

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 11, 1997, the Zoning Administrator approved with conditions variances to allow a room addition to an existing house for the project known as Z97-012. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

- Request: 1. Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 9 feet for a 180 square foot room addition to a single family residence on 0.09± developed acres in the Single Family Alternative (R-1A) zone.
2. Zoning Administrator Variance to increase the allowed lot coverage from 40 percent to 42 percent for the room addition.

Location: 14 Ashley Oaks Court (D2, Area 4)

Assessor's Parcel Number: 265-0274-022

Applicant: Kakavas & Associates (Michael Kakavas)
 986 South Beach Drive
 Sacramento, Ca 95831

Property Owner: Fidel & Ernestina Hernandez
 14 Ashley Oaks Court
 Sacramento, CA 95815

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento
Community Plan: Residential (11-21 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-2B; Vacant	Front:	23'	23'	23'
South: R-1; Single Family Residence	Side(E.):	5'	5'	5'
East: R-1A; Single Family Residence	Side(W.):	5'	5'	5'
West: R-1A; Single Family Residence	Rear:	15'	19'	9'

Z97-012

June 11, 1997

ITEM 2

Property Dimensions:	40 feet x 101 feet
Property Area:	0.09± acres
Square Footage of Buildings:	Existing residence/garage- 1,510.6 square feet Proposed room addition- 180 square feet Total- 1,690.6 square feet
Exterior Building Materials:	Wood Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: P88-267 (Created subdivision with standard single family setbacks)

Additional Information: The applicant is requesting a variance to construct a room addition to an existing 1,511 square foot house. The proposed single story room addition will be ten feet by 18 feet (180 square feet) added to the rear of the house. The room addition will project six feet into the rear yard setback. The addition will also result in a total lot coverage of 1,690.6 square feet or 41.8 percent lot coverage. The Zoning Ordinance requires a 15 foot rear yard setback and maximum lot coverage of 40 percent. The applicant is requesting variances to the requirements. The lot is substandard in width.

The project has been noticed and staff has not received any calls.

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, porch, or any other structure into the rear setback area.
2. Size and location of the building shall conform to the plans submitted.
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 proposed room addition 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 Single Family Alternative (R-1A) 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 rear yard area;
 - b. the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. the lot is substandard in width.
5. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (11-21 du/na) respectively.

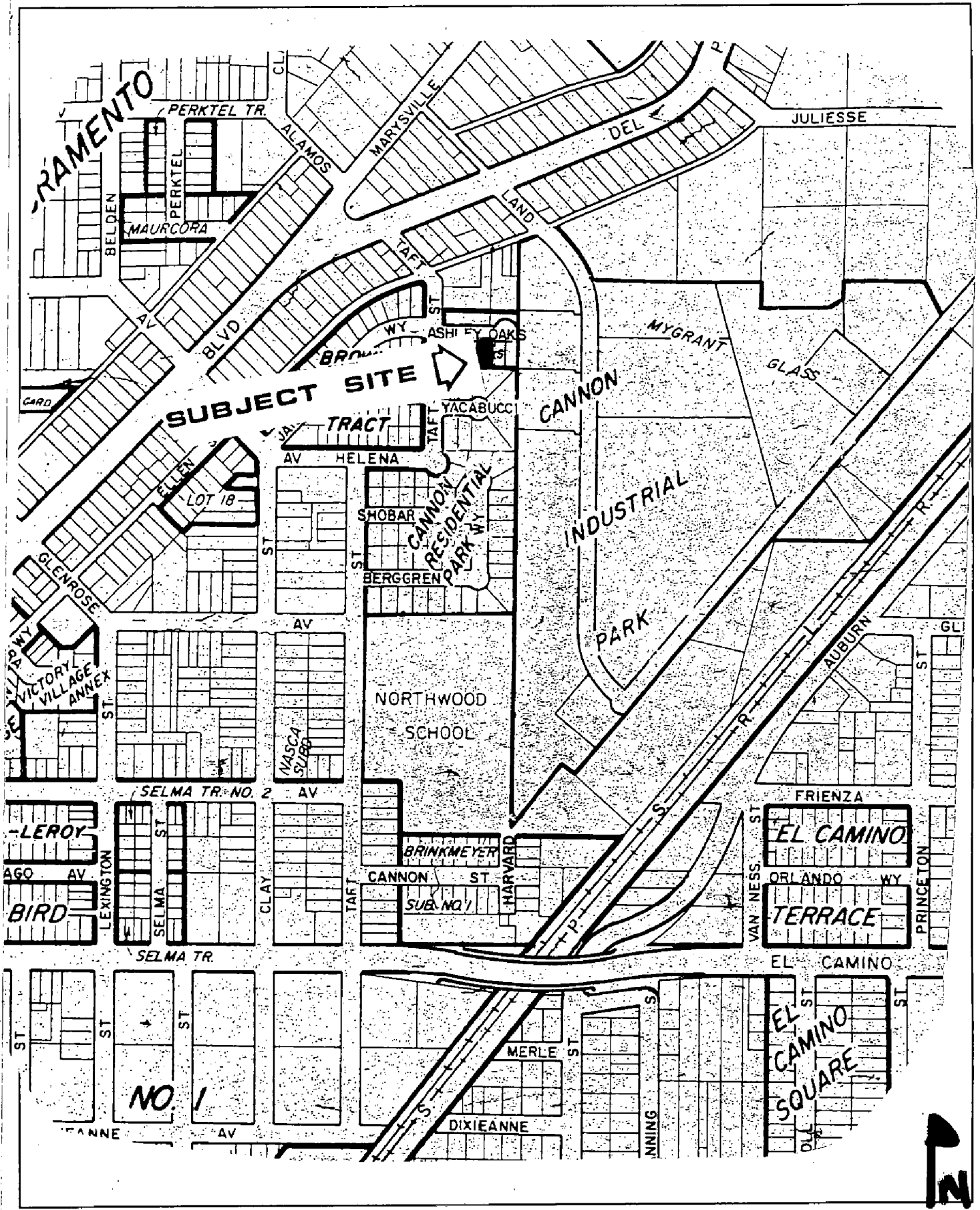


Joy D. Patterson
Zoning Administrator

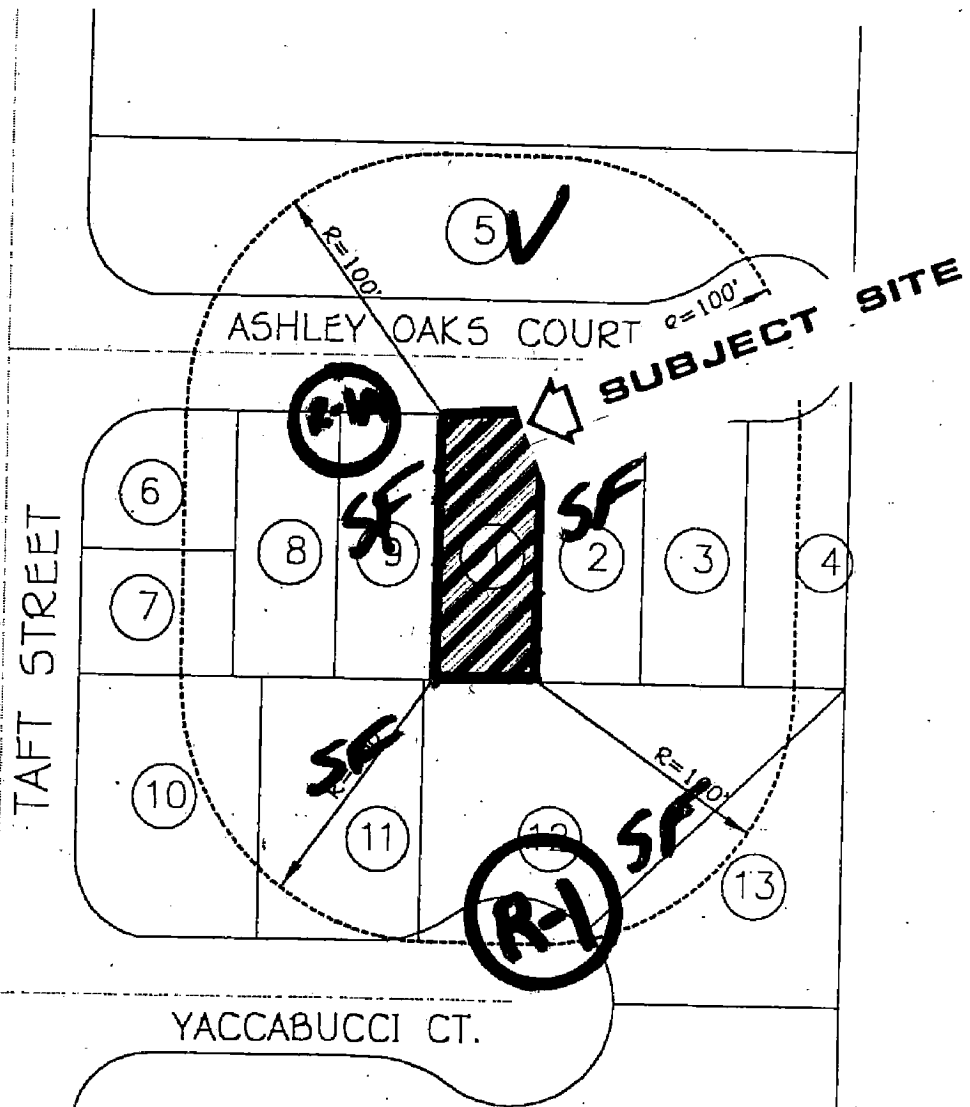
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building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



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APR 03 1997

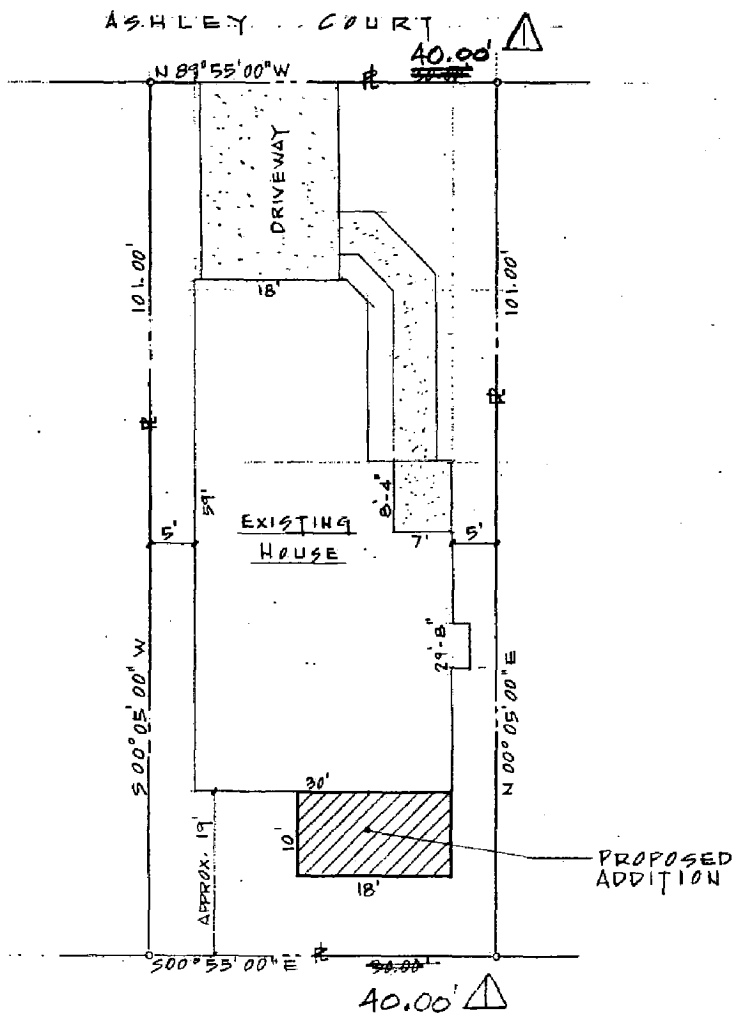
CITY OF SACRAMENTO
CITY ENGINEER'S OFFICE

LAND USE & ZONING MAP

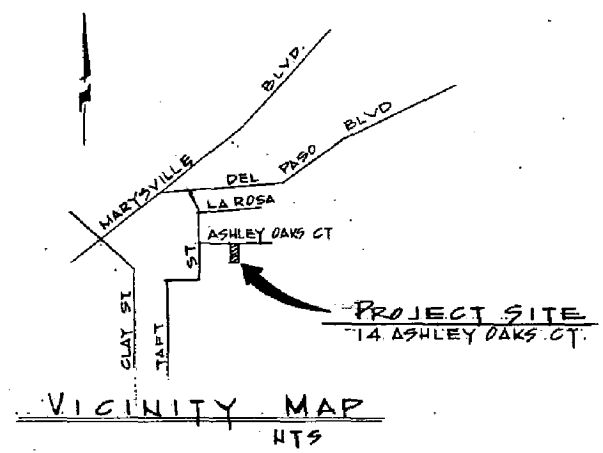
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Plan 2



PLOT PLAN
 LOT 4 - ASHLEY OAKS
 SC: 1" = 10'



VICINITY MAP
 HTS

SHEET INDEX

SHEET	TITLE
1	PLOT PLAN
2	FLOOR PLAN & FOUNDATION PLAN
3	ELEVATIONS & ROOF PLAN
4	ELECTRICAL & MECHANICAL PLAN

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 CITY OF SACRAMENTO
 CITY PLANNING DIVISION

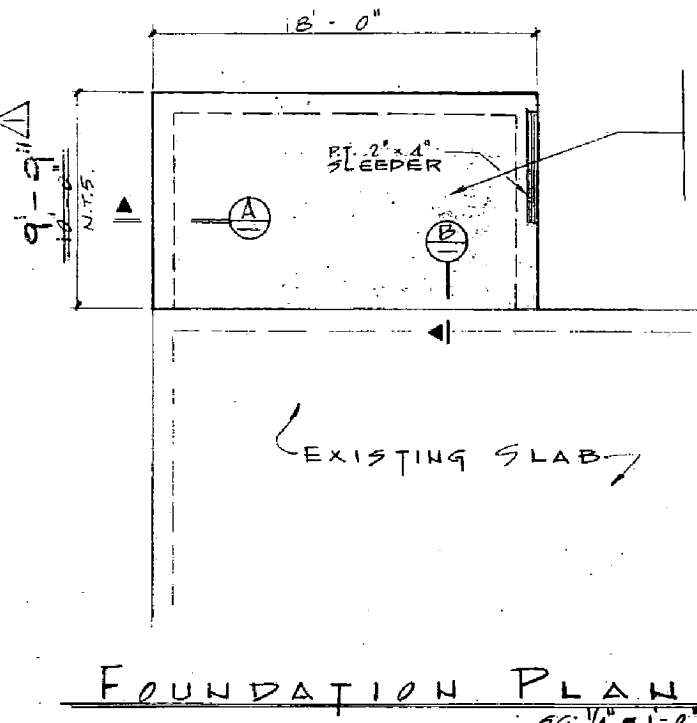
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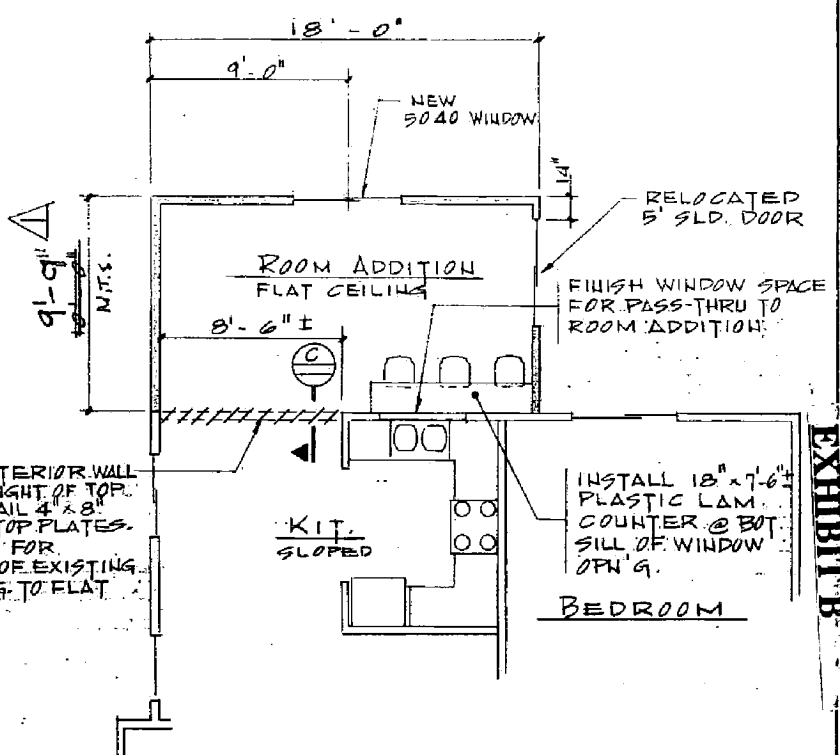
ROOM ADDITION - MR. & MRS. HERNANDEZ - 14 ASHLEY OAKS CT.		
SCALE: 1" = 10'	APPROVED BY: MIKE KAKAVAS	DRAWN BY: KAKAVAS
DATE: FEB. 1997		
KAKAVAS & ASSOCIATES		SHEET 1
		DRAWING NUMBER

3-13-97
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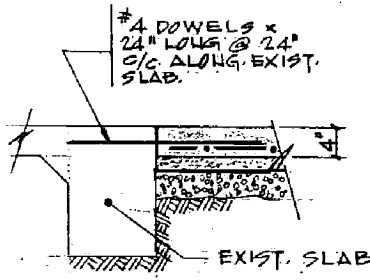
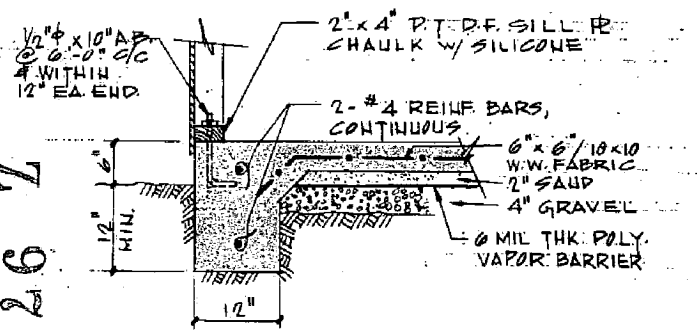
EXHIBIT A



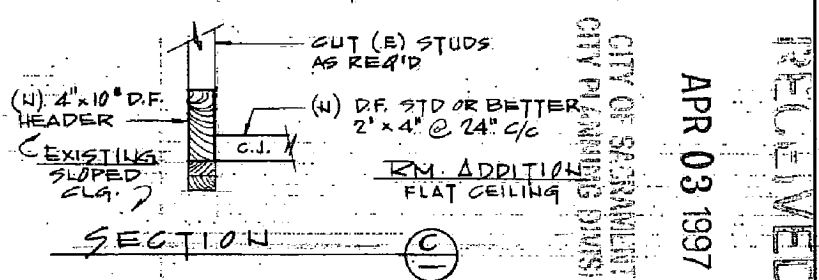
FOUNDATION PLAN
SC: 1/4" = 1'-0"



FLOOR PLAN (PARTIAL)
ROOM ADDITION
SC: 1/4" = 1'-0"



SECTION A
SECTION B
FOOTING DETAILS
SC: 1" = 1'-0"



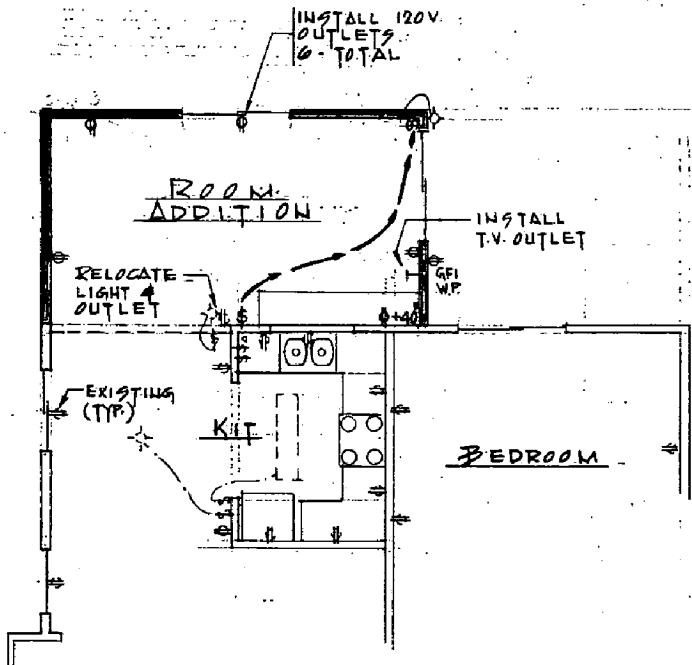
SECTION

ROOM ADDITION MR. & MRS. HERNANDEZ - 14 ASHLEY OAKS CT.		
SCALE: AS SHW	DESIGNED BY: MIKE KAKAVAS	DRAWN BY: J. KAKAVAS
DATE: FEB. 1997		REVISED
KAKAVAS & ASSOCIATES		SHEET ?
		DRAWING NUMBER

3-13-97 REVISION
AREA REDUCTION

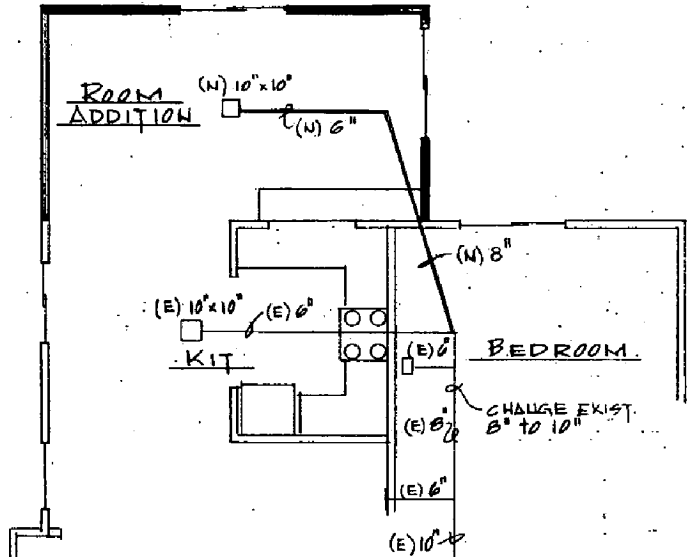
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ELECTRICAL PLAN (PARTIAL)

SC: 1/4" = 1'-0"



MECHANICAL PLAN (PARTIAL)

SC: 1/4" = 1'-0"

Z 97-012

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CITY PLANNING DIVISION

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ROOM ADDITION - MR. & MRS. HERNANDEZ - 14 ASHLEY OAKS CT.		
SCALE: 1/4" = 1'-0"	DRAWN BY: MIKE KAKAS	CHECKED BY: J. KAKAVAS
DATE: FEB. 1997	DRAWING NUMBER:	SHEET 4
KAKAVAS & ASSOCIATES		

EXHIBIT C