

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, October 24, 1995, the Zoning Administrator approved with conditions a special permit to allow expand a single family residence along an existing non-conforming setback for the project known as Z95-090. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 280 square foot addition to a single family home on 0.11± developed acres in the Standard Single Family (R-1) zone.

Location: 3465 V Street

Assessor's Parcel Number: 010-0141-023

Applicant: Laguna Builders (Dave Guillem) 5838 Laguna Trail Way Elk Grove, CA 95758	Property Owner: Robert Husing 3465 V Street Sacramento, CA 95817
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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
North: R-1; Single Family Residence	Front:	25'	18'
South: R-1; High School	Side(E.):	5'	2.5'
East: R-1; Single Family Residence	Side(W.):	5'	10'
West: R-1; Single Family Residence	Rear:	15'	75'

Property Dimensions:	40 feet x 123 feet
Property Area:	0.11± acres
Square Footage of Buildings:	Existing- 750 square feet
	House Addition- 280 square feet
	Total- 1,030 square feet

Z95-090

October 24, 1995

ITEM 1

Height of Building:	Single Story, 17 feet
Exterior Building Materials:	Masonite Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting to expand the existing single story residence by adding a 280 square foot room addition to the rear of the house. The addition will add a family room. The addition will extend the east side of the house along the previously established 2.5 foot side setback. The Zoning Ordinance requires a five foot setback for interior property lines. The Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback. The lot is substandard in width (40 feet wide).

The project has been noticed and staff has not received any calls. The adjacent affected property owners to the east and west have signed a letter in support of the project (see Exhibit E).

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(b)}.

Conditions of Approval

1. There shall be no further expansion of the residence into the side yard setback area.
2. Size and location of the structure shall conform to the plans submitted (unless the Building Division requires changes for building code purposes).
3. 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 existing interior sideyard setback is 2.5 feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety, or welfare nor result

in a nuisance in that:

- a. the proposed addition is compatible with the adjacent residential properties;
 - b. other properties in the area have a 2.5 foot setback;
 - c. the affected property owner to the east and west support the project and;
 - d. 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).

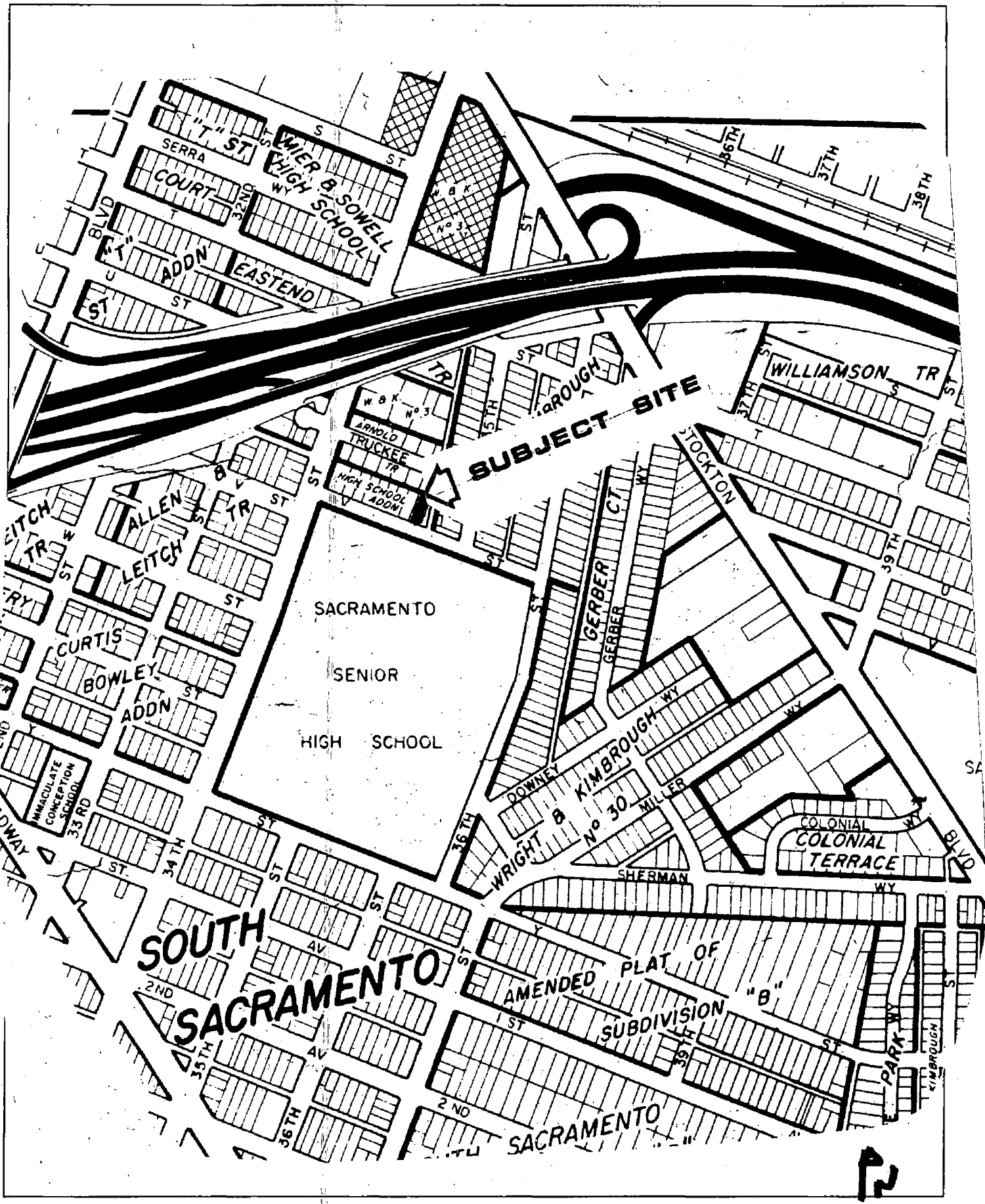
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

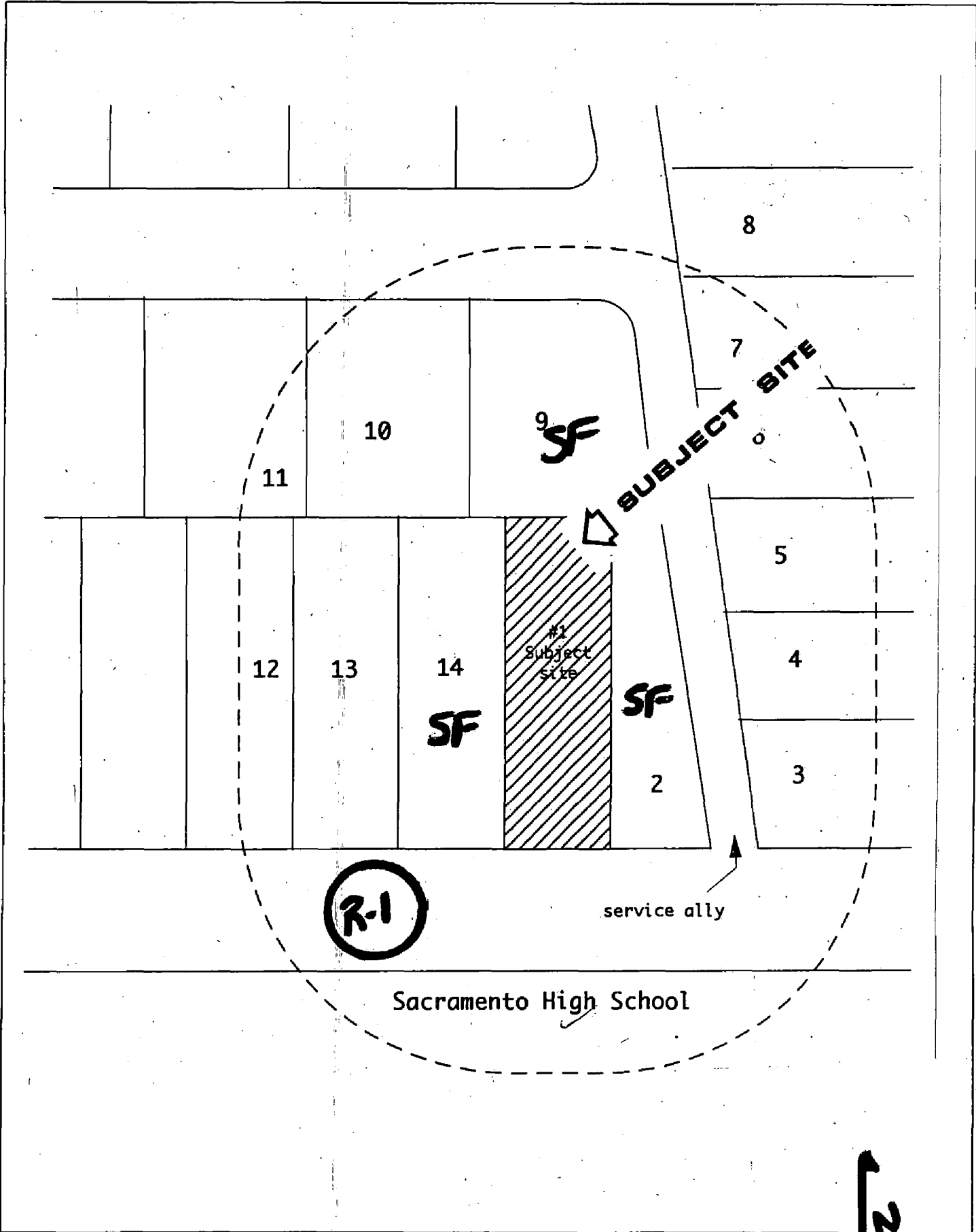
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

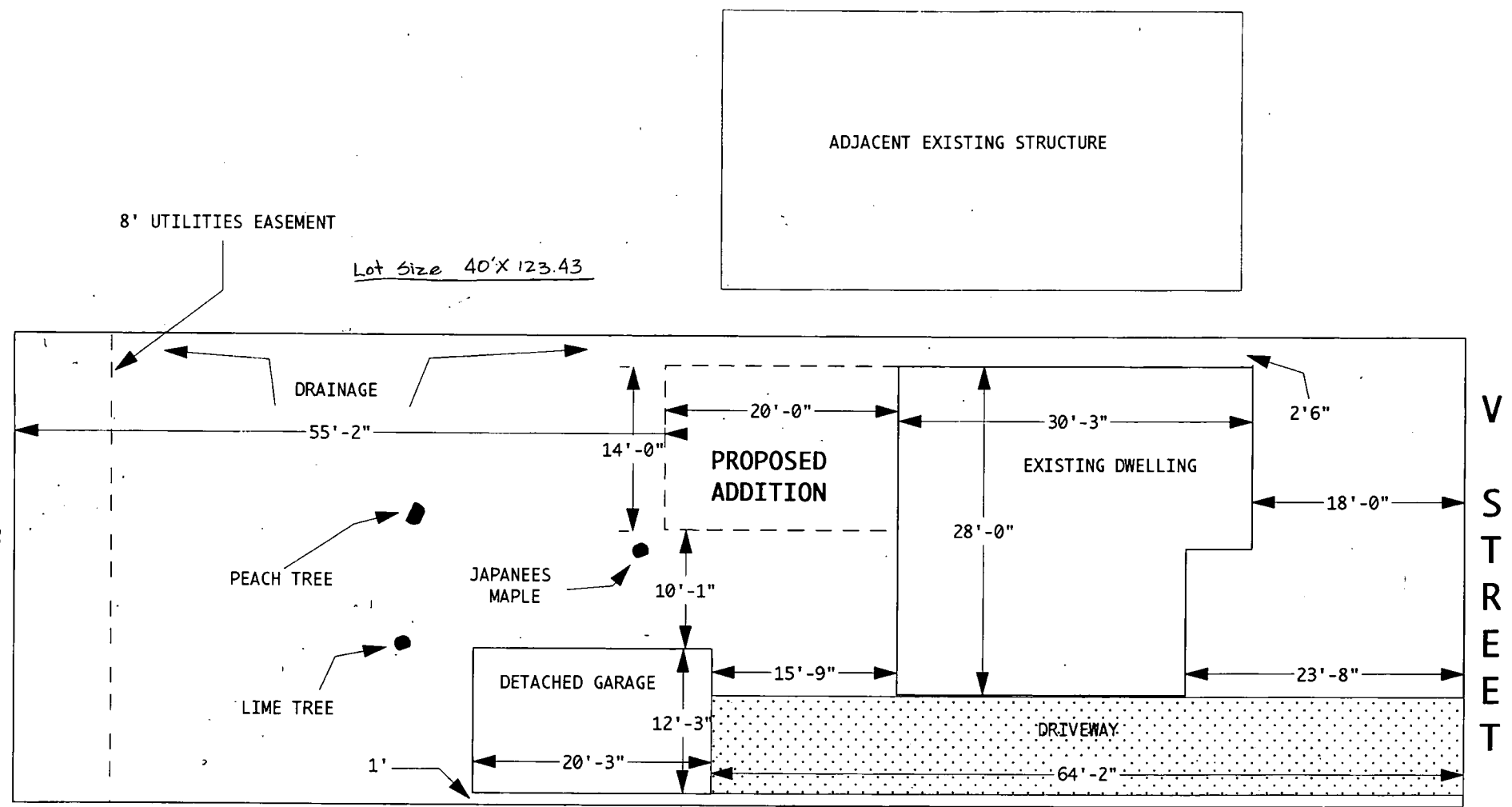


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



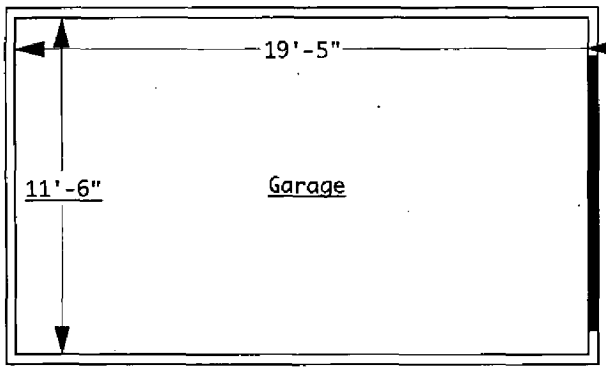
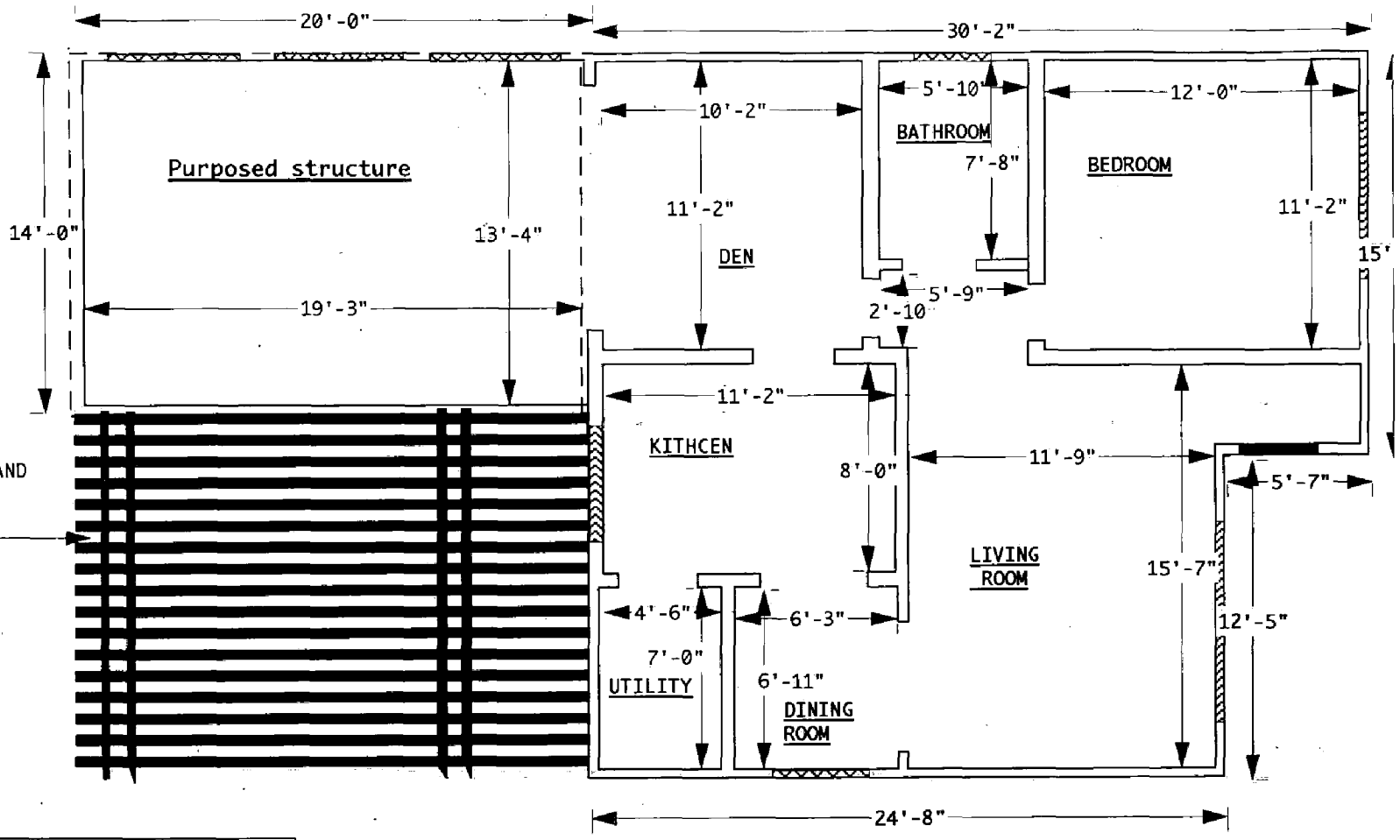
PLOT PLAN

LAGUNA BUILDERS (916) 684-7862 Lic #624024
 5838 Laguna Trail Way, Elk Grove, Ca 95758

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: Dixie Gillem
DATE: Sept. 1 st 1995		REVISED:
Husing Addition		
3465 U. Street, Sacramento, Ca 95817		
Special permit to expand a nonconforming 2.5' sideyard setback for a residential addition.		DRAWING NUMBER:

EXHIBIT B

REDWOOD DECK AND
TRELLIS

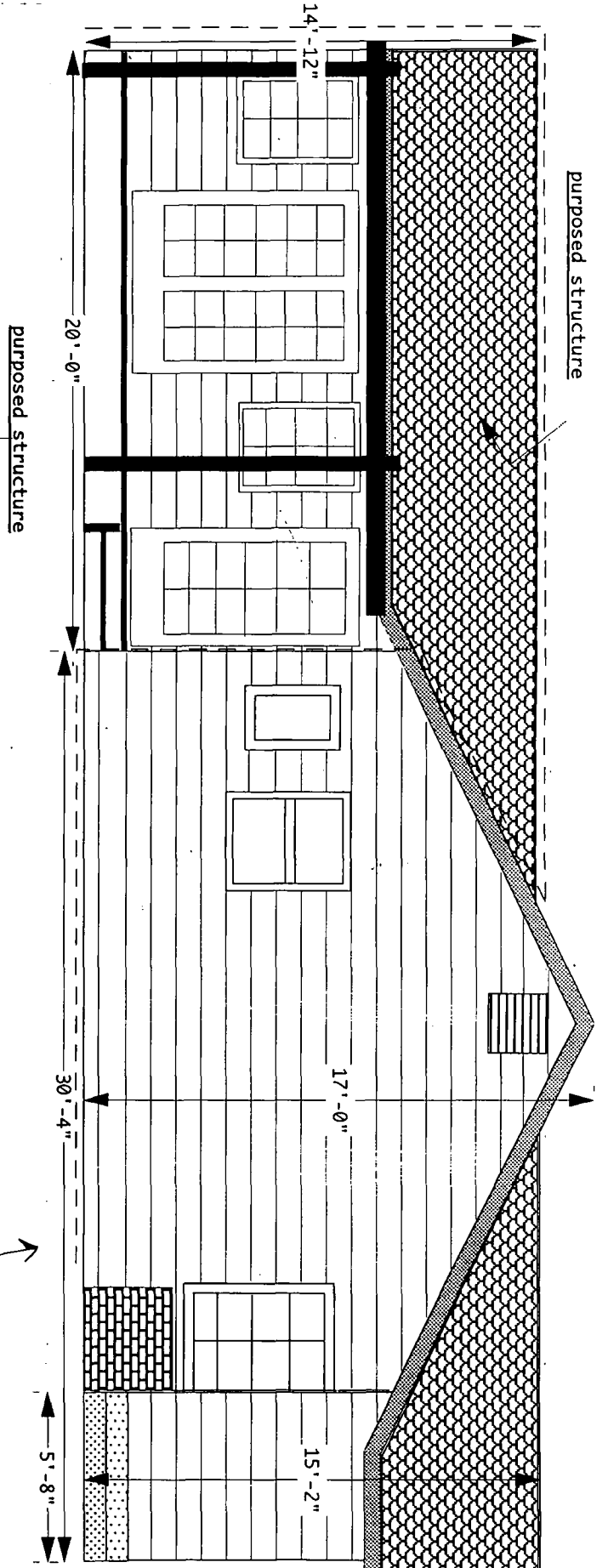


FLOOR PLAN

LAGUNA BUILDERS (916) 684-7862 Lic #624024 5838 Laguna Trail Way, Elk Grove, Ca 95758		APPROVED BY:	DRAWN BY: <i>Dave Gilman</i>
SCALE: 1/4" = 3'	DATE: Sept. 1 st 1985	REVISD:	DRAWING NUMBER:
Housing Addition 3465 U. Street, Sacramento, Ca 95817			
Special permit to expand a nonconforming 2.5' sideyard setback for a residential addition			

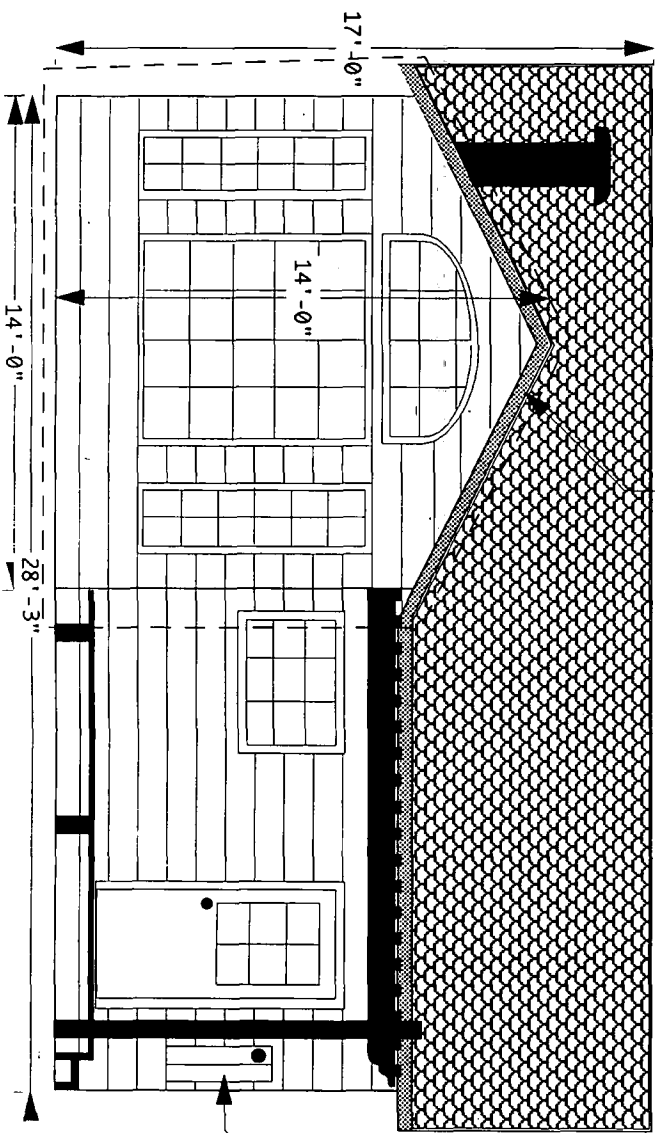
EXHIBIT C

purposed structure



West side elevation

Rear elevation



200 AMP SERVICE

<p>LAGUNA BUILDERS (916) 684-7862 Lic #624024 5838 Laguna Trail Way, Elk Grove, Ca 95758</p>	
<p>SCALE: 1/4" = 1'-0" DATE: 10/24/95</p>	<p>PROJECT: HUSING ADDITION DRAWING NUMBER: 2-3</p>
<p>DESIGNED BY: [Signature] CHECKED BY: [Signature]</p>	<p>DATE: 10/24/95</p>

OCTOBER 24, 1995

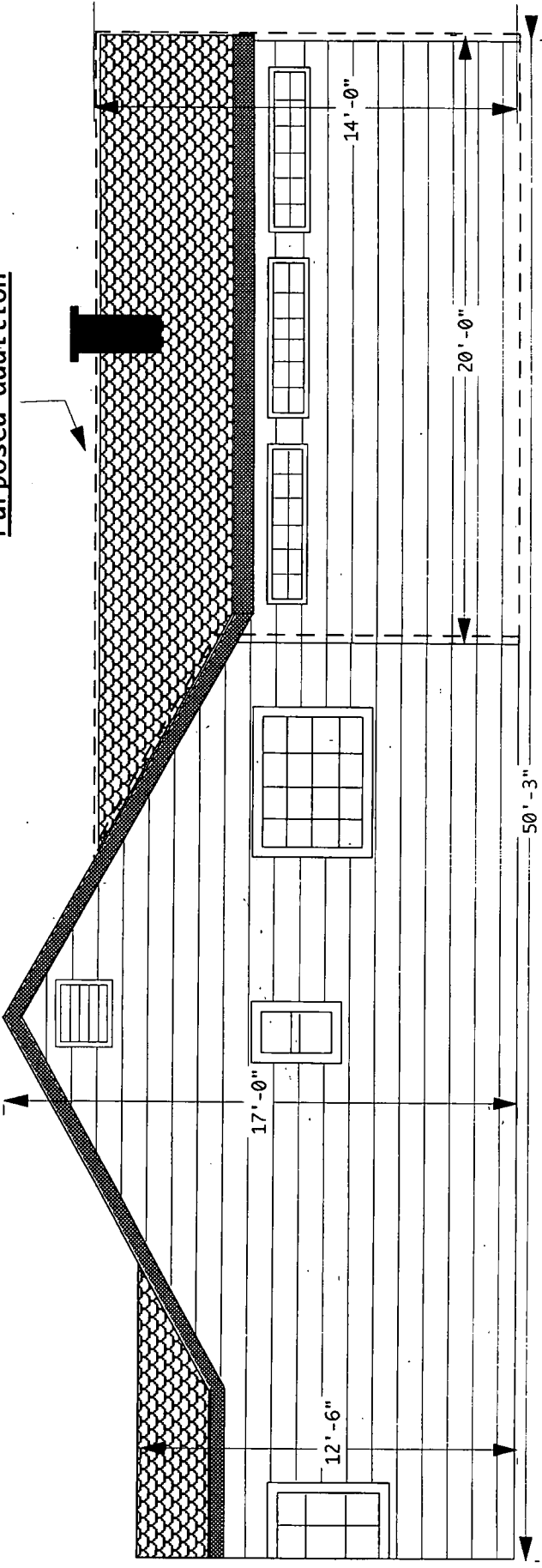
ITEM 1

ITEM 1

OCTOBER 24, 1995

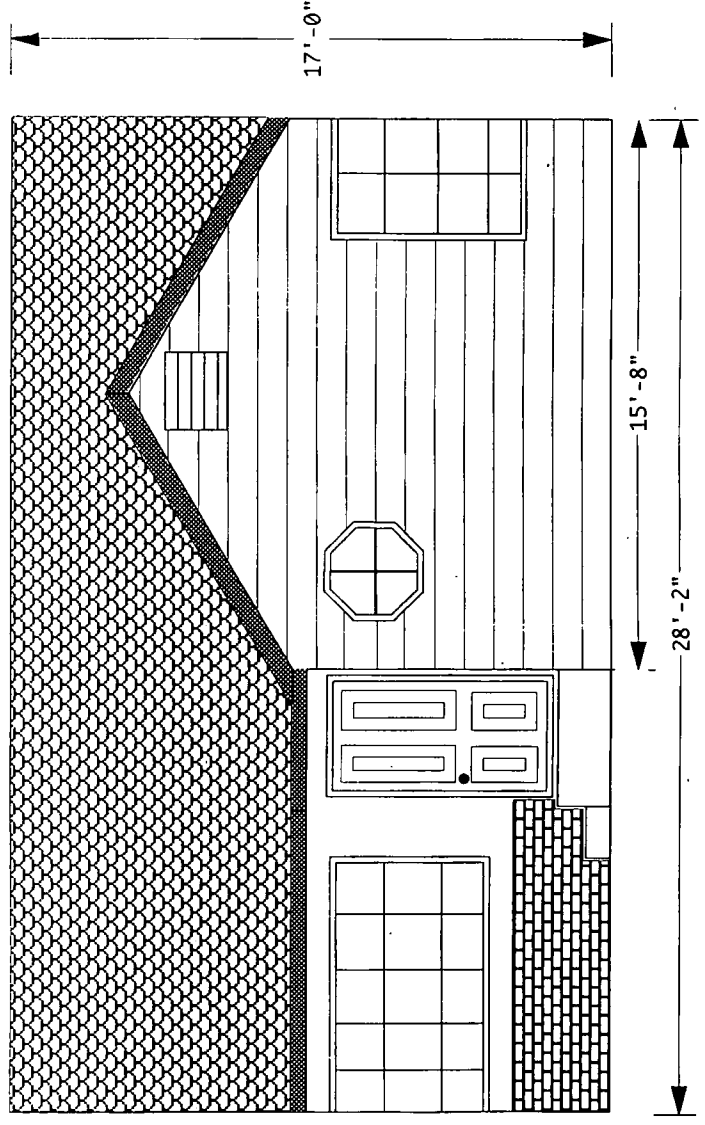
295-090

Purposed addition



East side elevation

Front elevation



LAGUNA BUILDERS (916) 684-7862 Lic #624024
 5838 Laguna Trail Way, Elk Grove, Ca 95758

SCALE: 1/8" = 1'-0"
 DATE: 10/24/95

DESIGNED BY: [Blank]
 DRAWN BY: Dee Gillera
 CHECKED BY: [Blank]

Husino Addition
 3465 U. Street, Sacramento, Ca 95817
 Special permit to expand a nonconforming
 2.5' sideyard setback for a residential addition.

DRAWING NUMBER: [Blank]

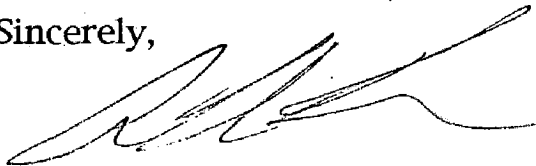
EXHIBIT D

EXHIBIT E

October 9, 1995

I, Anne Marie Fenkner, am aware of the home addition that Bob Husing, my neighbor, is planning. I have reviewed the plans of the purposed structure and do not have any problems or concerns with the construction that will take place at 3465 V. Street, Sacramento, Ca 95817.

Sincerely,



Anne Marie Fenkner
3473 V. Street
Sacramento, Ca 95817
APN 010-0141-022-0000

295-090

OCTOBER 24, 1995

ITEM 1

EXHIBIT E

October 9, 1995

I, Cynthia Jean Willett, am aware of the home addition that Bob Husing, my neighbor, is planning. I have reviewed the plans of the purposed structure and do not have any problems or concerns with the construction that will take place at 3465 V. Street, Sacramento, Ca 95817.

Sincerely,



Cynthia Jean Willett
3457 V. Street
Sacramento, Ca 95817
APN 010-0141-024-0000

295-090

OCTOBER 24, 1995

ITEM 1