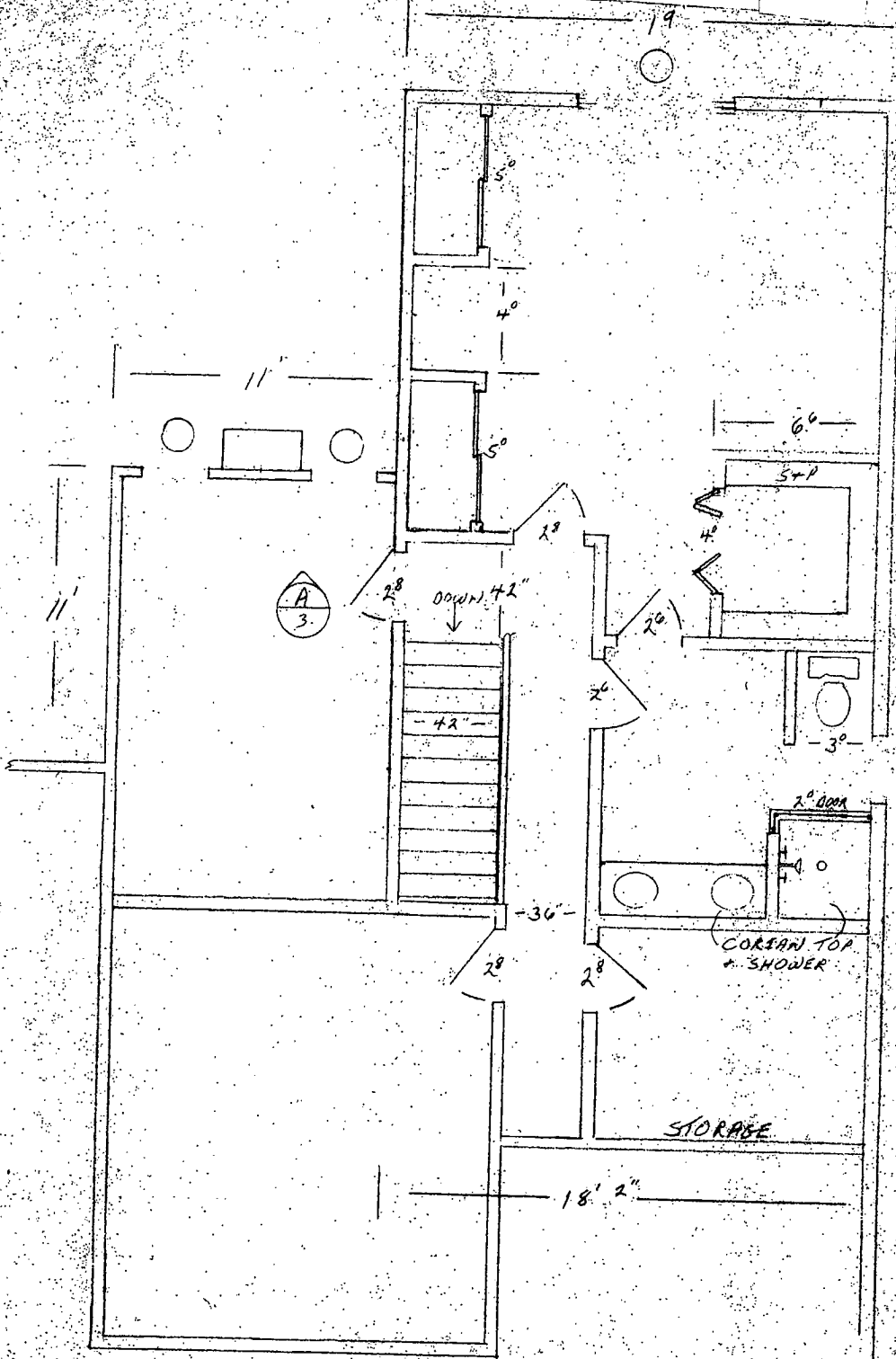
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



VICINITY MAP

EXHIBIT - A - G



CARMASSI HOUSE
 750 48TH STREET
 SACRAMENTO, CA 95819

NEW WALLS 2ND FLOOR

WALLS REMOVED

NEW 2ND FLOOR

1/4" = 1'

298-058

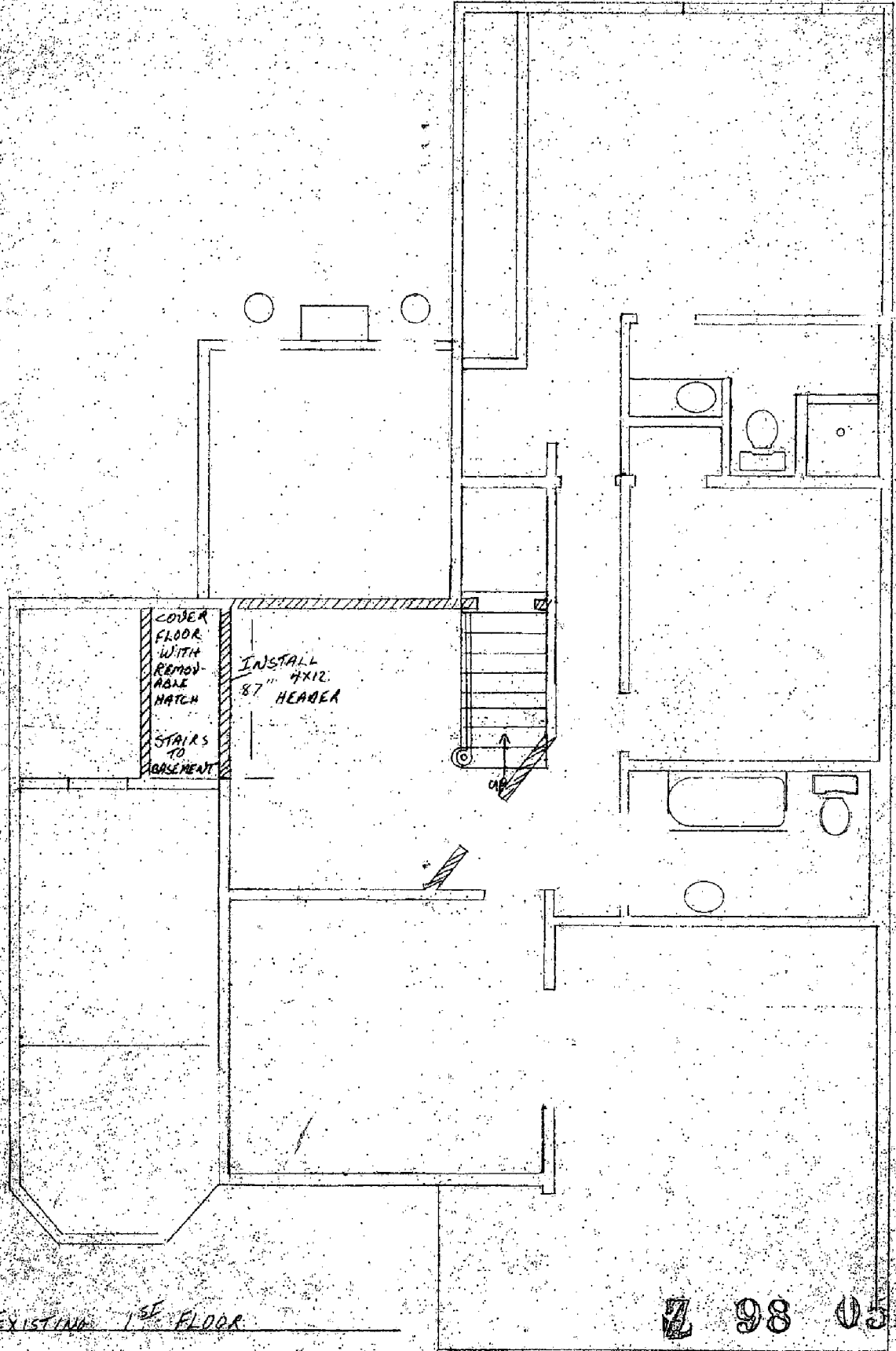
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298 058

2

#5

B

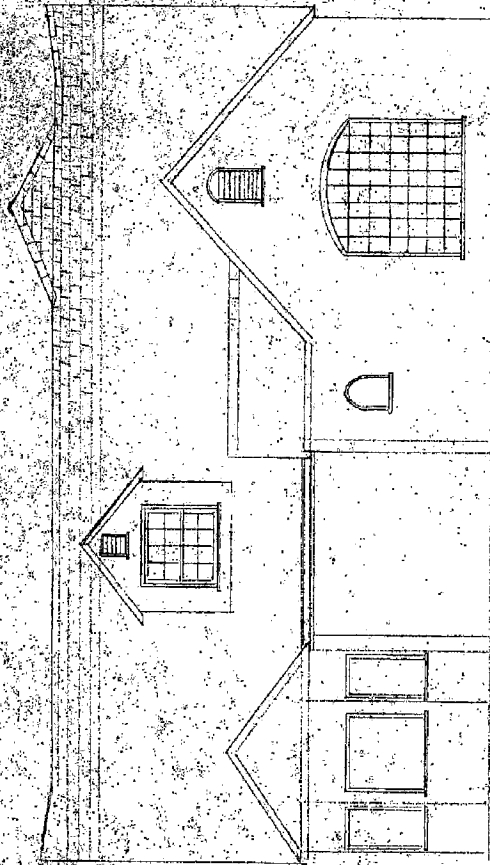


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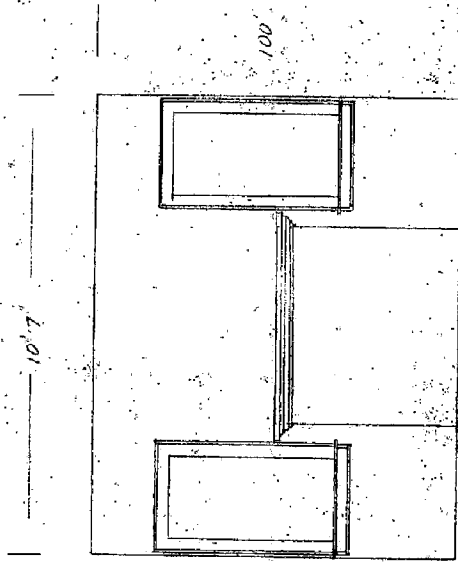
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C

3



EAST ELEVATION



WEST ELEVATION

10'7"

100

4'

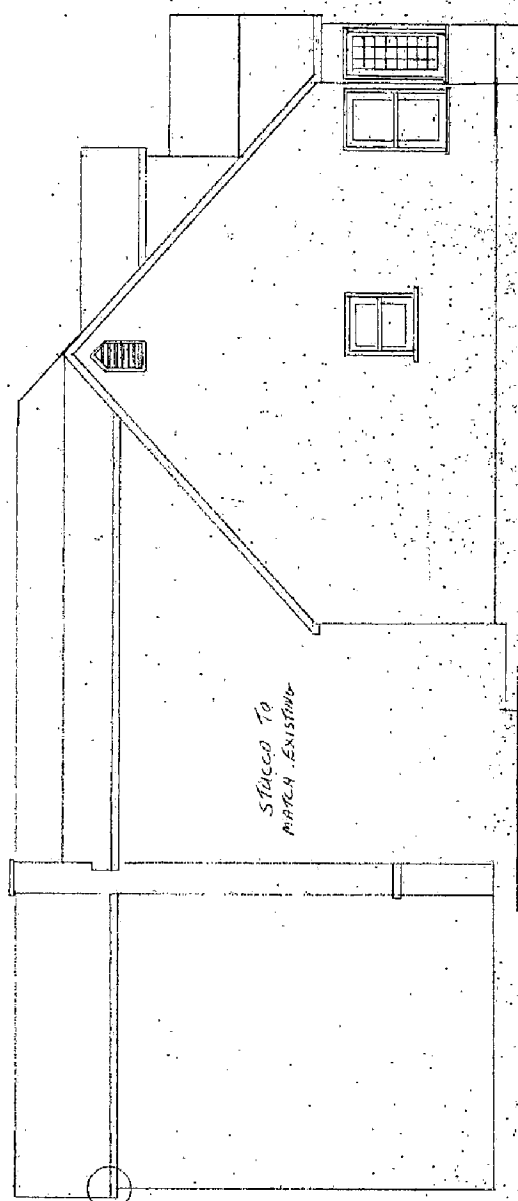
1/2" = 1'

1/2" = 1'

850-962

6/10/98

#5 98-058



STUCCO TO MATCH EXISTING

SOUTH ELEVATION 4'-1"

ALL EXTERIOR
TABLE DETAILS
TO MATCH EXISTING

1st FLOOR
LEVEL



98

#5

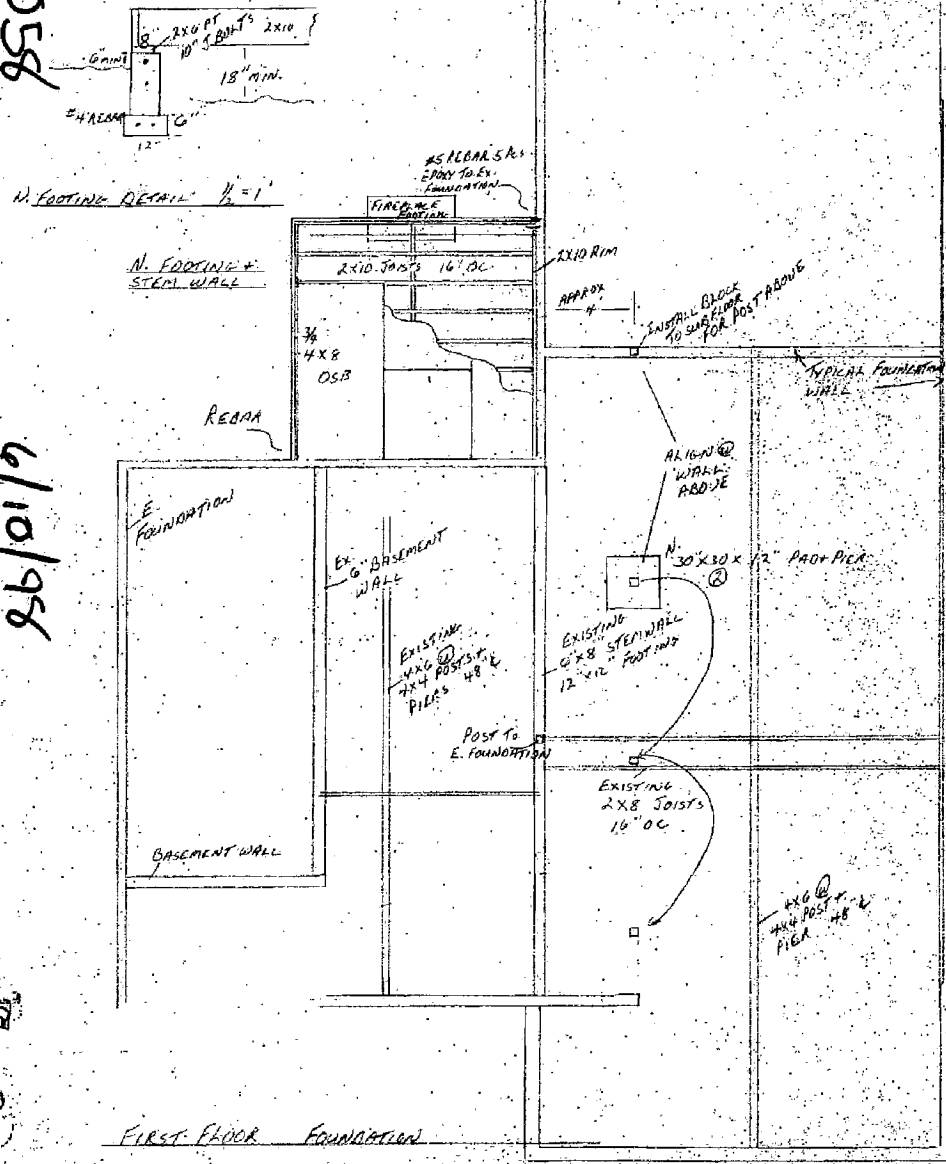
798-058

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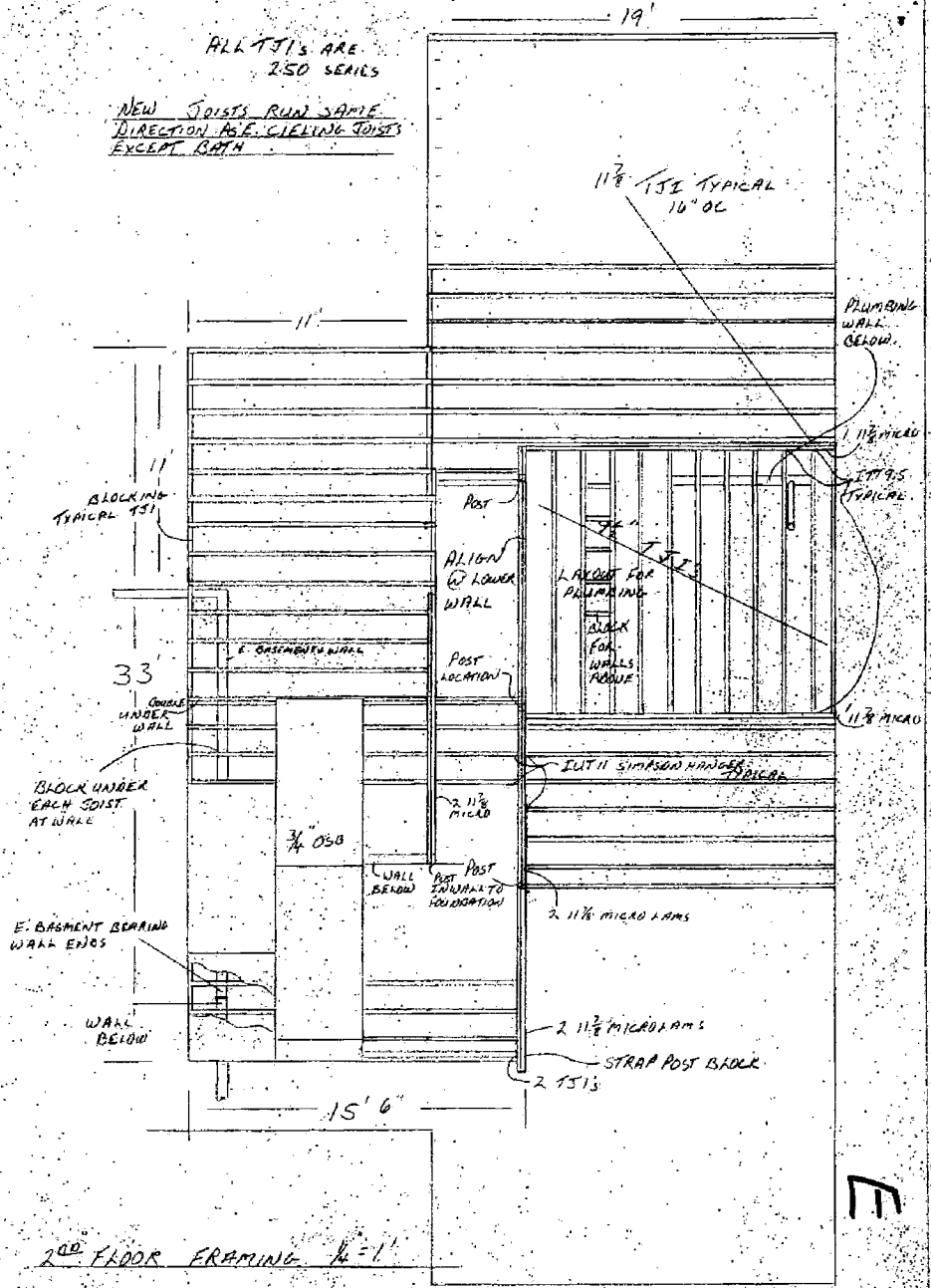
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058



FIRST FLOOR FOUNDATION

ALL TJI'S ARE 250 SEALS
NEW JOISTS RUN SAME DIRECTION AS CEILING JOISTS EXCEPT BATH



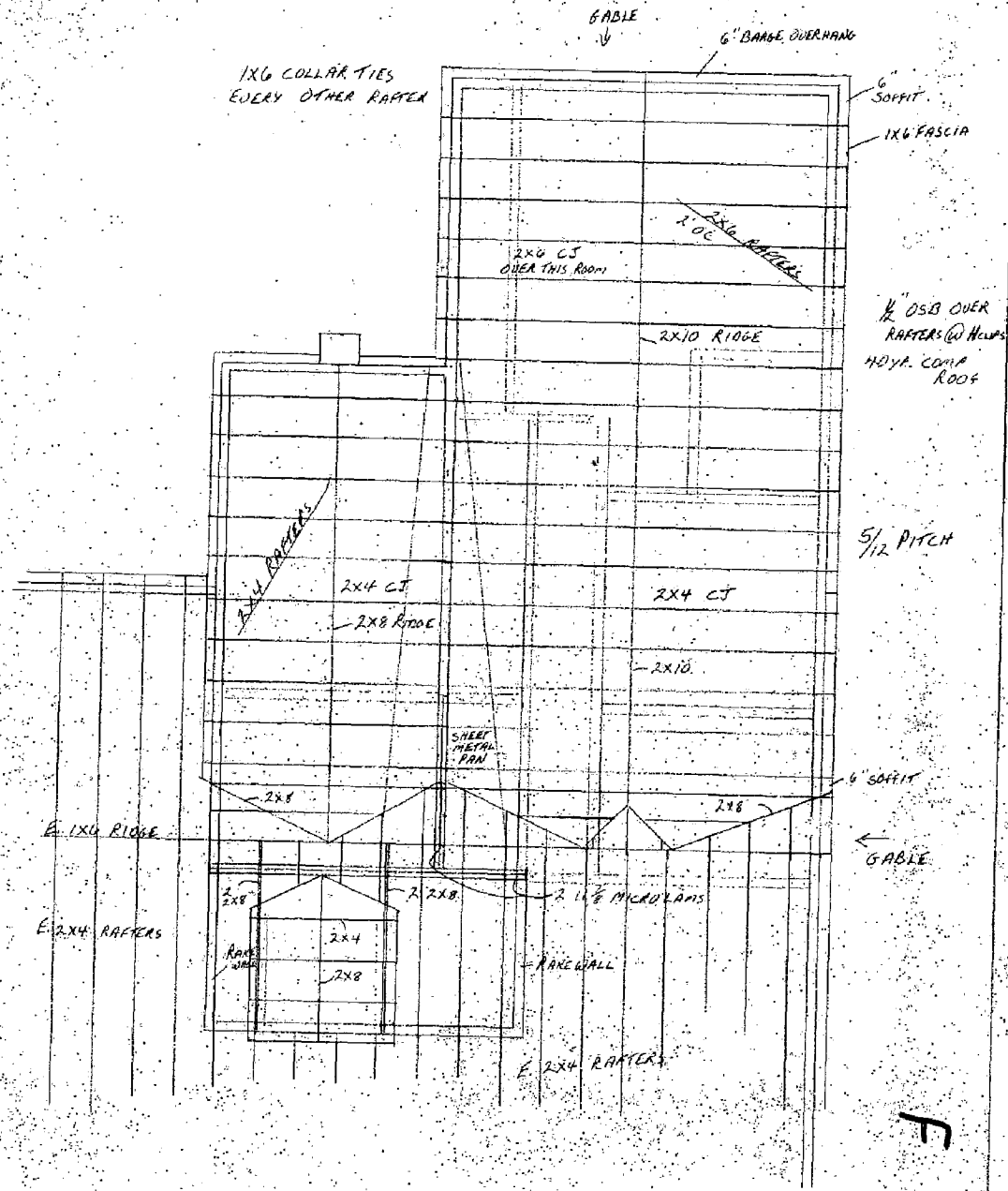
2ND FLOOR FRAMING 1/4"=1'

5

298-058

6/10/98

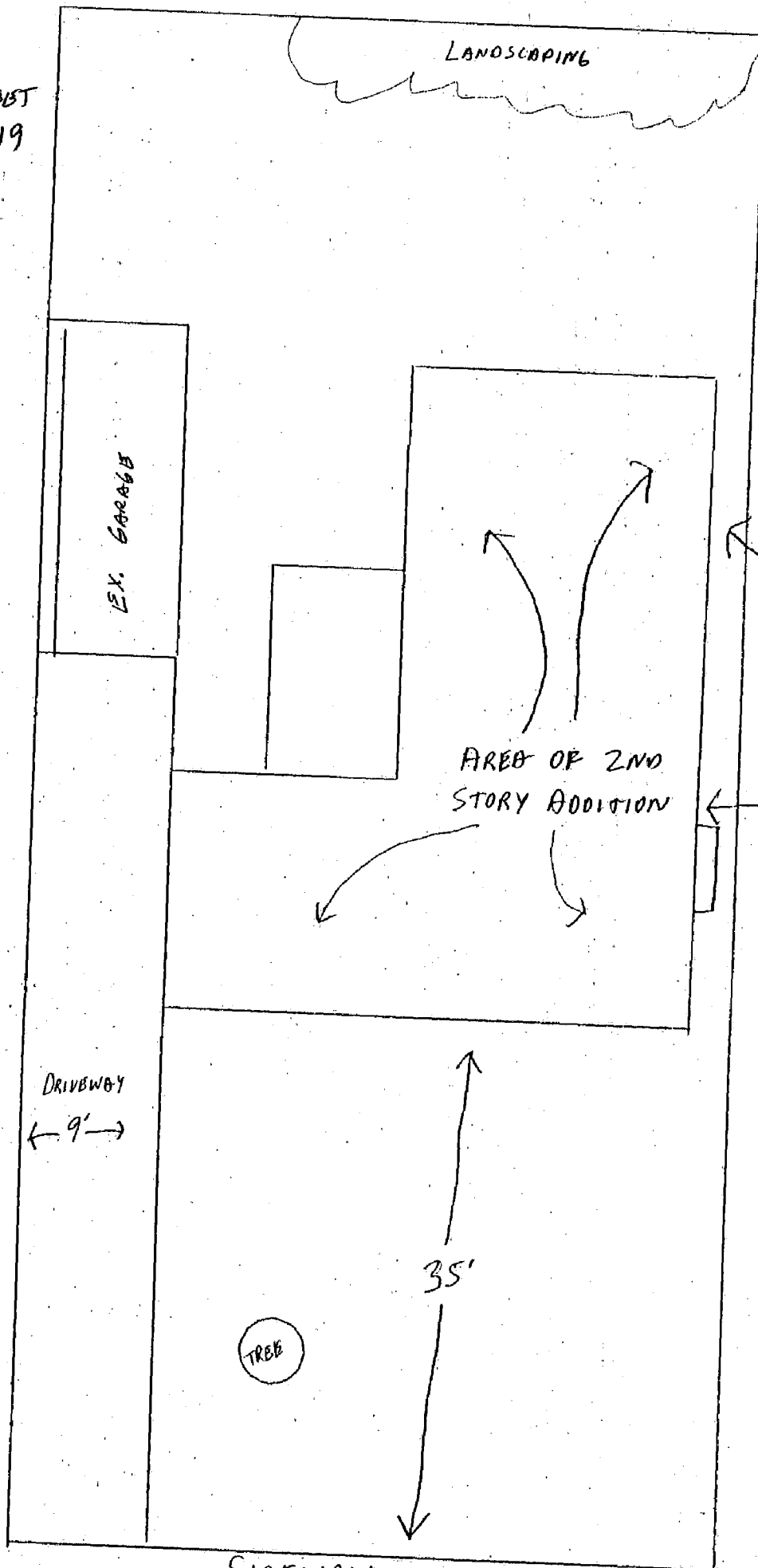
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F

6

SITE PLAN
CARMASSI HOUSE
750 48TH STREET
SACRTO. CA 95819



G

100 FEET

EXISTING SETBACK
2'11"
AREA SUBJECT
TO VARIANCE

EXISTING CHIMNEY

DRIVEWAY

← 9' →

35'

TREE

SIDEWALK

48TH STREET

6/10/98

1/4 FEET

1" = 10'

#5

298-058