

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 10, 1995, the Zoning Administrator approved with conditions, a special permit and a variance to expand a single family residence into the side yard setback areas for the project known as Z94-125. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

- Request: 1. Zoning Administrator Special Permit to expand a non-conforming structure by adding a 1,343 square foot addition to a single family home on 0.264± developed acres in the Standard Single Family (R-1) zone.
2. Zoning Administrator Variance to reduce the required side yard setback from the established 3.5 feet to 3.33 feet.

Location: 5800 Shepard Avenue

Assessor's Parcel Number: 005-0151-015

Applicant: Ronald and Heather Grubbs Property Same as Applicant
 5800 Shepard Avenue Owner:
 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	Front:	25'	27.5'	27.5'
South: R-1; Single Family Residence	Side(E.):	5'	7.5'	7.5'
East: R-1; Single Family Residence	Side(W.):	5'	3.5'	3.25'
West: R-1; Single Family Residence	Rear:	15'	54'	31'

Property Dimensions: Irregular
Property Area: 0.26± acres

Square Footage of Buildings:	Existing-	1,663 square feet
	House Addition-	1,343 square feet
	Total-	3,006 square feet
Height of Building:	Single Story	
Exterior Building Materials:	Horizontal Lap Siding	
Roof Materials:	Composition Shingles	

Project Plans: See Exhibits A-F

Previous Files: None

Additional Information

The applicant is requesting to expand the existing single story residence by adding a 1,663 square foot addition to the rear of the house. The addition will add two additional bedrooms and two bathrooms. The addition will extend the west side of the house along the previously established 3.5 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 existing lot is irregular in shape and narrows from the front to rear of the property. At the southwest corner of the widest point of the proposed addition along the west side, the setback is actually 3.25 feet. The applicant is requesting a Variance for the additional three inch encroachment. There are no structures in the rear portion of the lot.

The site is located within the River Park Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and they had no comment. The project has been noticed and staff received a call from the property owner to the south in support of the project. Additionally, the adjacent affected property owner to the west has signed a letter in support of the project (see Exhibit F).

Environmental Determination:

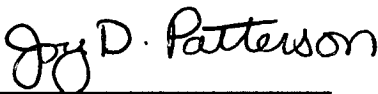
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a) and (b)}.

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.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. a variance would be and has been granted to other property owners facing similar circumstances; and
 - b. the lot is irregular in shape, narrowing from front to rear.
2. Granting the variance request does not constitute a use variance in that a single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition is compatible in size and style with the adjacent residential properties;
 - b. other properties in the area have a 3.5 foot setback; and
 - c. the affected property owner to the west supports the project.
4. The proposed project, as conditioned, is based upon sound principles of land use in that the existing interior sideyard setback is 3.5 feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

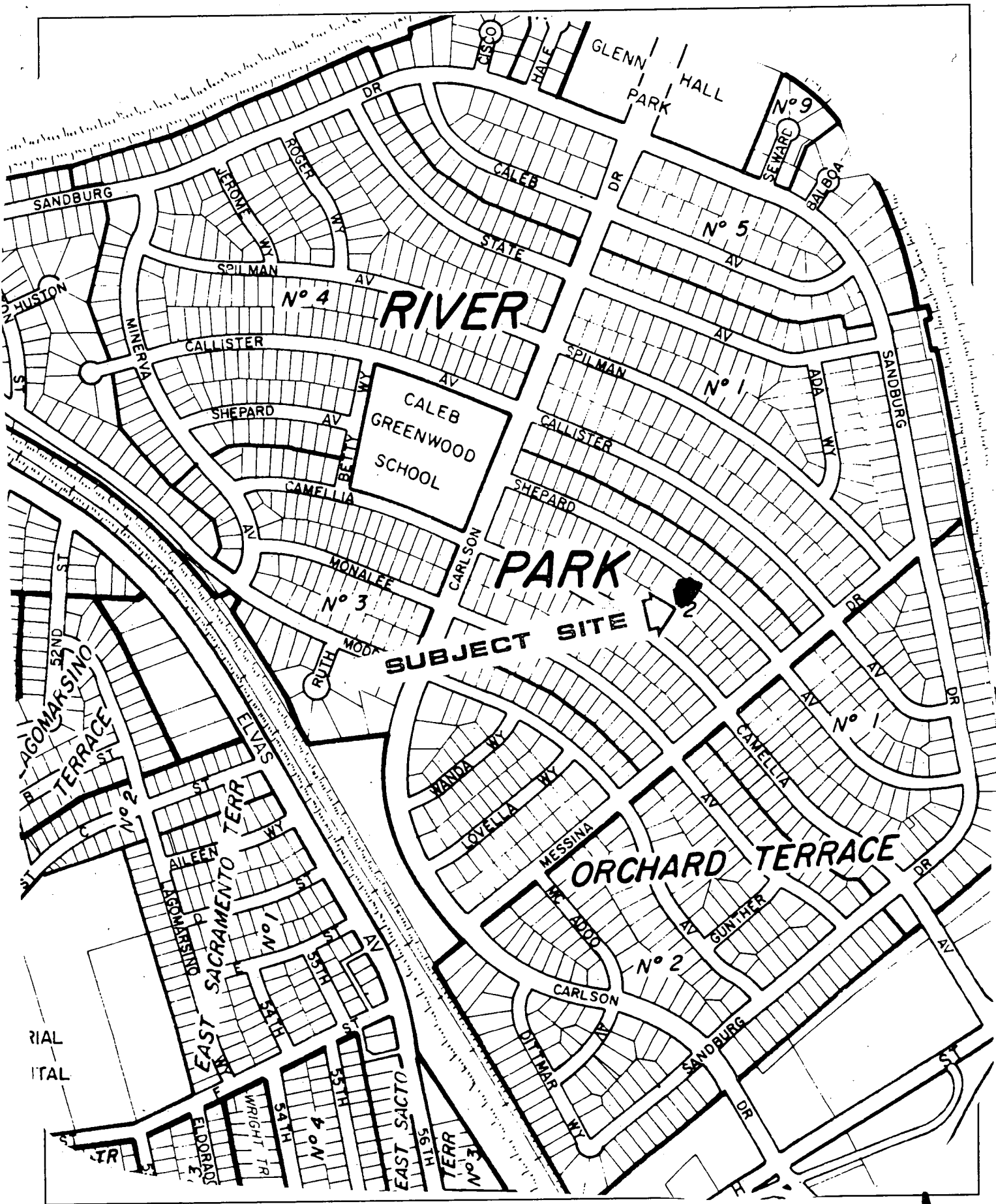


Joy D. Patterson
Zoning Administrator

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

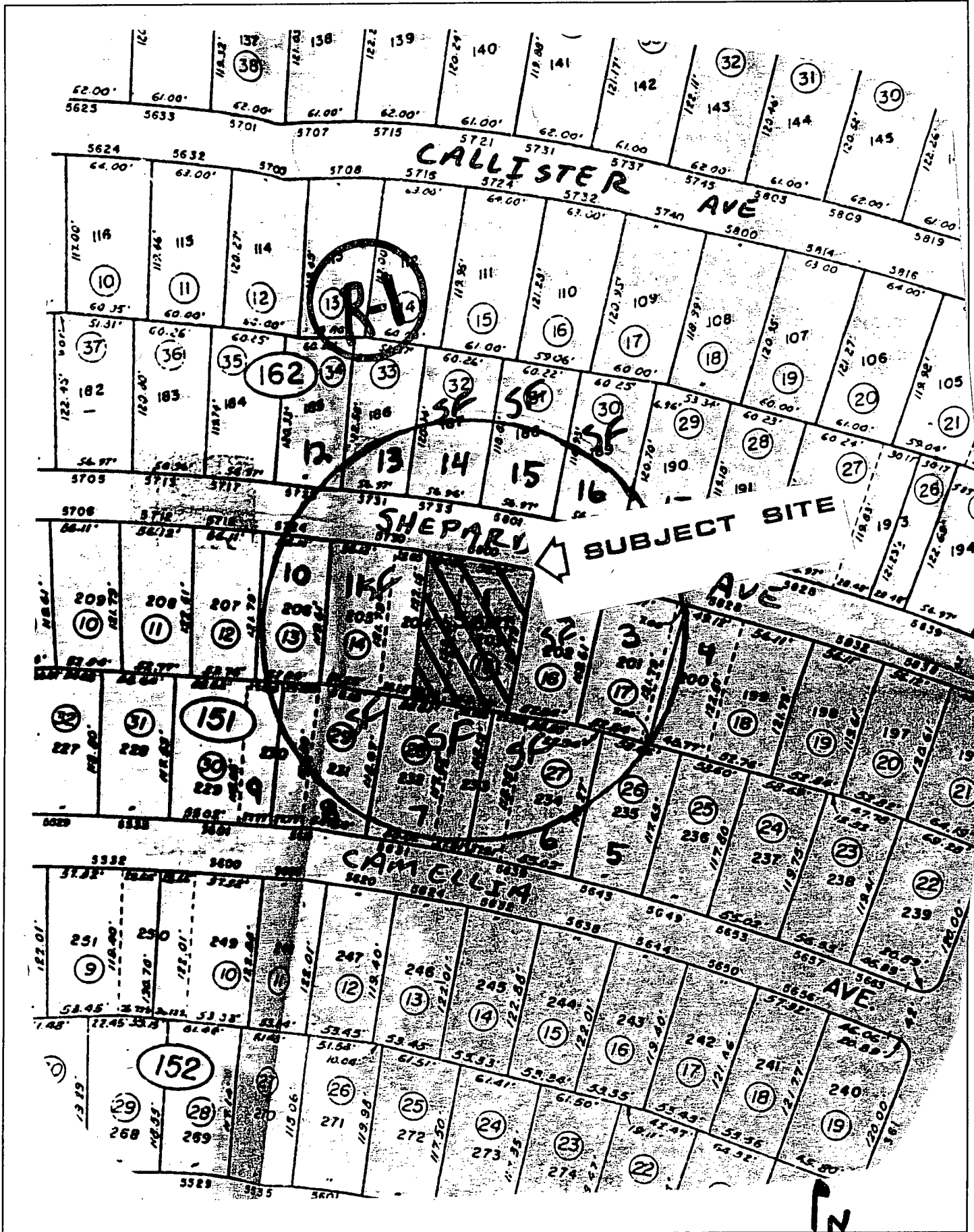
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



VICINITY MAP



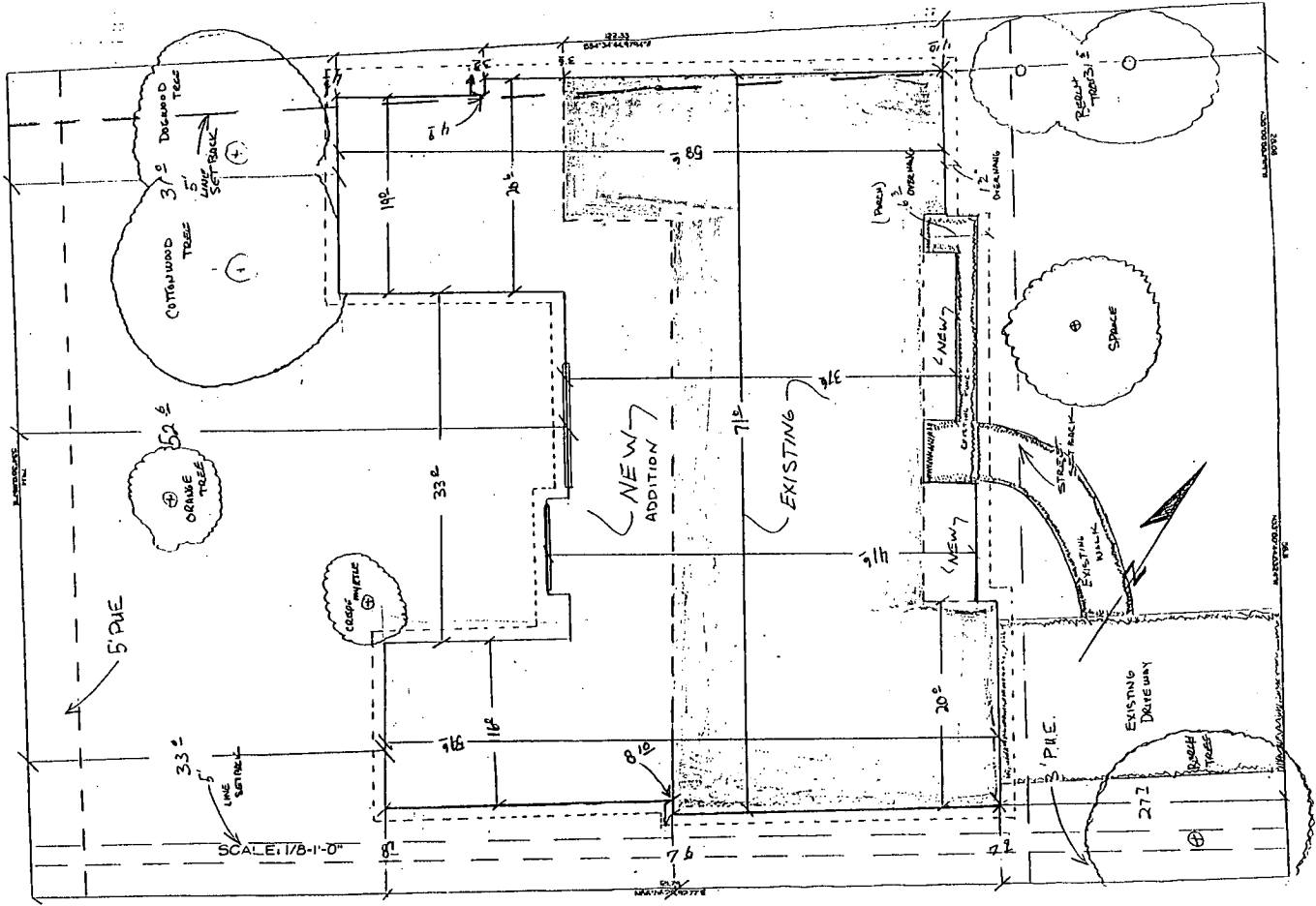


LAND USE & ZONING MAP

EXHIBIT - A

794-125

APN:005-0151-015
KONHEATHER
GRUBBS RESIDENCE
5800 SHEPARD AVENUE
SACRAMENTO, CALIFORNIA
1 OF 9
10/19/94



SHEPARD AVE
PLOT PLAN

294-125

JANUARY 10, 1995

ITEM 1

294-125

JANUARY 10, 1995

ITEM 1

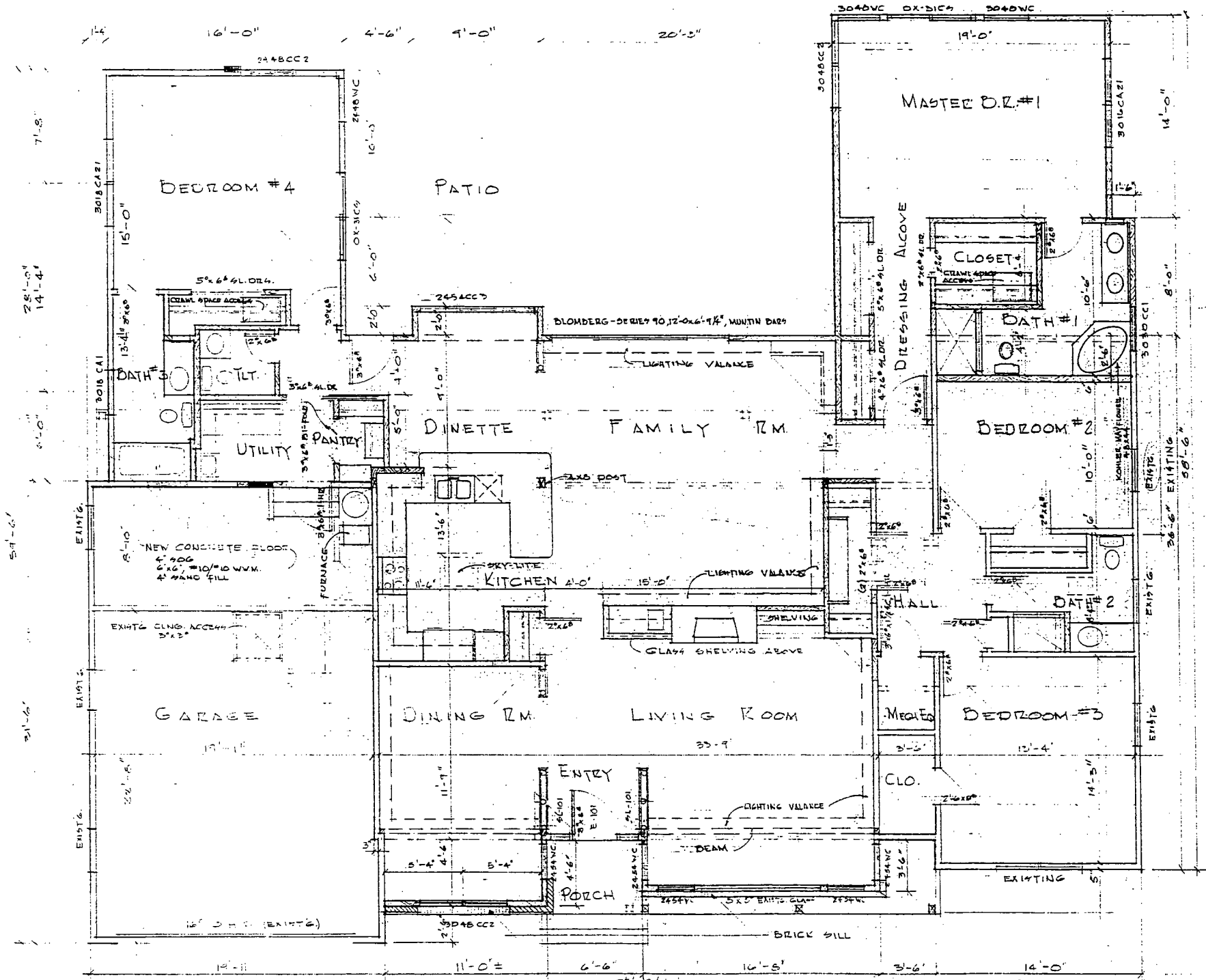


EXHIBIT - B

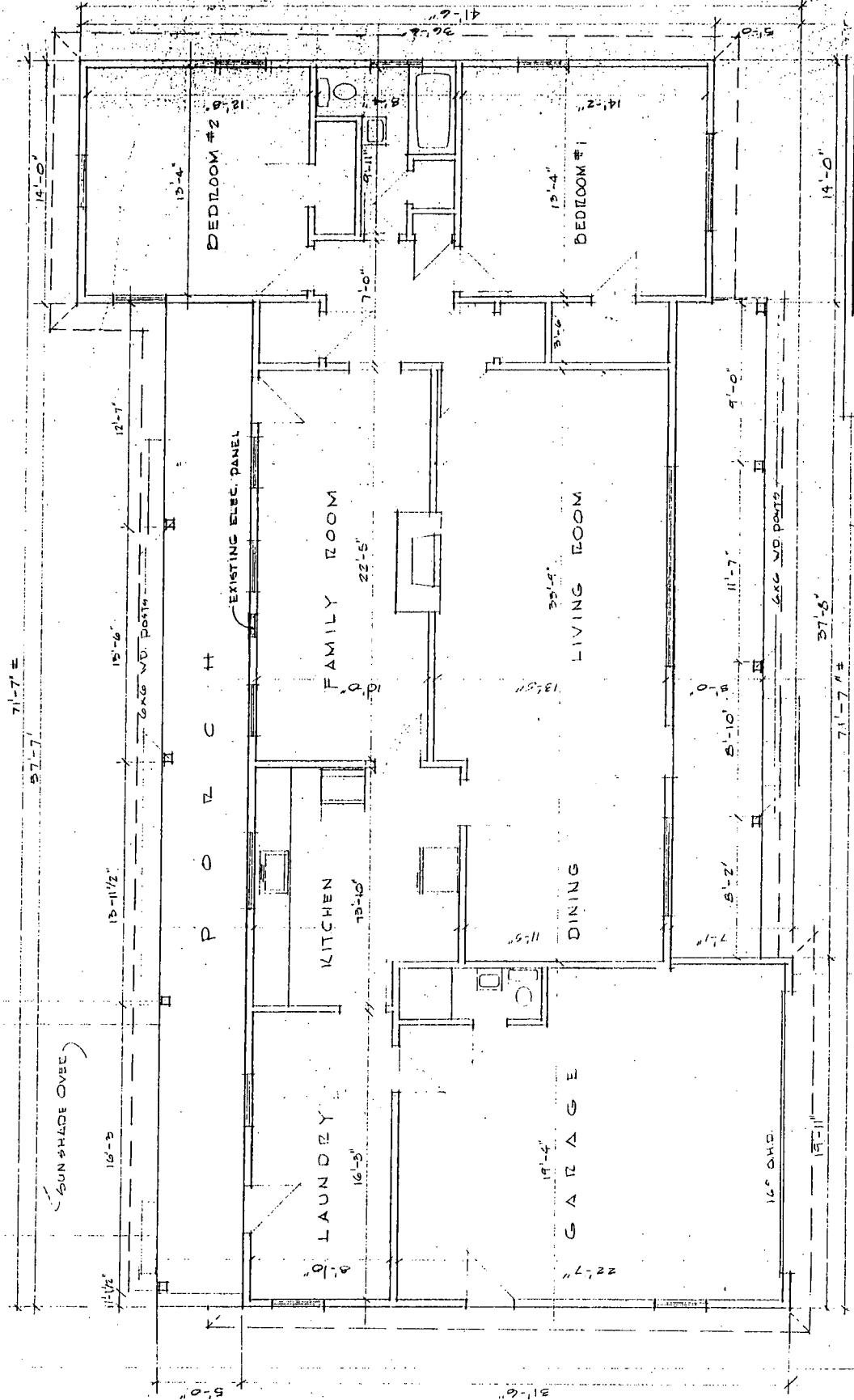
794-125

GRUBBS RESIDENCE
 5800 SHEPARD AVENUE
 SACRAMENTO, CALIFORNIA



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EXHIBIT - C



EXISTING FLOOR PLAN

RON HEATHER GRUBBS
APN: 005-0151-015

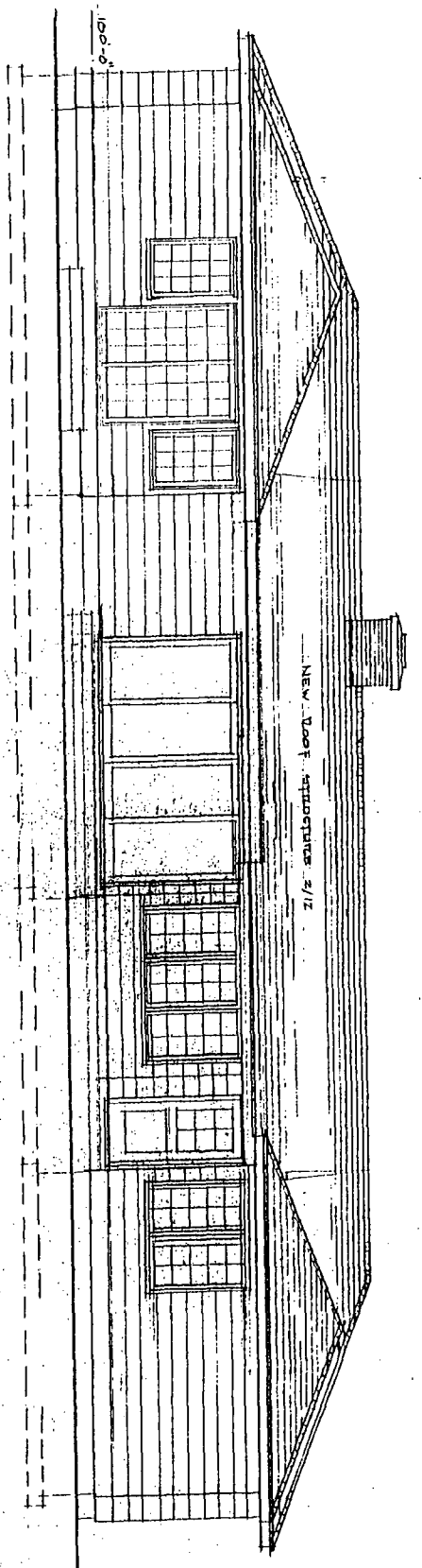
GRUBBS RESIDENCE
5600 SHEPARD AVENUE
SACRAMENTO, CALIFORNIA

1

294-125

JANUARY 10, 1955

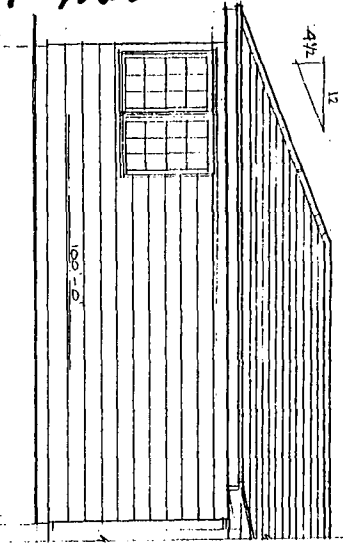
Item 1



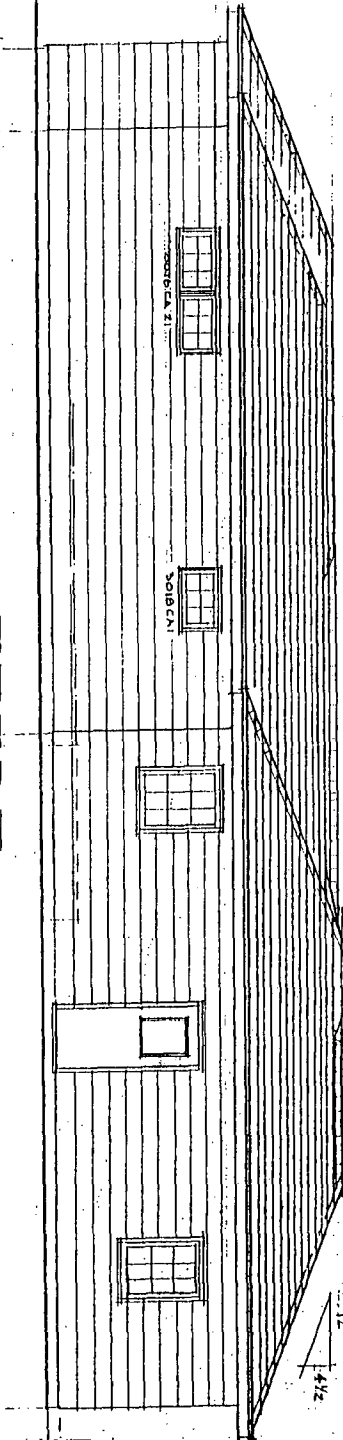
SOUTH ELEVATION 1/2" = 1'-0"

* GUTTERS & D.S. NOT SHOWN (TYPICAL)

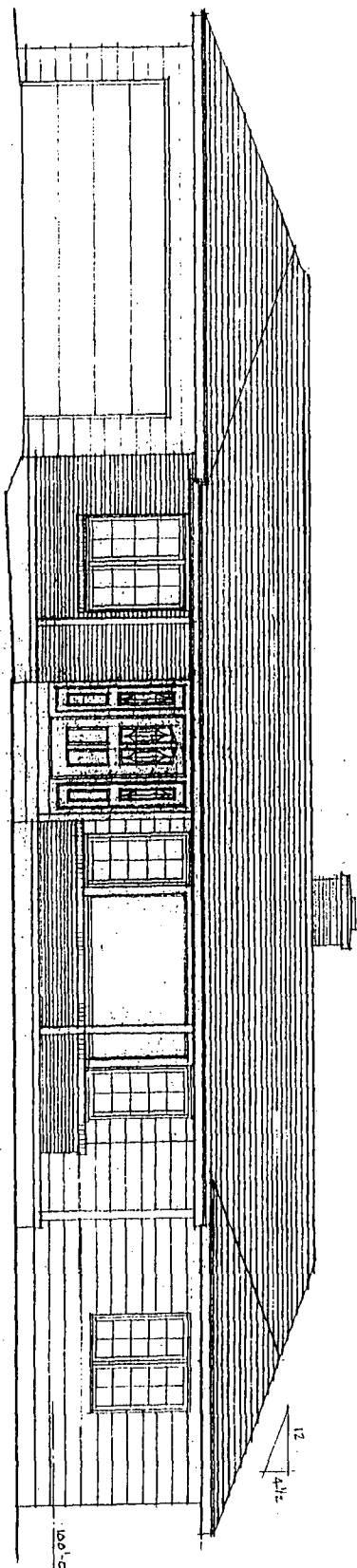
294-125



PATIO EAST ELEVATION 1/2" = 1'-0"



EAST ELEVATION 1/2" = 1'-0"



WEST ELEVATION 1/2" = 1'-0"

EXHIBIT - D

GRUBBS RESIDENCE
5600 SHEPARD AVENUE
SACRAMENTO, CALIFORNIA

Robert J. Heilman 5730 Shepard Ave. Sacramento, Calif.
95819

(916) 457-7683

Dec. 26, 1994

Sandra Yope
Sacramento City Planning Dept.
1231 I. St. Rm.200
Sacramento 95814

Greetings:

I am writing to you concerning an application for a building variance submitted by my neighbor, Ronald Grubbs, at 5800 Shepard Ave., Sacramento 95819.

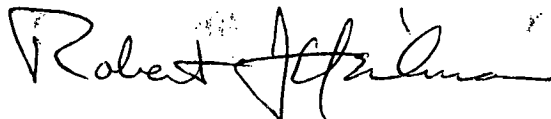
Last week Mr. Grubbs gave me the opportunity to examine the proposed building which he is planning. The plans include an addition to the existing residence, and a detached swimming pool.

The only question that concerns me, as the neighbor directly to the west, is Mr. Grubbs's need to build the addition to his residence a few inches closer to the property line between our houses than the normal building code allows. After close examination of his plans and the potential effect of this building on my property, I see no reason to object to his proposed plan.

When the building foundations are poured, at the same time that the cement for the swimming pool is poured, it will apparently be necessary for the contractors' excavation equipment to have access to the Grubbs' yard, which is only possible by driving through the side-yard of my residence and then through an access route through the existing side fence between the two residences. Mr. Grubbs and I expect to write up an agreement which gives the details of this matter, along with assurances regarding replacing the fence, gate, and lawn to an acceptable condition.

I trust this is the information you need from me.

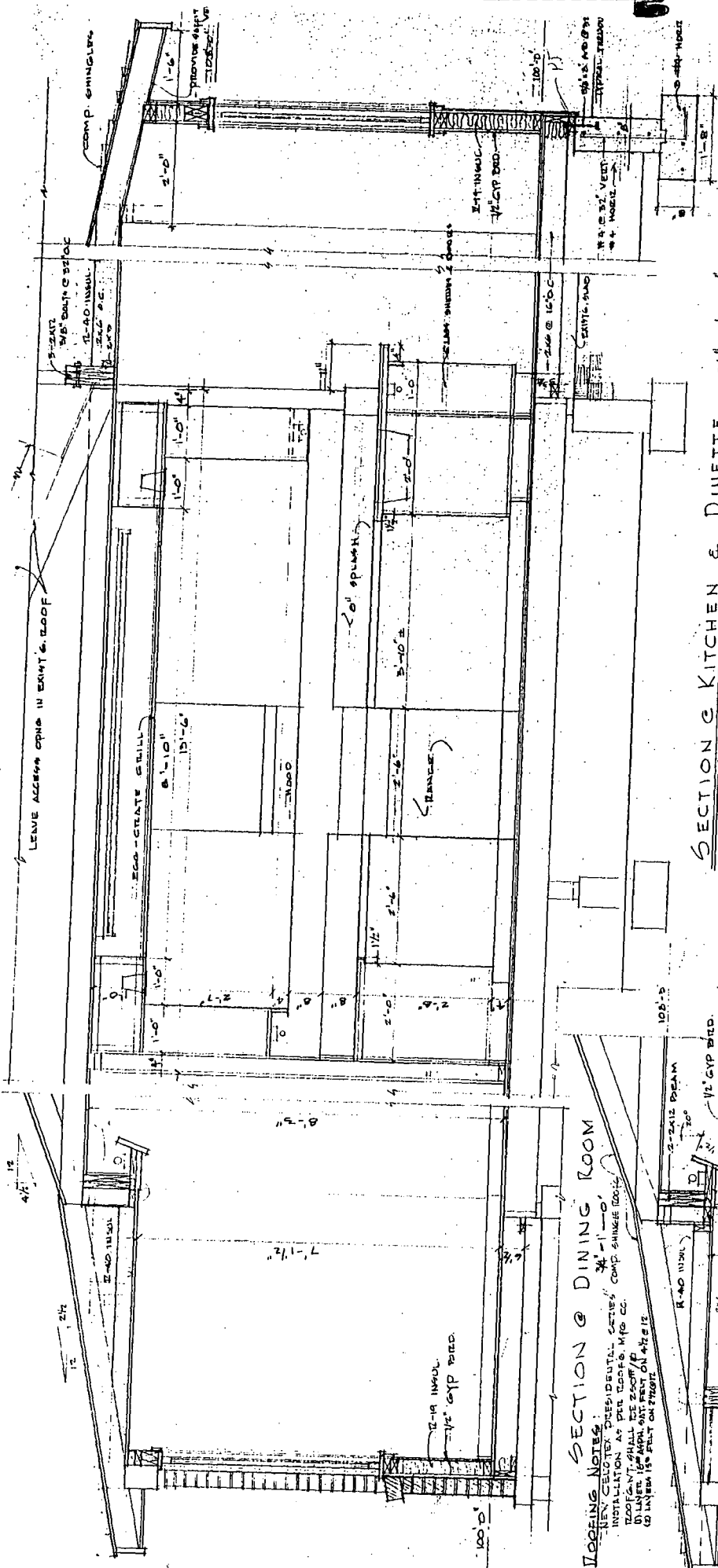
cordially,



294-125

JANUARY 10, 1995

ITEM 1



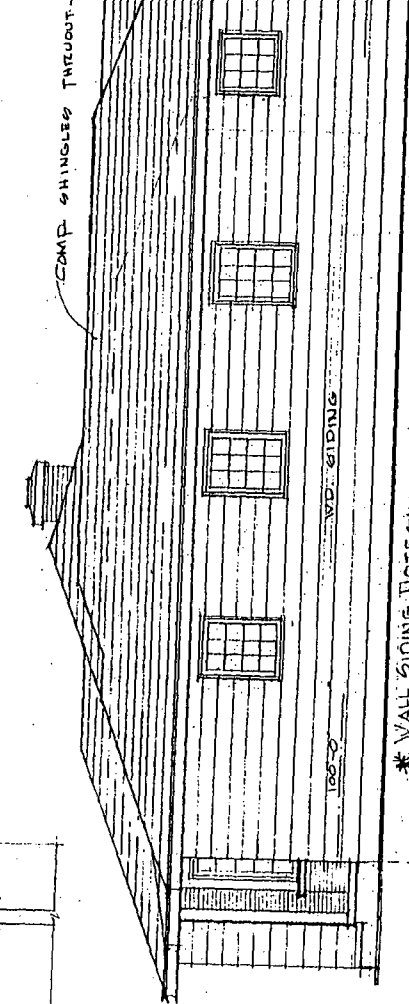
#LOGGING NOTES:
 NEW CEILING PRESIDENTIAL CITIES' COMP. SHINGLE (004)
 INSTALLATION AS PER TRADES, MFG. CO.
 DIMENSIONS SHALL BE 2000/P
 DIMENSIONS SHALL BE 2000/P
 TO INTERIOR 15' FEET ON 4/24/95

SECTION & DINING ROOM

SECTION & KITCHEN & DINETTE

SECTION & LIVING ROOM

794-125



* WALL SIDING NOTES:
 BRV. EXPOSED WOOD SIDING, 1" LAP MIN., PAINTED TO MATCH
 15# BUDG. PAPER OVER 3/4" WD SHEATHING

WEST ELEVATION 1/4" = 1'-0"

GRUBBS RESIDENCE
 5600 SHEPARD AVENUE
 SACRAMENTO, CALIFORNIA