

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday July 27 1993, the Zoning Administrator approved a variance to reduce the required front yard setback for the project known as Z93-033. Conditions of approval and Findings of Fact for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to reduce the required 25 foot front yard setback to 20 feet on 12± vacant acres in the Single Family Residential (R-1) Zone.

Location: 6 lots of Arlington Park Unit No.3 Subdivision located on Wynnewood Way and Wynnewood Court

Assessor's Parcel Number: 117-0107- 026, 027, 036, 037, ³²074 & ³³075 (Lots 74,75) JP

Applicant:	Morton & Pitalo, Inc. 1788 Tribute Road #200 Sacramento, CA. 95815	Property Owner:	Cresleigh Homes Corp. 645 Harrison St., #100 San Francisco, CA. 94107
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General Plan Designation: Low Density Residential (4-15 du/net acre)
South Sacramento Community
Plan Designation: Residential 4-8 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Single Family Residential (R-1) Zone

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: R-1; Single Family Residential	Front:	25'	20'
South: R-1; Single Family Residential	Side(W):	5'	5'
East: R-1; Single Family Residential	Side(E):	5'	5'
West: R-1; Single Family Residential	Rear:	15'	15'

Property Dimensions: Irregular
Property Area: 55' x 105' sq.ft. min. each lot

Square Footage
of Buildings: 1,186 to 1,515 sq. ft.
Height of Building: One Story
Exterior Building Materials: Stucco and wood siding
Roof Materials: Tile
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A through F.

Additional Information:

The six subject lots are part of a 59 lot subdivision purchased by the developer, Cresleigh Homes. The six lots are irregular in shape with the front yards having more area than typical. The applicant is requesting variances for these lots to reduce the front setbacks to 20 feet in order to provide a larger rear yard area. The garages and driveways would be located at the 20 foot setback line. The main entrances to the homes would be setback more than 25 feet from the front 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, Section 15305(A)).

Conditions:

1. Front setbacks for the six residential units shall be as noted on the attached plot plans (Exhibits A -F).

Findings of Fact:

1. The variance request, as conditioned, is not a special privilege extended to one individual property owners in that:
 - a. the front yards of the six lots are wider and have more area than the other front yards in the subdivision;
 - b. adequate setbacks are provided; and
 - c. a variance would be granted to other property owners facing similar circumstances.

2. Granting the variance request does not constitute a use variance in that single family residences are allowed in the Standard Single Family (R-1) zone.
3. The variance request, as conditioned, is not injurious to the public welfare, nor to property in the vicinity in that the location of the residential units on the six lots will provide for both adequate front yard and rear yard areas.
4. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the site for Low Density Residential uses.



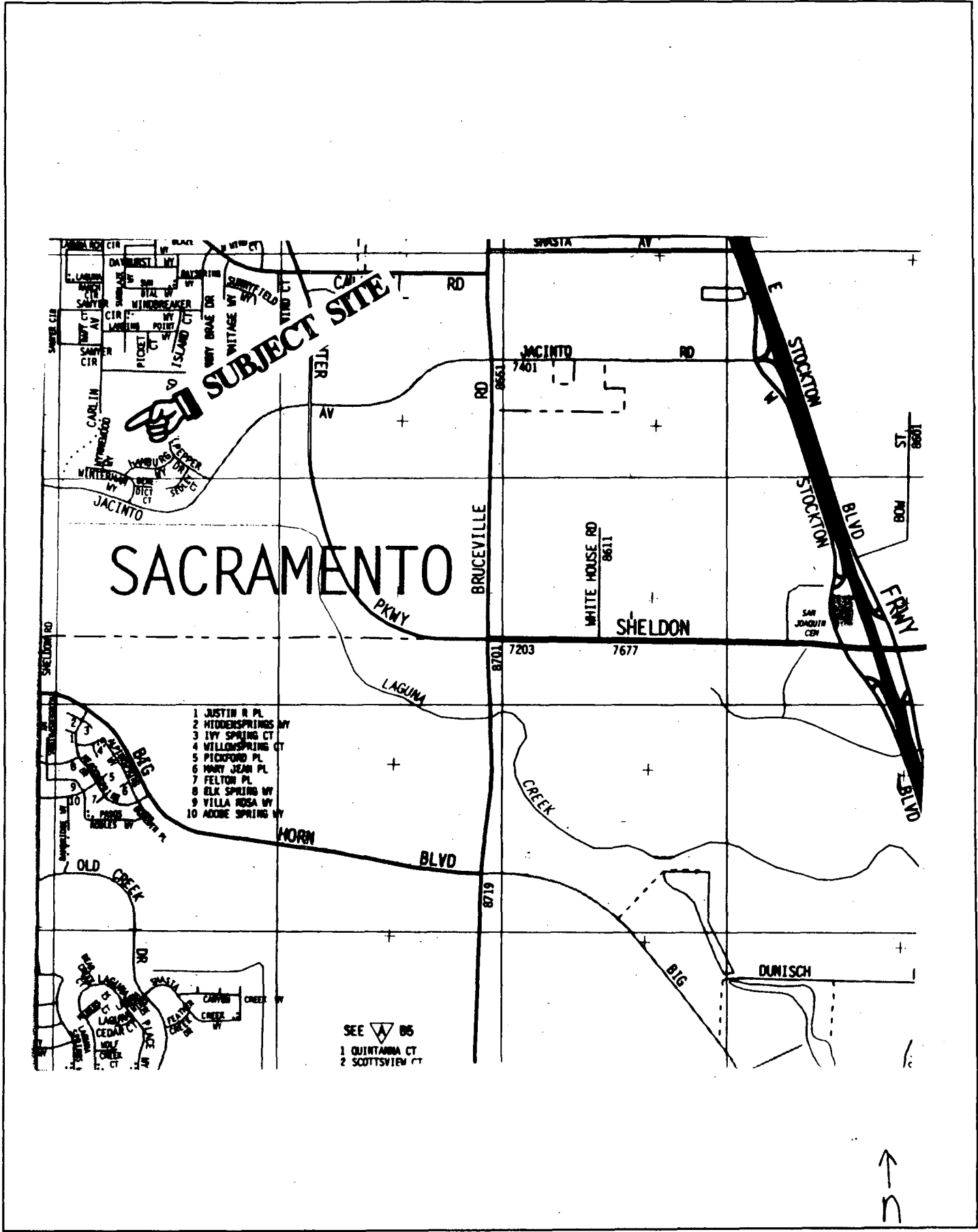
Joy D. Patterson
Zoning Administrator

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 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.

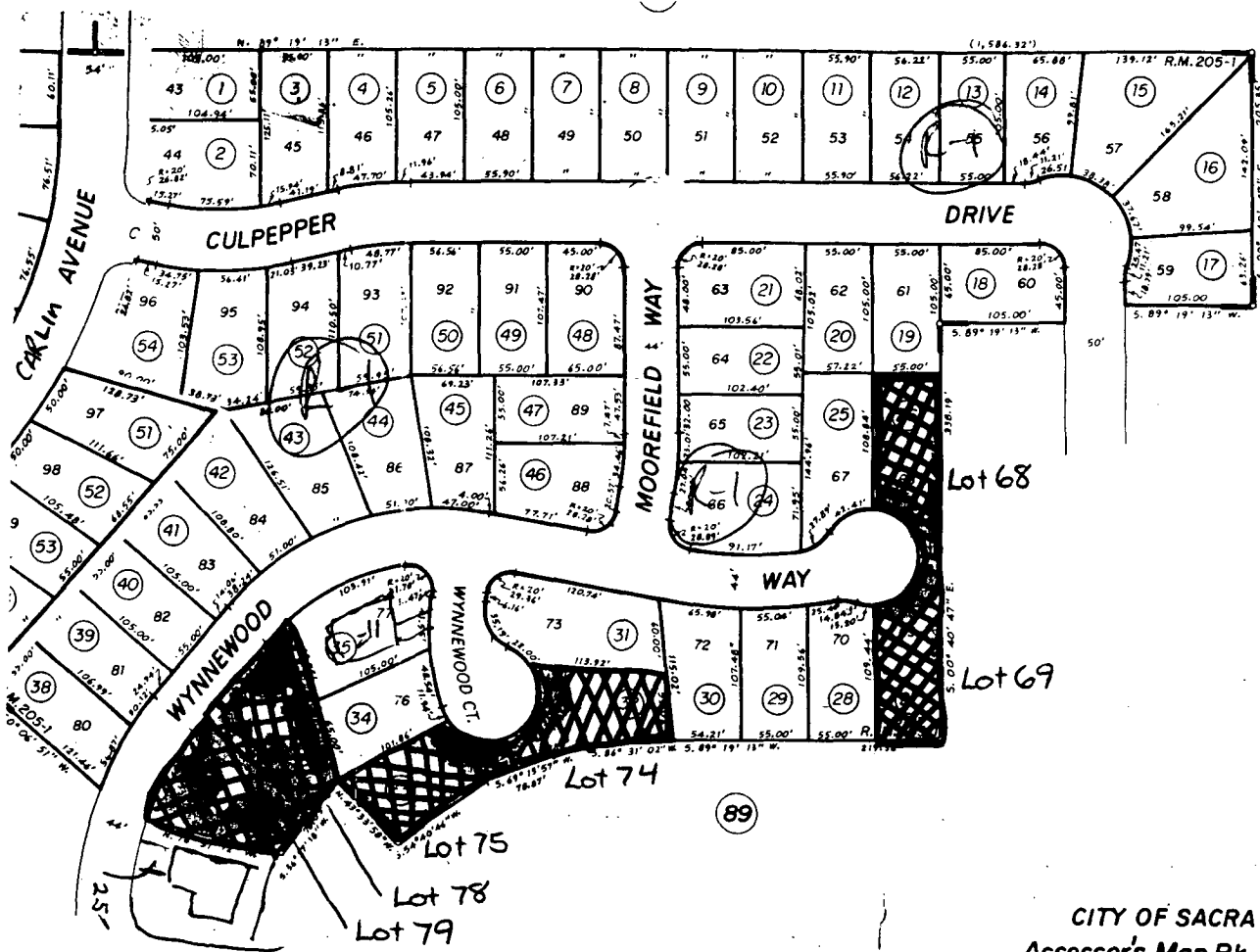
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

ZAaction.var
7-27-93

cc: File
Applicant
ZA Log Book
Building Division



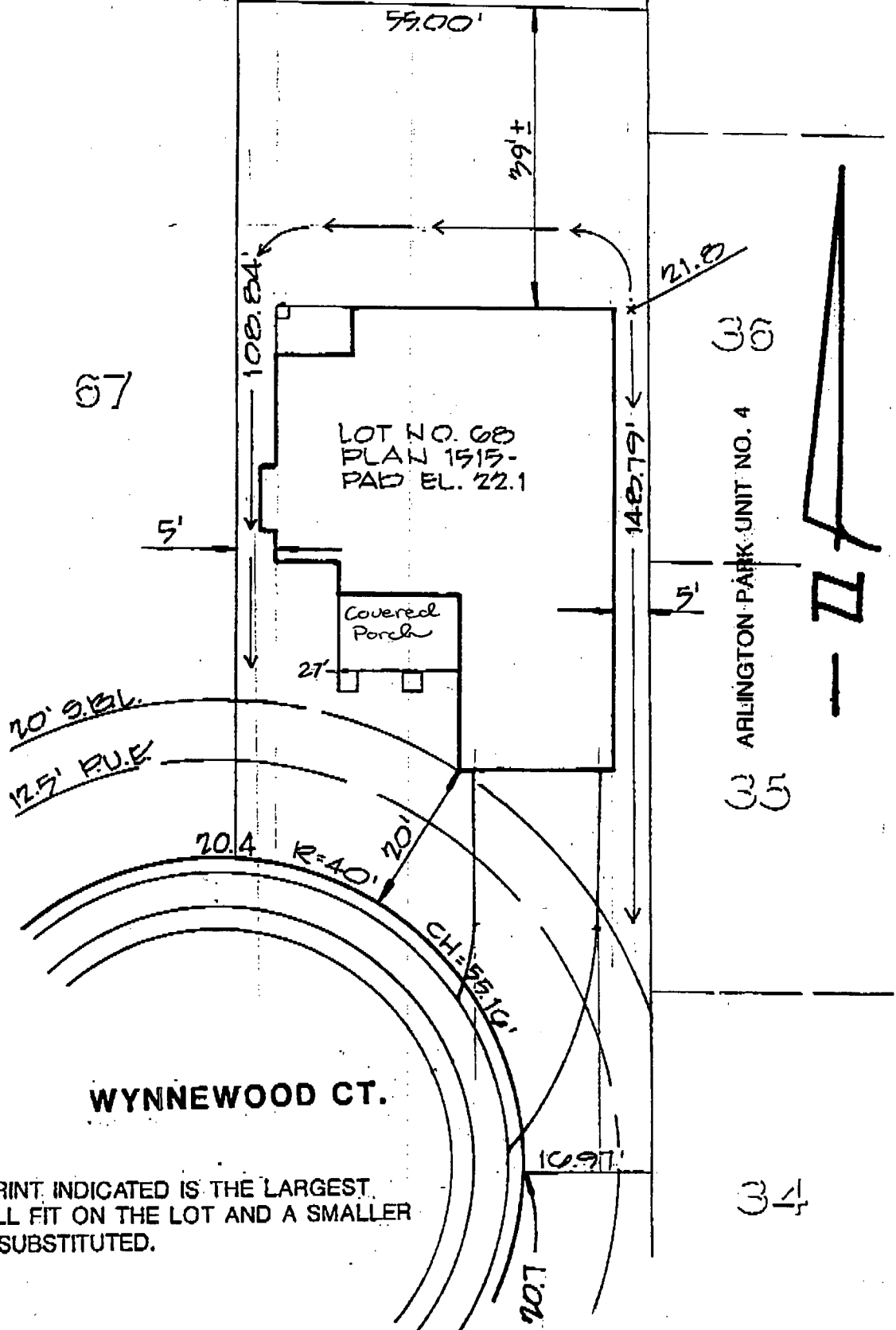
VICINITY MAP



CITY OF SACRA
 Assessor's Map Bk.
 County of Sacram

LAND USE & ZONING MAP

EXHIBIT A



LOT NO. 68
 PLAN 1515-
 PAD EL. 22.1

Covered
 Porch

WYNEWOOD CT.

ARLINGTON PARK UNIT NO. 4

NOTE:
 BLDG. FOOTPRINT INDICATED IS THE LARGEST
 UNIT THAT WILL FIT ON THE LOT AND A SMALLER
 UNIT MAY BE SUBSTITUTED.

293-033

7-27-93

#1



MORTON & PITALO, INC.
 CIVIL ENGINEERING · PLANNING · SURVEYING

PLOT PLAN FOR
 ARLINGTON PARK UNIT NO. 3

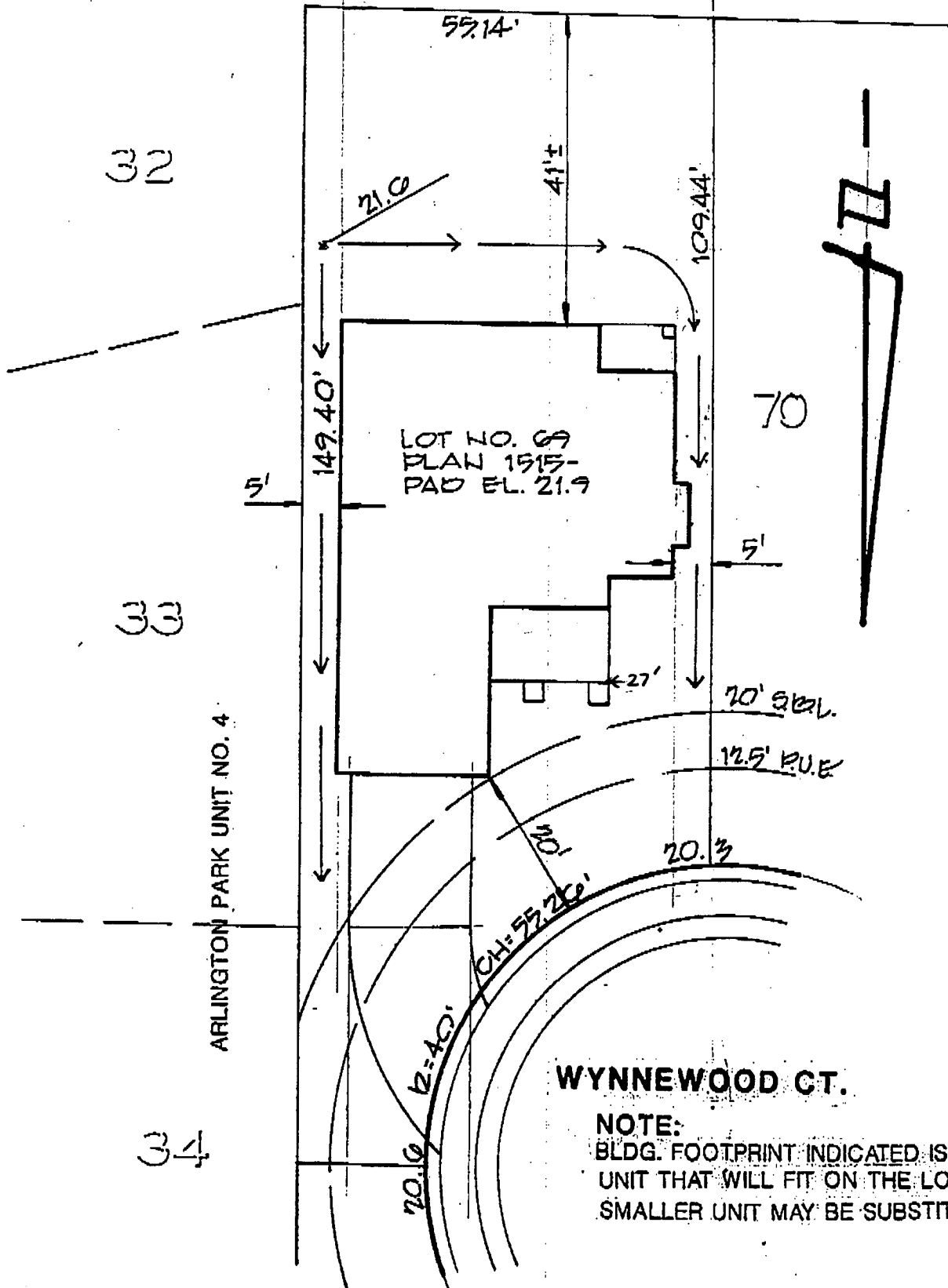
LOT 68

DATE 7/19/93 JOB NO: 920133
 SCALE 1" = 20' DRAWN/ENGR: KLT/MLC

SHEET
 OF

CITY OF SACRAMENTO CALIF.

EXHIBIT B



WYNNEWOOD CT.

NOTE:

BLDG. FOOTPRINT INDICATED IS THE LARGEST UNIT THAT WILL FIT ON THE LOT AND A SMALLER UNIT MAY BE SUBSTITUTED.

293-033

7-27-93

#1



MORTON & PITALO, INC. CIVIL ENGINEERING - PLANNING - SURVEYING

ARLINGTON PARK UNIT NO. 3

LOT 69

DATE 7/19/93 JOB NO: 920133

SHEET

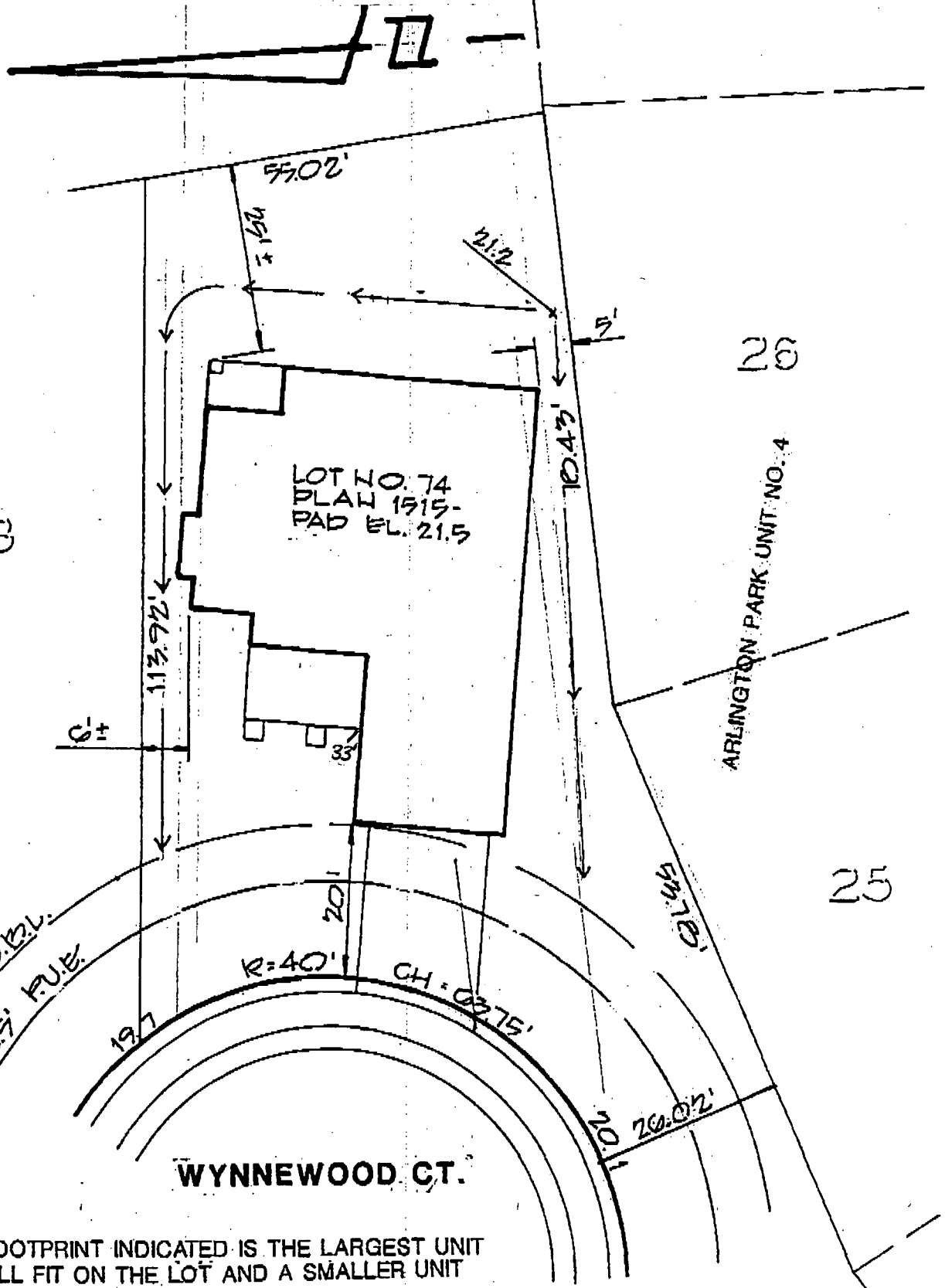
SCALE 1" = 20' DRAWN/ENGR: ZLT/MJC

OF

CITY OF SACRAMENTO

CALIF.

EXHIBIT C



LOT NO. 74
 PLAN 1515-
 PAD EL. 21.5

WYNEWOOD CT.

ARLINGTON PARK UNIT NO. 4

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MORTON & PITALO, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING

PLOT PLAN FOR
 ARLINGTON PARK UNIT NO. 3

DATE: 7/19/93 JOB NO: 920133
 SCALE: 1" = 20' DRAWN/ENGR: 12LT/MLC

SHEET
 OF

LOT 74
 CITY OF SACRAMENTO CALIF.

EXHIBIT D

22

23

ARLINGTON PARK UNIT NO. 4

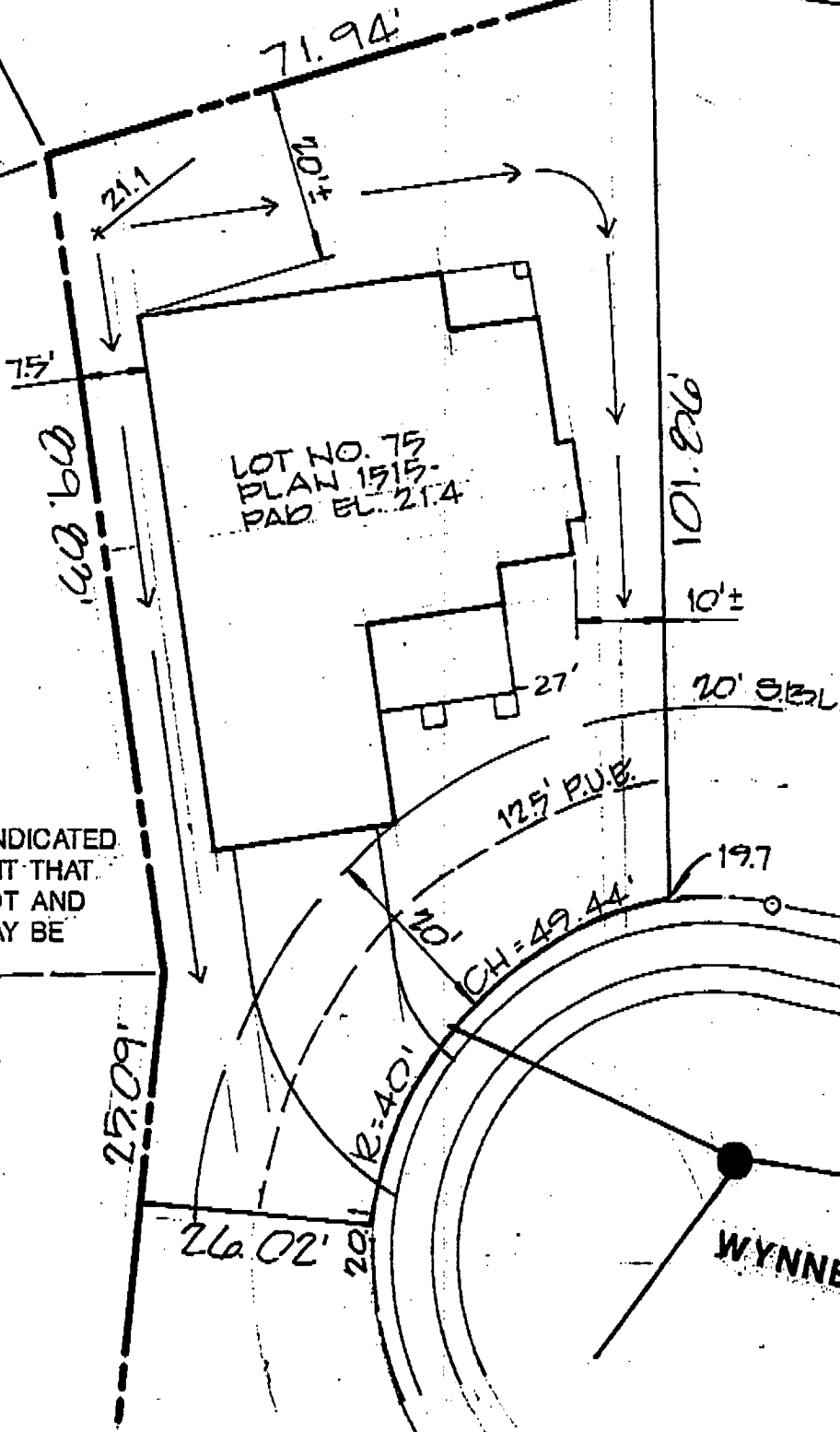
24

76

LOT NO. 75
PLAN 1515-
PAB EL. 21.4

NOTE:

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Z93-033

7-27-93

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MORTON & PITALO, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

PLOT PLAN FOR
ARLINGTON PARK UNIT NO. 3

LOT 75

DATE: 7/19/93 JOB NO: 920133

SCALE: 1" = 20' DRAWN/ENGR: P/T/M/C

SHEET OF

CITY OF SACRAMENTO

CALIF.

EXHIBIT E

ARLINGTON PARK UNIT NO. 4

75

22

790.01'

41.4'

21.1'

6'

76

65.00'

7.5'±

LOT NO. 78
PLAN 1515-
BAD EL. 214

117.28'

79

77

68.95'

28'

20' SBL.

125' P.U.E.

19.2

CH=2531'

R=104.00'

800.00'

19.5

WYNEWOOD WAY

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#1



MORTON & PITALO, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

PLOT PLAN FOR
ARLINGTON PARK UNIT NO. 3

LOT 78

DATE: 7/19/93 JOB NO: 920133

SHEET OF

SCALE: 1"=20' DRAWN/ENGR: BIT/MJC

CITY OF SACRAMENTO

CALIF

EXHIBIT F

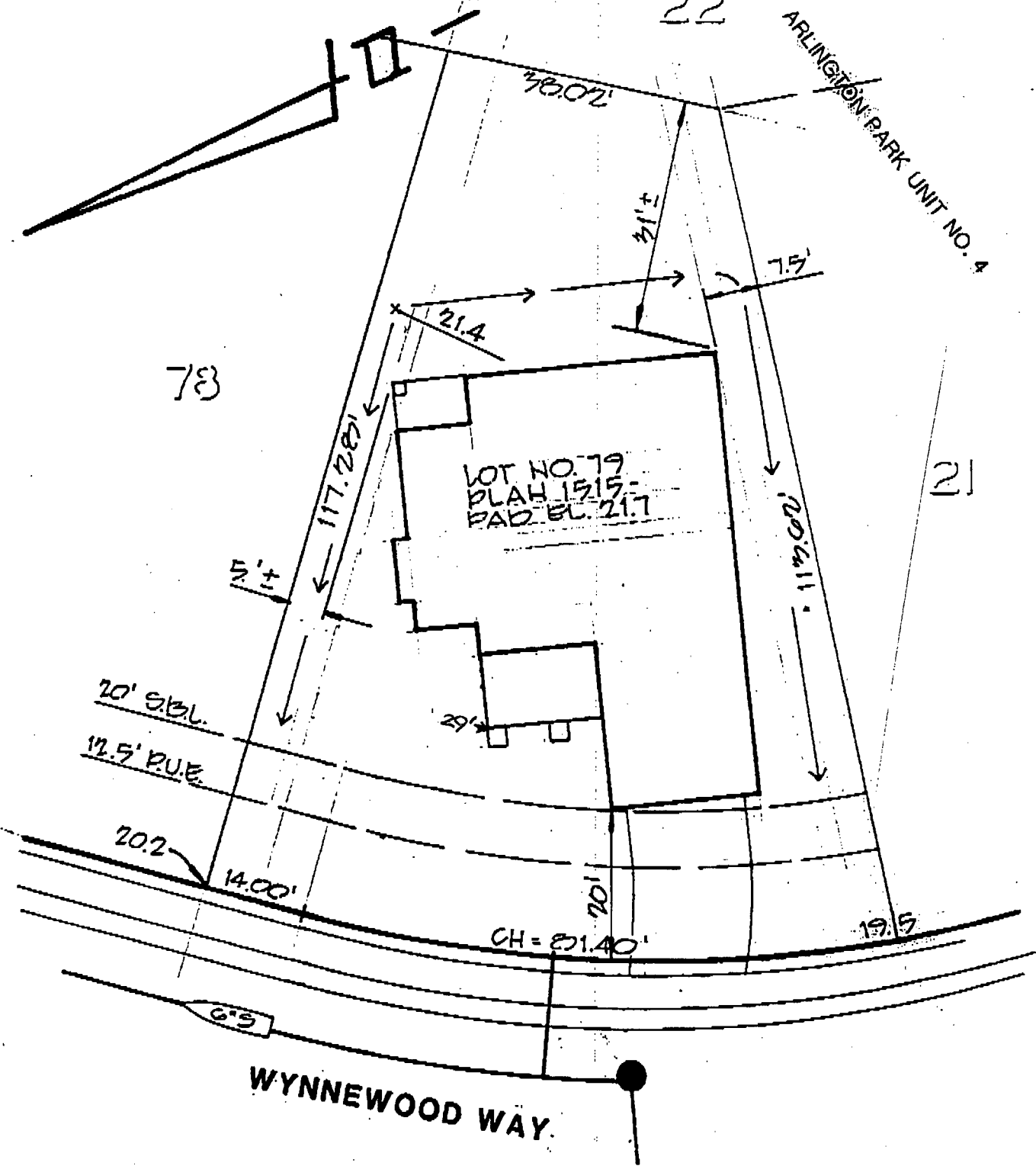
22

ARLINGTON PARK UNIT NO. 4

78

21

LOT NO. 79
PLAN 1915-
PAD. EC. 21.7



NOTE:

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MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

PLOT PLAN FOR
ARLINGTON PARK UNIT NO. 3

LOT 79

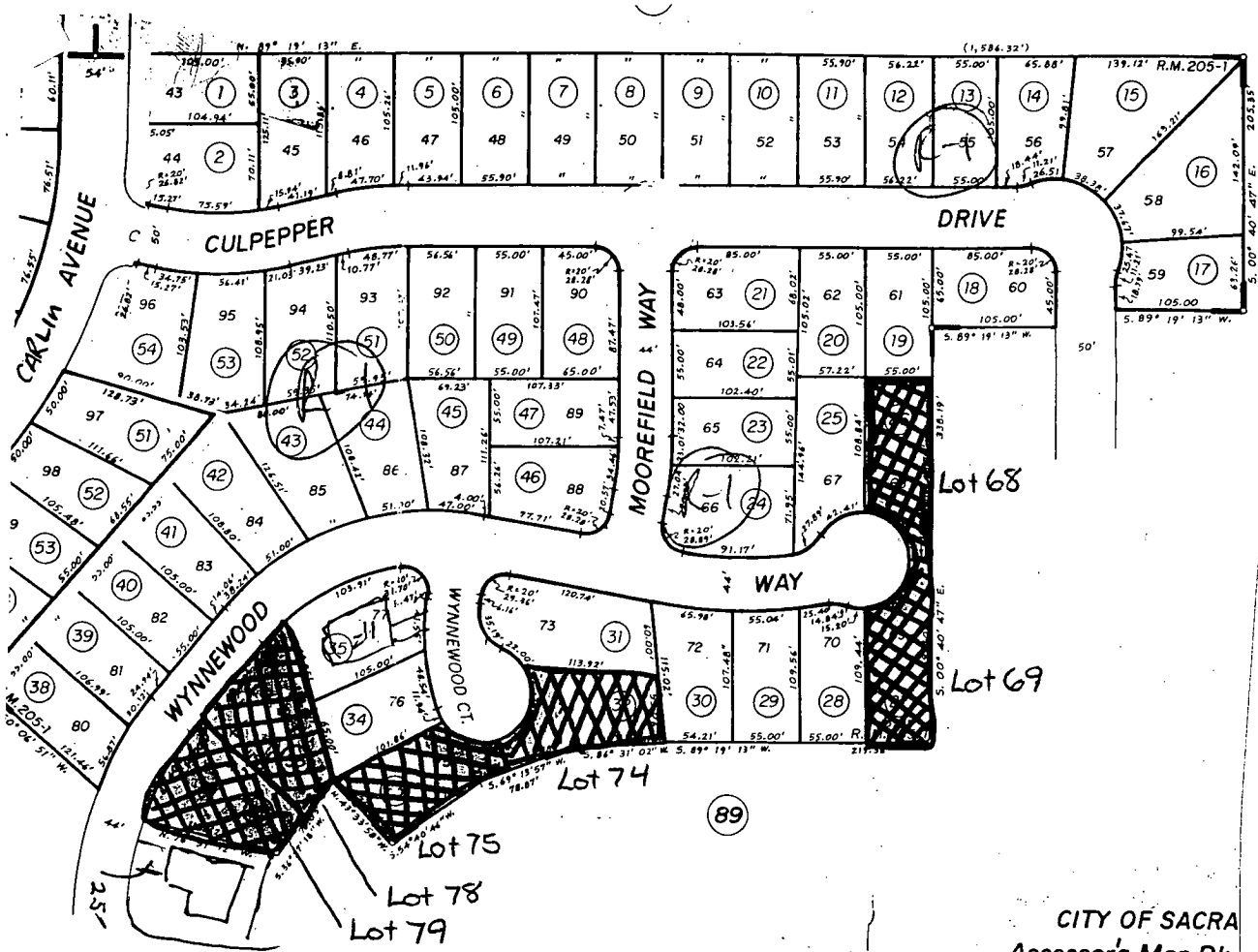
DATE: 7/19/93 JOB NO: 920133

SCALE: 1" = 20' DRAWN/ENGR: RLT/MIC

SHEET OF

CITY OF SACRAMENTO

CALIF.



CITY OF SACRA
 Assessor's Map Bk.
 County of Sacram

LAND USE & ZONING MAP