

**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, <sup>32</sup>074 & <sup>33</sup>075 (Lots 74,75) JP

<b>Applicant:</b>	Morton & Pitalo, Inc. 1788 Tribute Road #200 Sacramento, CA. 95815	<b>Property Owner:</b>	Cresleigh Homes Corp. 645 Harrison St., #100 San Francisco, CA. 94107
-------------------	--	------------------------	---

**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.



---

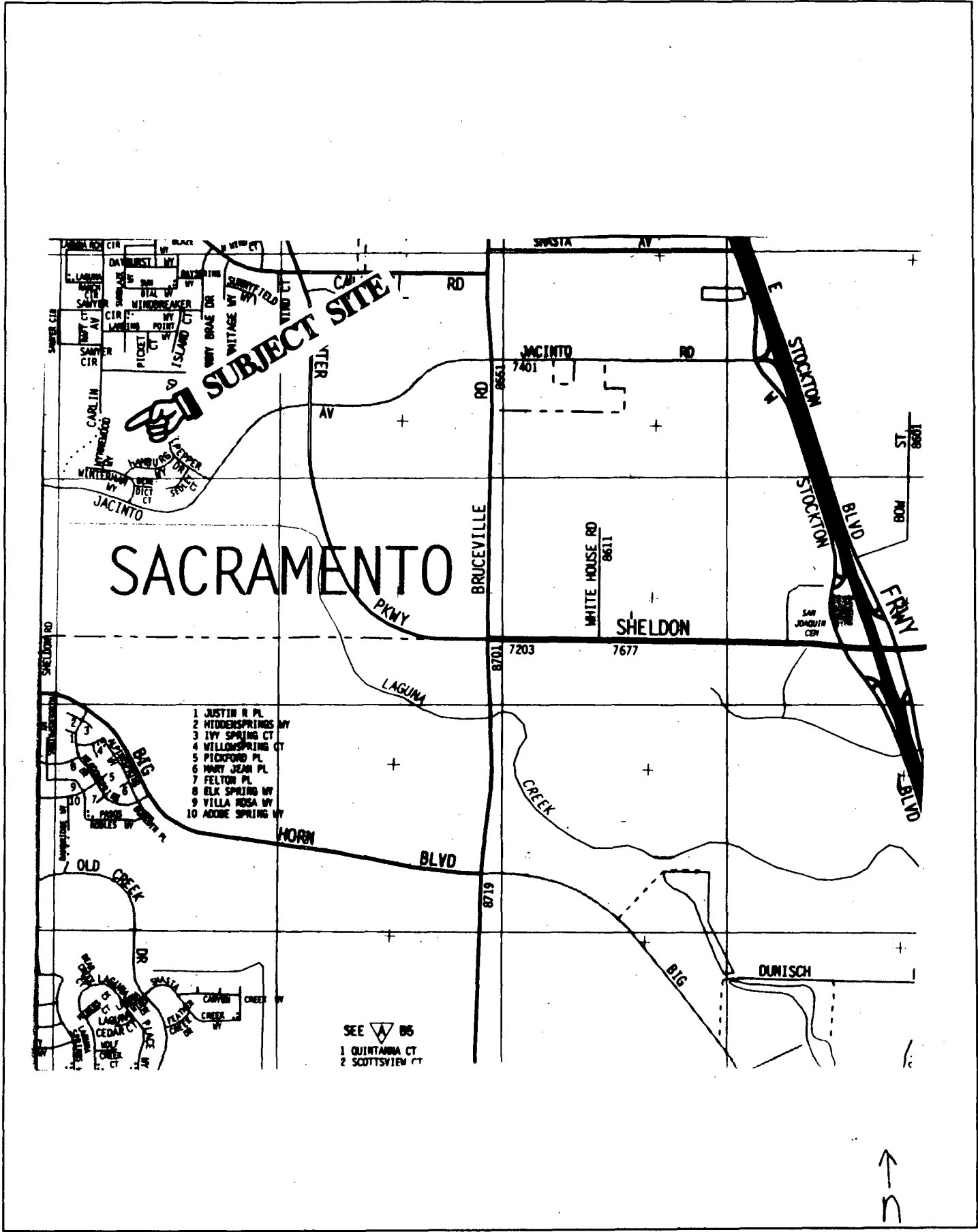
Joy D. Patterson  
Zoning Administrator

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.

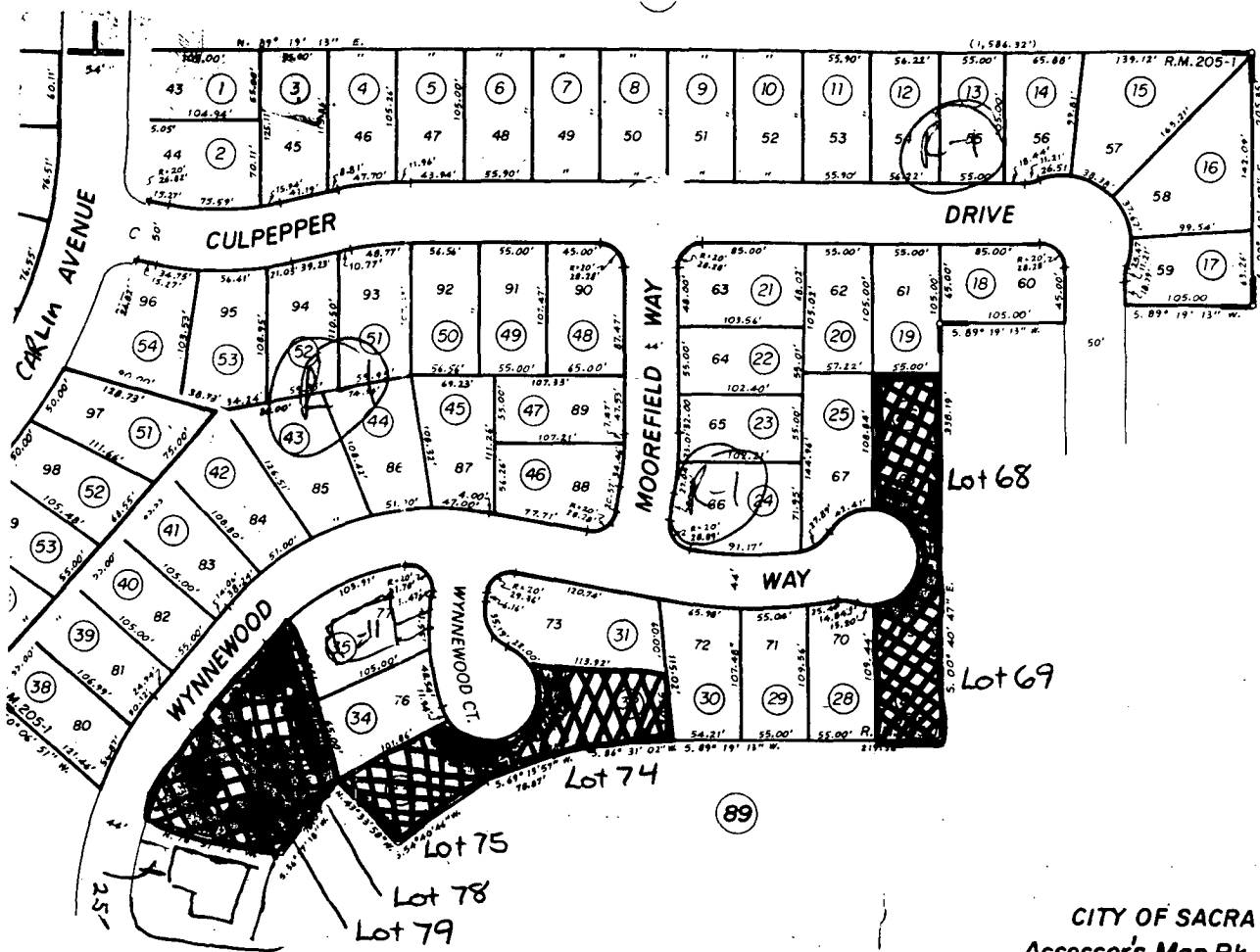
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

ZAaction.var  
7-27-93

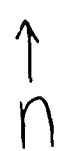
cc: File  
Applicant  
ZA Log Book  
Building Division



**VICINITY MAP**

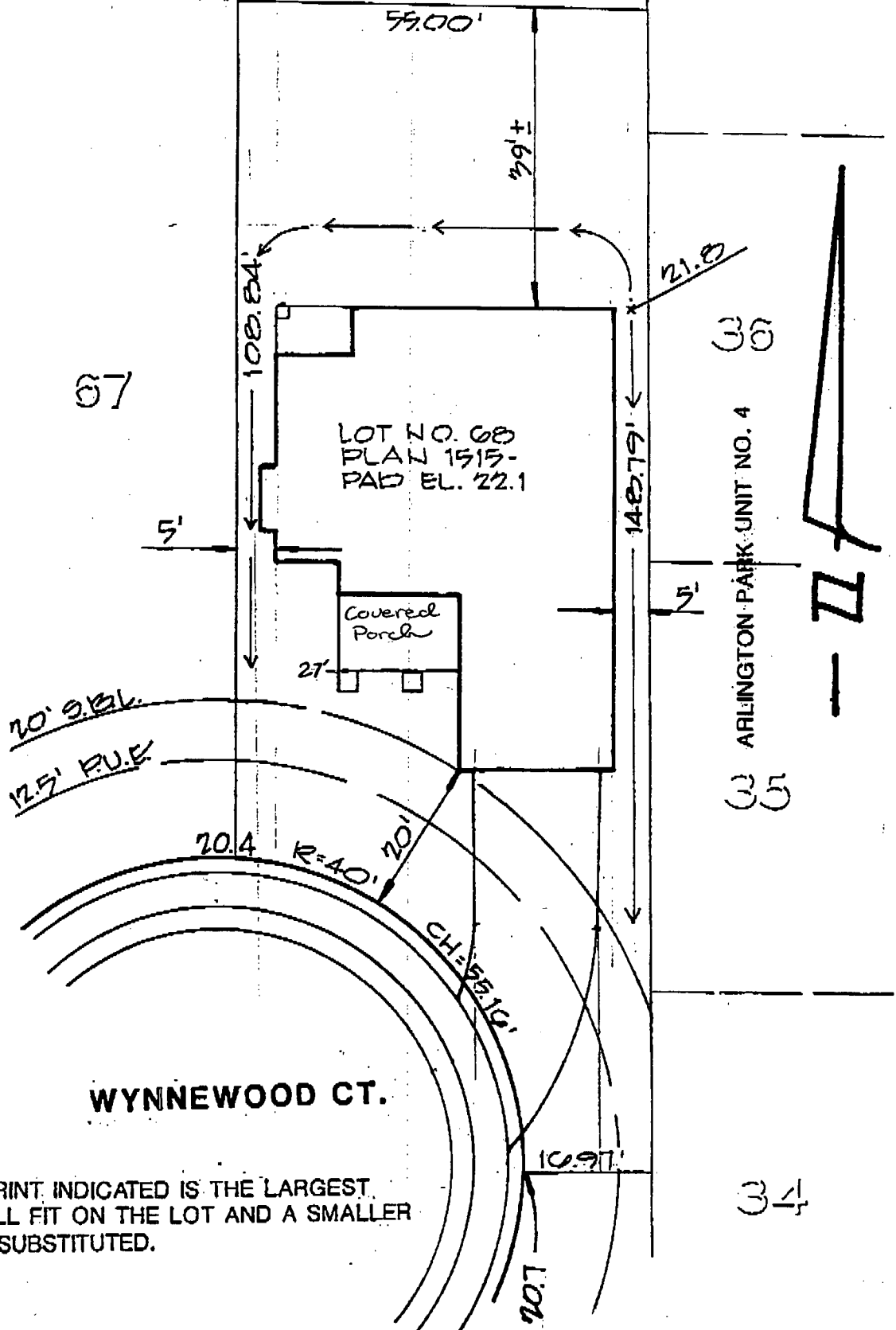


CITY OF SACRA  
 Assessor's Map Bk.  
 County of Sacram



**LAND USE & ZONING MAP**

# EXHIBIT A



**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

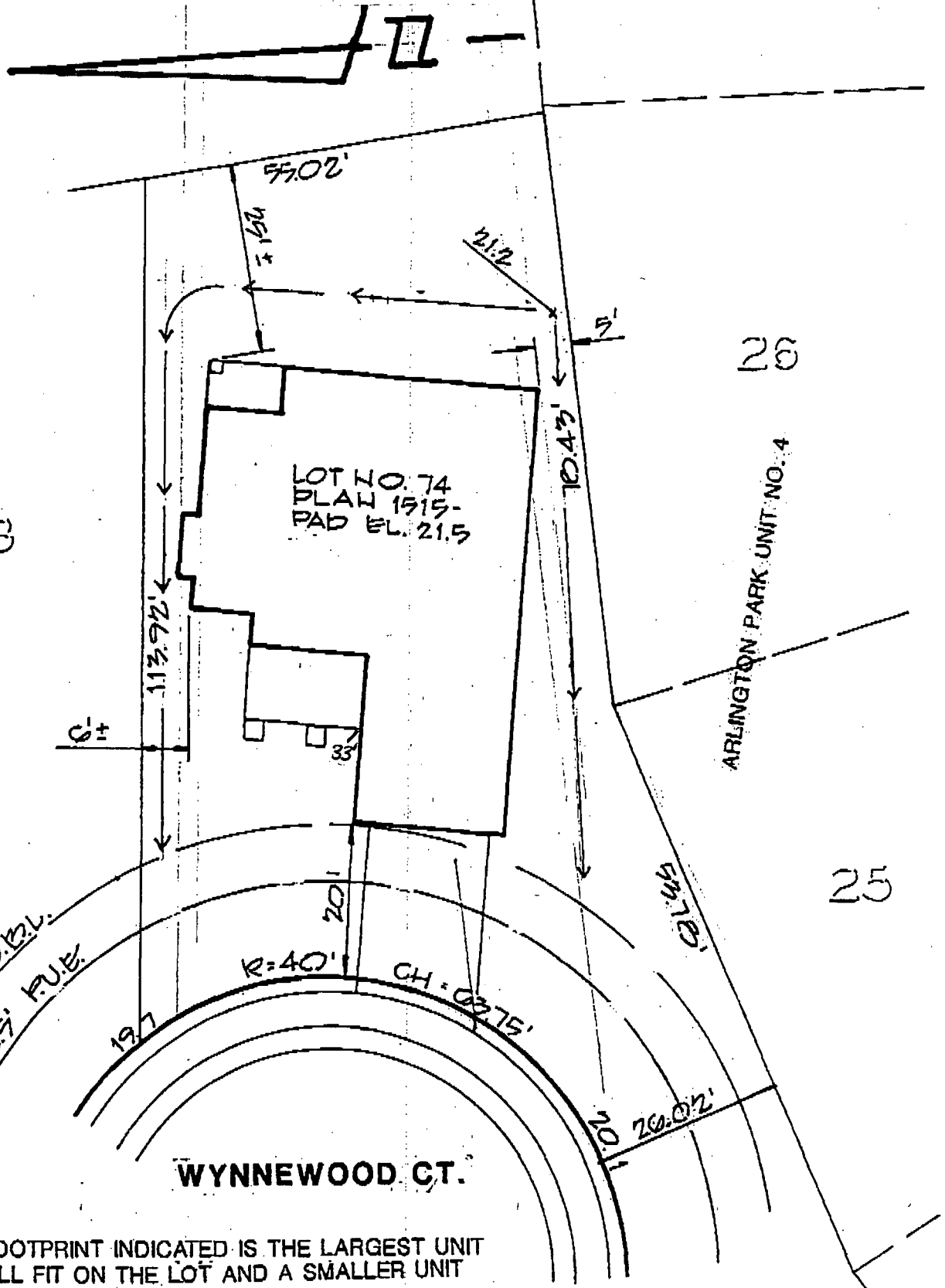
— LOT 68  
 CITY OF SACRAMENTO CALIF.

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

SHEET OF



EXHIBIT C



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

LOT 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

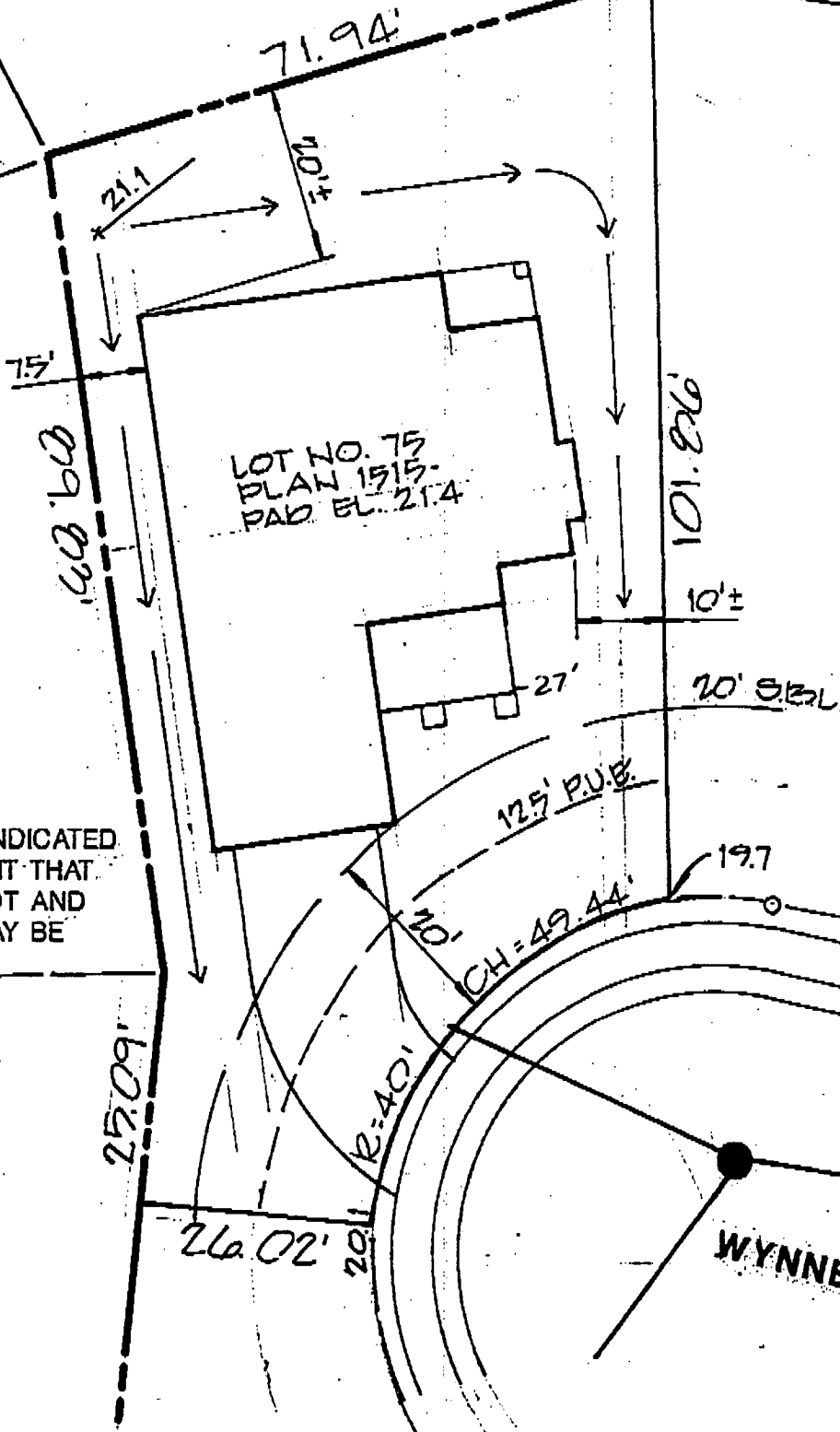
24

76

LOT NO. 75  
PLAN 1515-  
PAB EL. 21.4

NOTE:

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



WYNNEWOOD CT.

Z93-033

7-27-93

#1

**mp** **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: P/T/L/C

SHEET  
OF

LOT 75  
CITY OF SACRAMENTO CALIF.

EXHIBIT E

ARLINGTON PARK UNIT NO. 4

75

22

790.01'

41.4'

76

65.00'

21.1'

6'

LOT NO. 78  
PLAN 1515  
BAD EL. 21.4

79

117.28'

77

68.95'

28'

20' SBL.

125' P.U.E.

19.2

CH=2531'

R=104.00'

800.00'

19.5

WYNEWOOD WAY

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 78

DATE: 7/19/93 JOB NO: 920133

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

SHEET OF

CITY OF SACRAMENTO

CALIF

EXHIBIT F

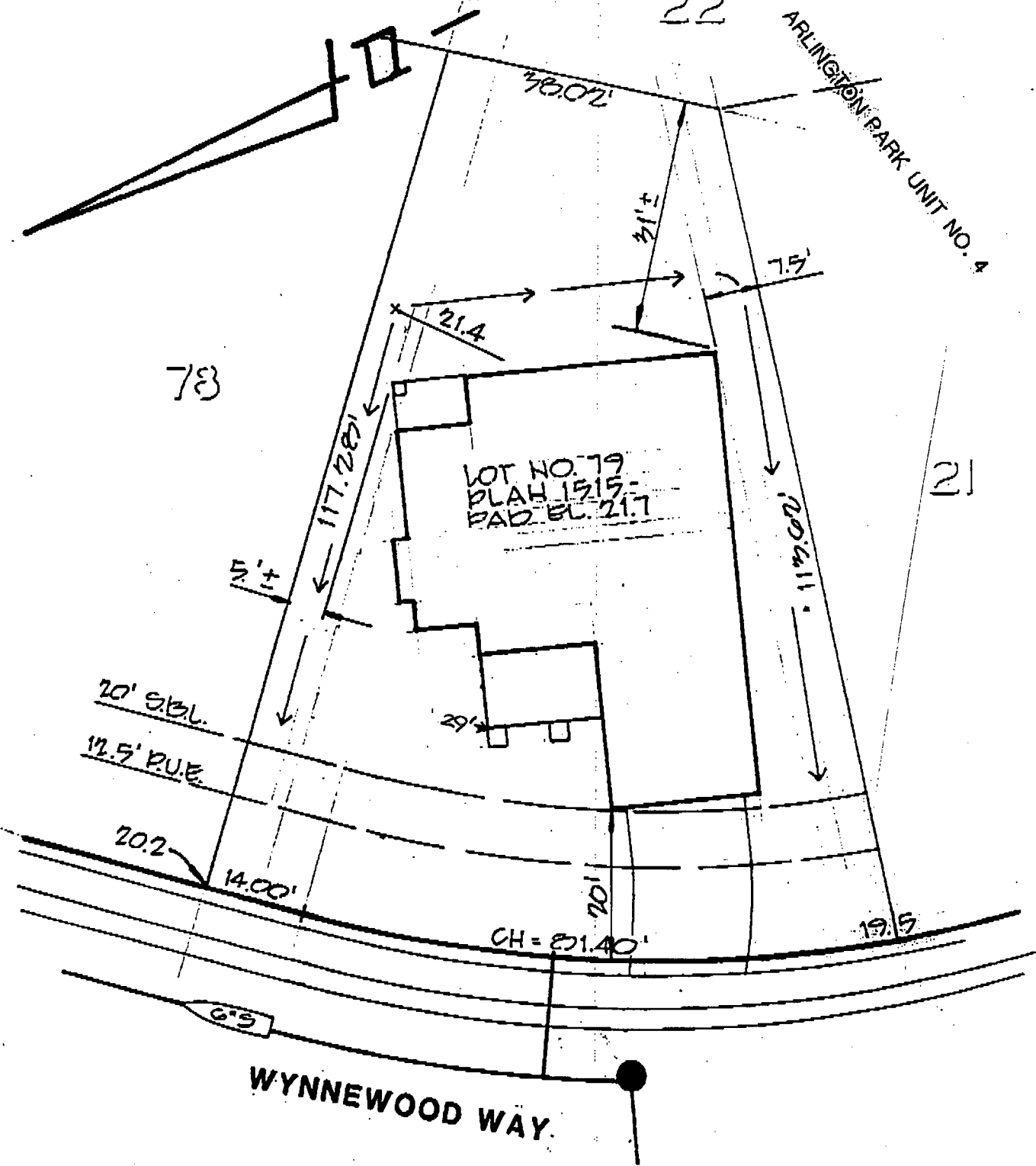
22

ARLINGTON PARK UNIT NO. 4

78

21

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



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

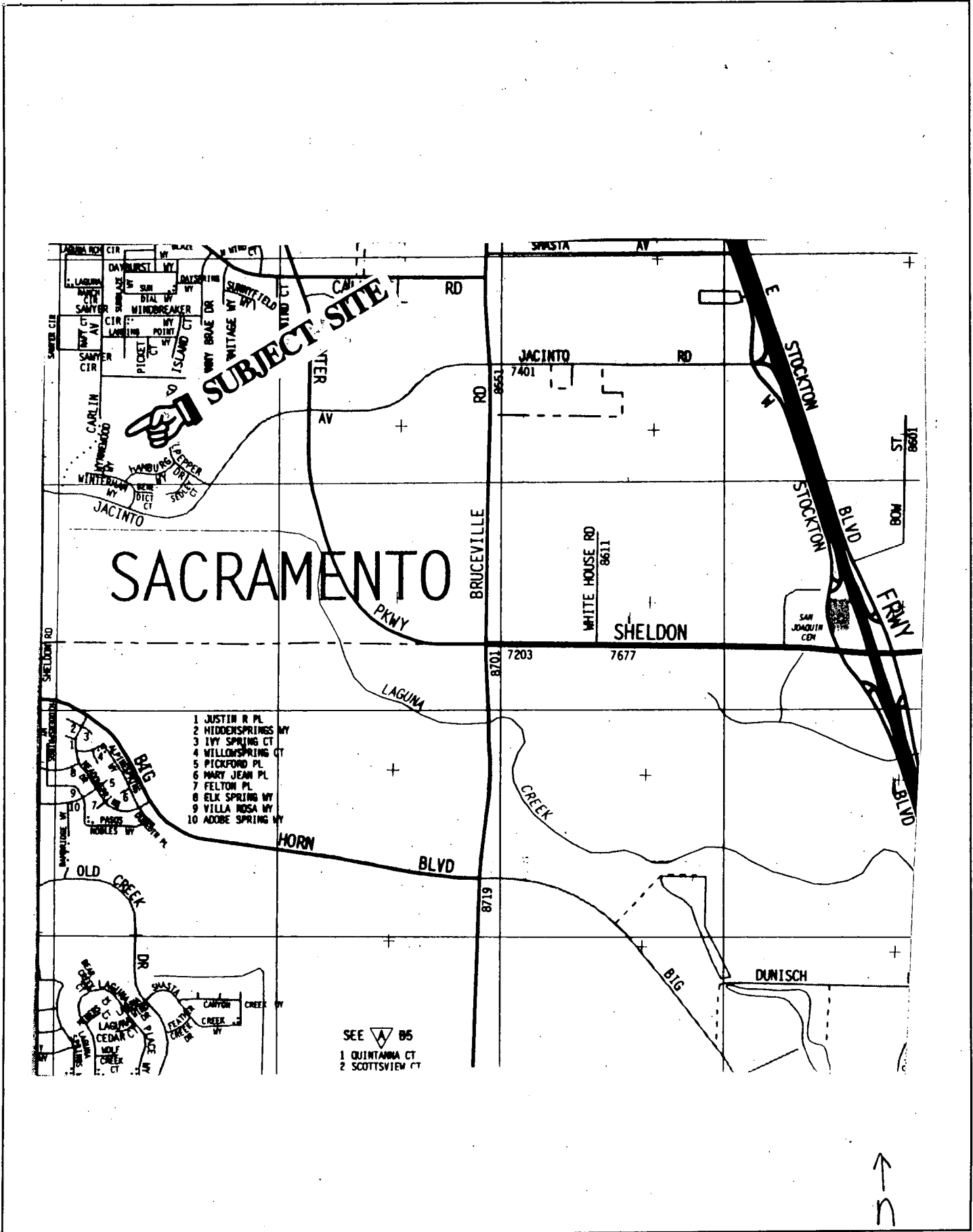
PLOT PLAN FOR  
ARLINGTON PARK UNIT NO. 3

LOT 79

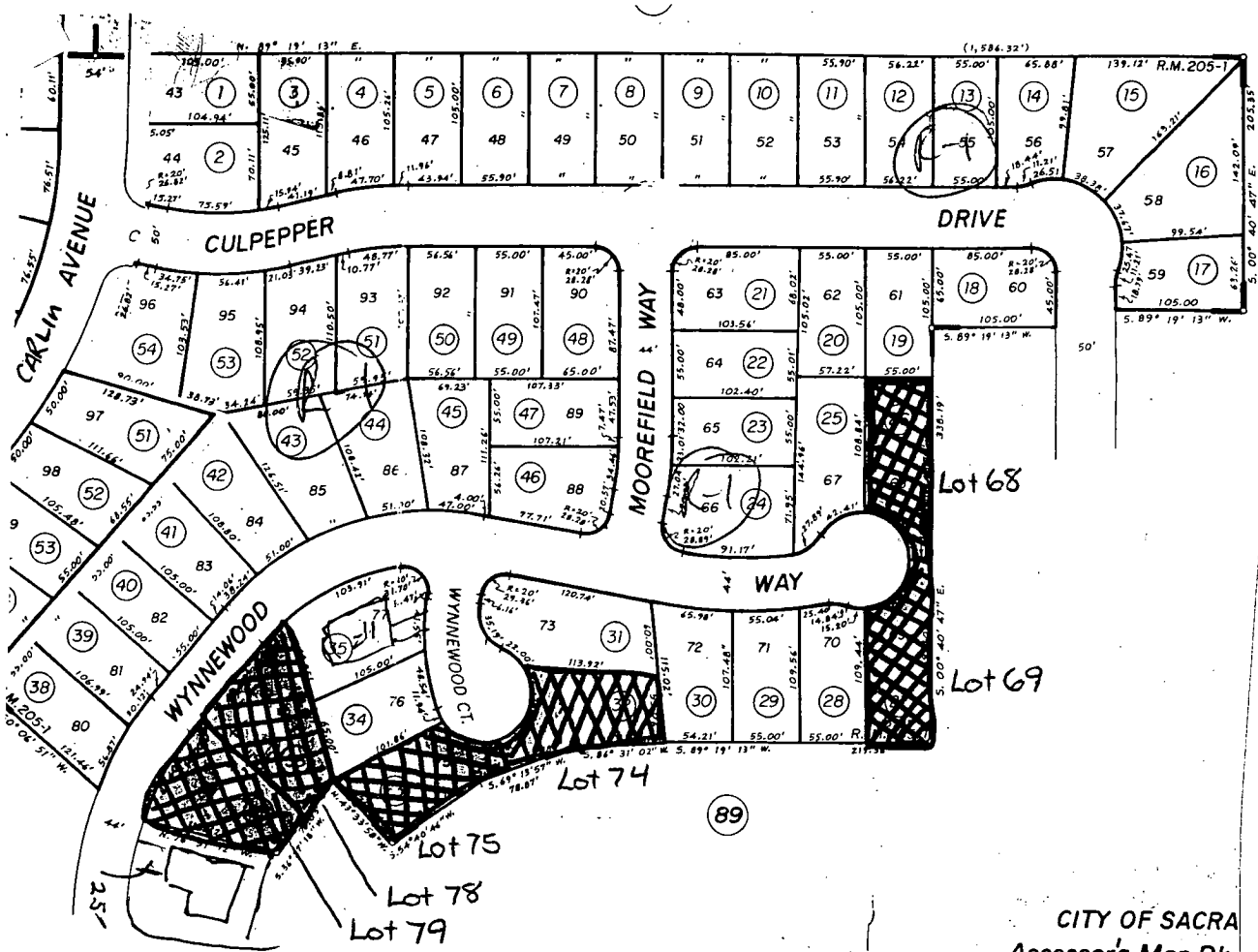
DATE: 7/19/93 JOB NO: 920133  
SCALE: 1" = 20' DRAWN/ENGR: RLT/MIC

SHEET OF

CITY OF SACRAMENTO CALIF.



**VICINITY MAP**



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

**LAND USE & ZONING MAP**