

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 2, 1996, the Zoning Administrator approved with conditions a variance to allow a room addition to an existing house for the project known as Z96-094. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 7.5 feet for a 772 square foot room addition to a single family residence on 0.17± developed acres in the Standard Single Family (R-1) zone.

Location: 6339 Glenhills Way (D6, Area 3)

Assessor's Parcel Number: 038-0345-016

Applicant: Raj Narayan and Maya Narayan **Property** Same as Applicant
6339 Glenhills Way **Owner:**
Sacramento, CA 95824

General Plan Designation: Low Density Residential (4-15 du/na)
South Sacramento
Community Plan: Residential (4-8 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'	25'	25'
South: R-1; Single Family Residence	Side(E.):	5'	13'	13'
East: R-1; Single Family Residence	Side(W.):	5'	6.5'	6.5'
West: R-1; Single Family Residence	Rear:	15'	22'	7.5'

Property Dimensions: 68 feet x 100 feet
Property Area: 0.17± acres
Square Footage of Buildings: Existing residence/garage- 1,125 square feet
Proposed house addition- 772 square feet

	Total-	1,897 square feet
Height of Building:	Existing House-	One Story, 14 feet
Exterior Building Materials:		T-1/11 wood 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 add a 772 square foot room addition to the house that will encroach 7.5 feet into the rear setback. The room addition will add a bedroom, bathroom, and living room. Although the garage is at the front setback line, the remaining occupied portion of the house is an additional twenty feet back. The applicant is requesting a variance to the rear yard setback requirement.

The project is within the South East Area Neighborhood Association area. The proposed plans have been submitted to the neighborhood association. No comments have been received by staff from the neighborhood association. The project has been noticed and staff has not received any calls.

Zoning Administrator Hearing

At the hearing an affected adjacent neighbor to the rear stated his concerns with the applicant's project. His primary concern was that his lot is higher than the applicant's lot and that the applicant had removed the retaining wall (on the applicant's property) during site preparation work. The neighbor also expressed skepticism that the footings for the proposed addition were actually 7.5 feet from his property line. The neighbor had no concerns with the proposed project provided the retaining wall would be replaced and inspected.

After listening to the discussion indicated above, the Zoning Administrator closed the public hearing. The Zoning Administrator found that the project as proposed would not have a significant adverse impact on the neighborhood and approved the variance to reduce the rear yard setback subject to conditions. One of the conditions required the installation of a masonry or brick retaining wall along the north property line.

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 15303(e) and 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the house or any other structure into the rear setback area. **The wall of the addition can be no closer than 7.5 feet to the rear (north) property line.**
2. Size and location of the room addition shall conform to the plan submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall construct a masonry or brick retaining wall along the north property line that shall be completed prior to final inspection of the room addition and inspected by a building inspector.

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 Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be 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 existing house was originally constructed with a very large front setback.
5. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

Joy D. Patterson

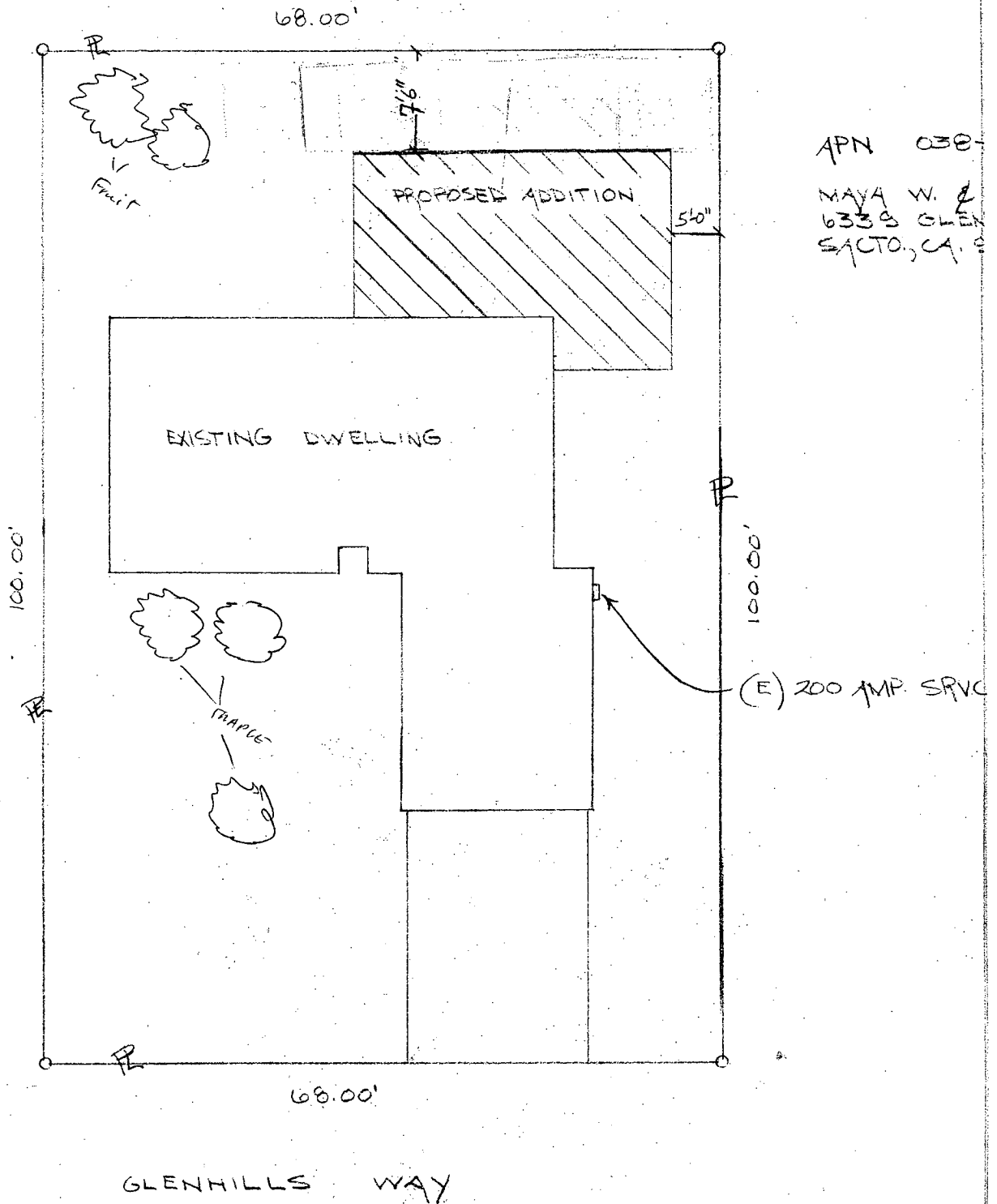
Joy D. Patterson
Zoning Administrator

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 ✓
Owner ✓

EXHIBIT A



APN 038-
MAYA W. &
6338 GLEN
SACTO., CA. 9

FLOR PLAN

296-054

OCTOBER 2, 1996

Item 5

EXHIBIT B

ARCHITECTURE AND DESIGN FIRM (INC) 99-0726

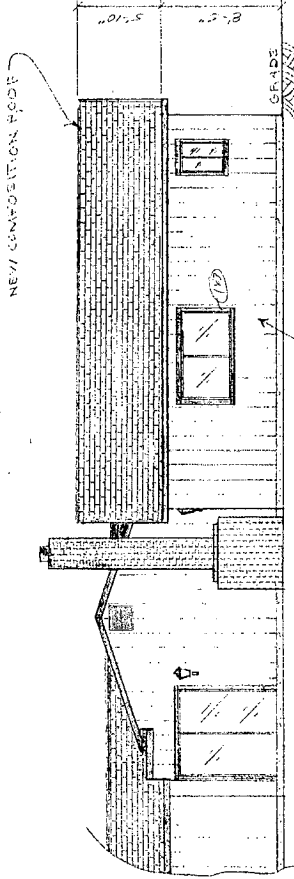
W. FRED K. NIKRYN
 L.S. W. ARCHITECTS
 95524

M/S ASSOCIATES

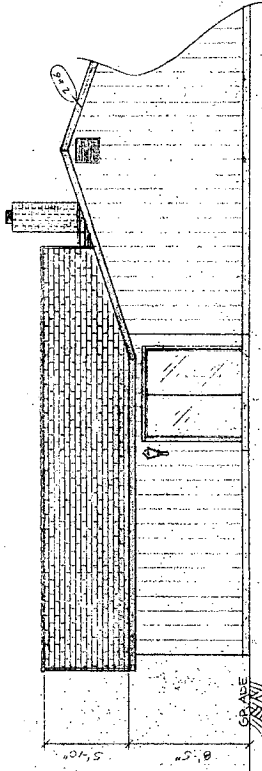
ELEVATIONS

DATE: 11-14-95
 DRAWING NO: 95-0333
 SHEET NO: 3
 OF: 7

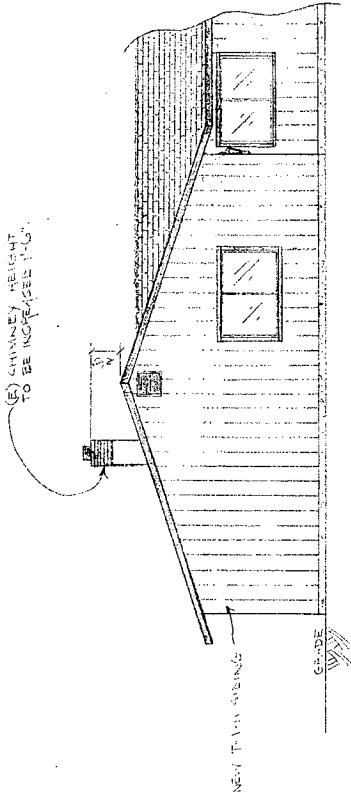
NO.	DESCRIPTION	DATE



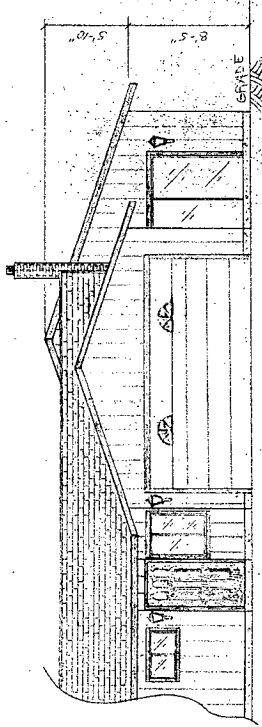
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



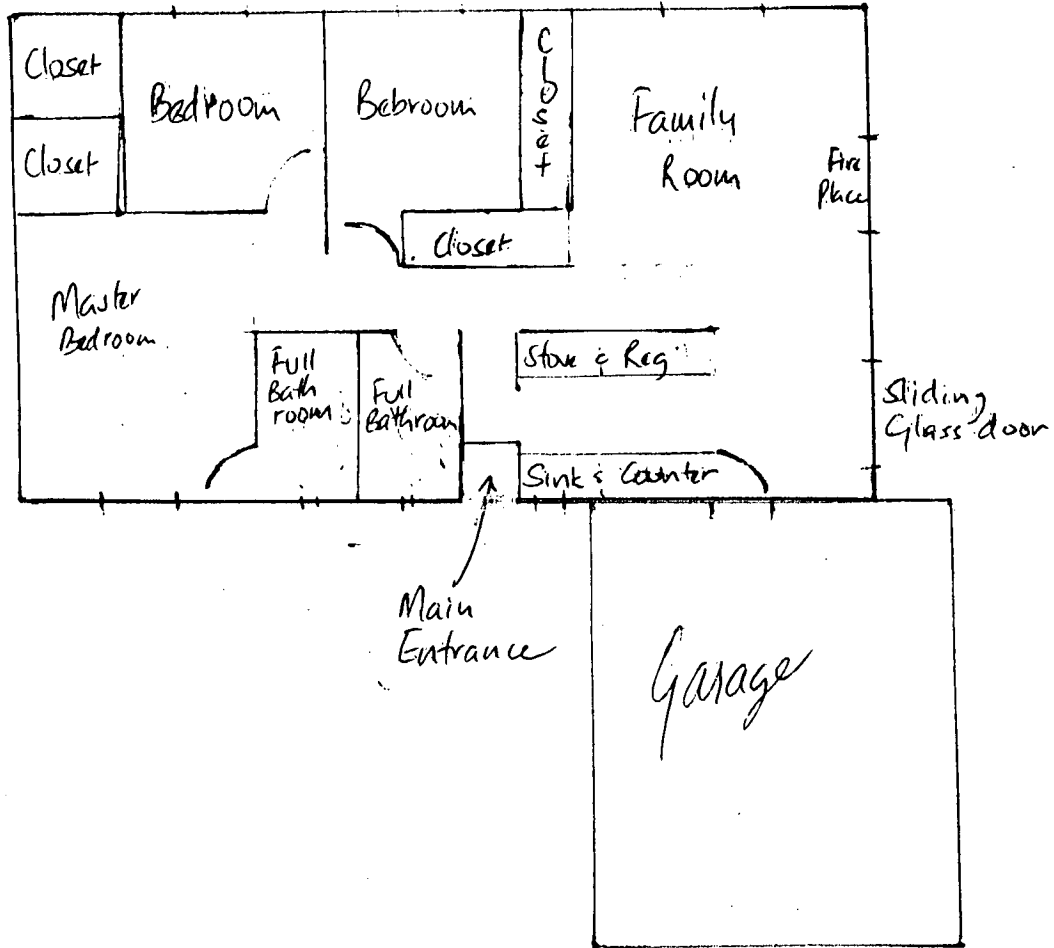
FRONT ELEVATION

296-094

October 2, 1996

Items

EXHIBIT C

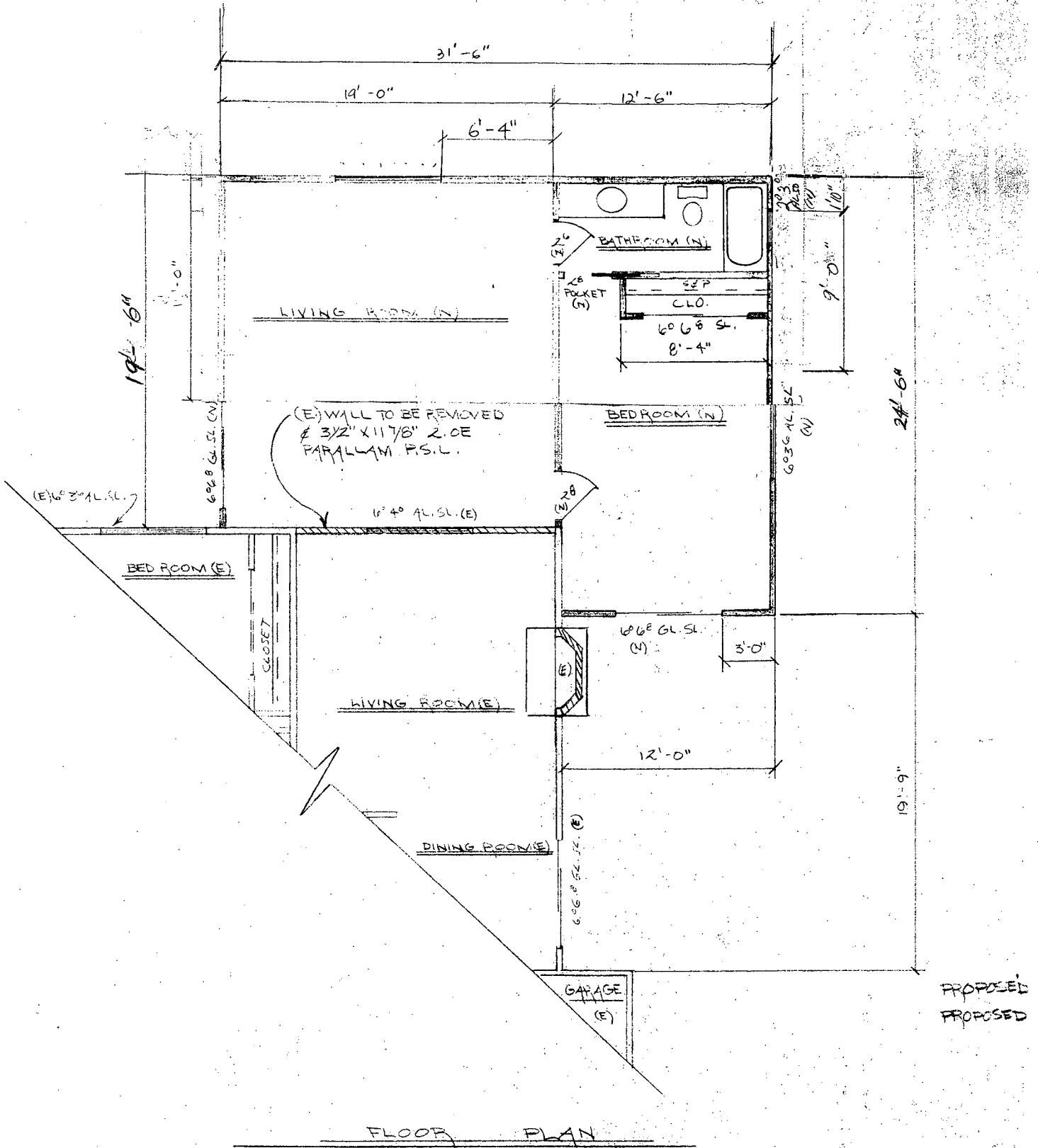


6339 Glenhillth Wy, 1" = 10'
Existing Floor Plan
Raj Narayan 381-3832

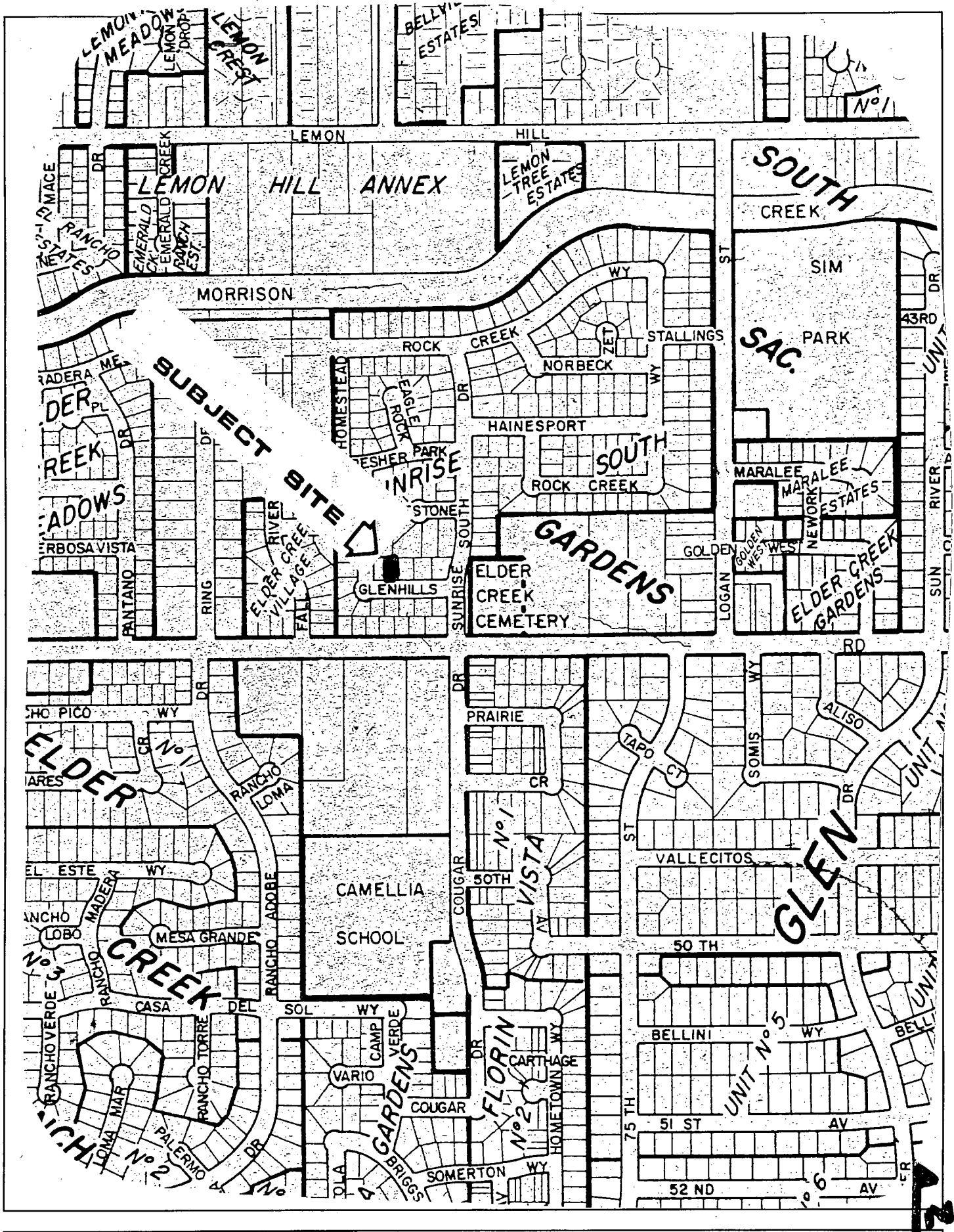
NOTES

EXHIBIT D

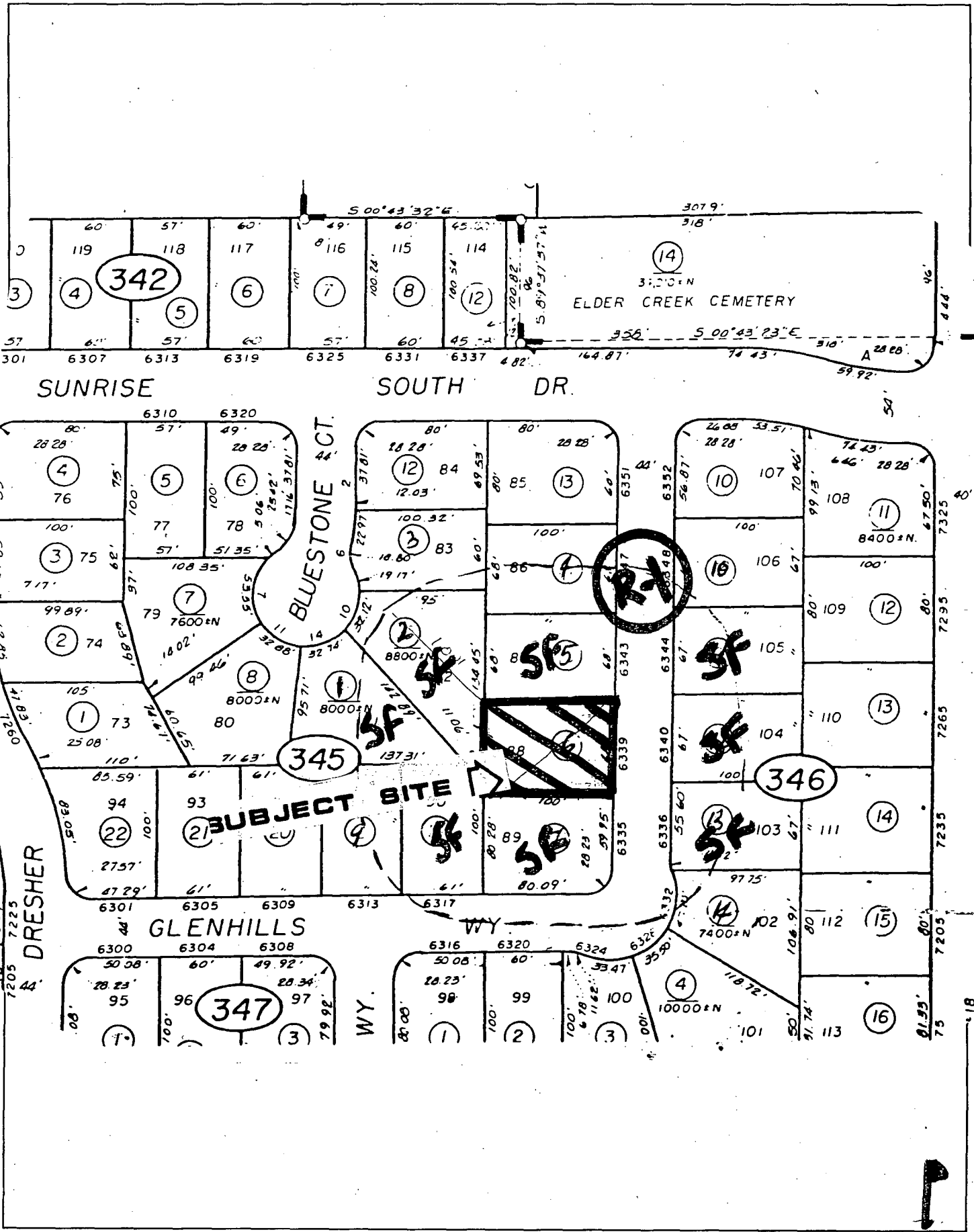
1. INSULATE: ATTIC R-38, WALLS R-15.
2. ALL WINDOWS TO BE DUAL PANE INSULATED.
3. SEE S-2 FOR TYPICAL HEADER SIZES & FRAMING DETAIL.
4. ALL DIMENSIONS & SIZES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE & ARE TO FACE OF STUDS.



FLOOR PLAN



VICINITY MAP



LAND USE & ZONING MAP