

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday September 28 1993, the Zoning Administrator approved with conditions a variance to waive a required garage for the project known as Z93-062 . Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to waive a required garage for a single family residence on .09± developed acres in the Single Family Residential (R-1) Zone.

Location: 2801 27th Street

Assessor's Parcel Number: 013-0091-001

Applicant:	Carolyn Sue Pendleton 2801 27th Street Sacramento, CA. 95818	Property Owner:	Carolyn Sue Pendleton 2801 27th Street Sacramento, CA. 95818
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General Plan Designation: Low Density Residential (4-15 du/net acre)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Single Family Residential (R-1) Zone

Surrounding Land Use and Zoning:

North: R-1; Single Family Residential
South: R-1; Single Family Residential
East: R-1; Single Family Residential
West: R-1; Single Family Residential

Property Dimensions: Irregular
Property Area: 4,275 sq.ft.
Parking Required: One car garage
Parking Proposed: One car carport
Square Footage of Garage: 190± square feet

Z93-062

September 28, 1993

Item #2

Project Plans: See Exhibit A

Additional Information

The applicant is requesting to replace an existing single car garage and replace it with a carport. The garage is approximately 60 years old, is in poor condition and is not used to store a vehicle. The proposed carport will be located in the same location where the garage was, on the property line. According to the Uniform Building Code, a fire wall must be constructed in order to locate the carport on the property line. The applicant is aware of this requirement. There are trees located on the project site. These trees cannot be removed without prior review by the City Arborist.

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. A concrete pad, outside of the front and street side yard setback areas, shall be provided, at a minimum, as an on-site parking space (existing driveway of concrete strips may be used as access to the concrete pad and future carport).
2. When the carport is constructed, the design and materials of the carport shall be reviewed by the Zoning Administrator's staff to insure compatibility of design with the existing residence and the surrounding neighborhood. The carport will need to comply with building code requirements.
3. A demolition permit shall be obtained from the Building Division to remove the existing garage.

Findings of Fact

1. The variance request, as conditioned, is not a special privilege extended to one individual property owner in that:
 - a. the existing garage is in poor condition and cannot be used for the storage of vehicles;
 - b. a parking area outside of the front and street side yard setback areas will continue to be 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 adequate on-site parking will continue to be provided.
4. The project is consistent with the General Plan which designates the site for Low Density Residential use.

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 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.

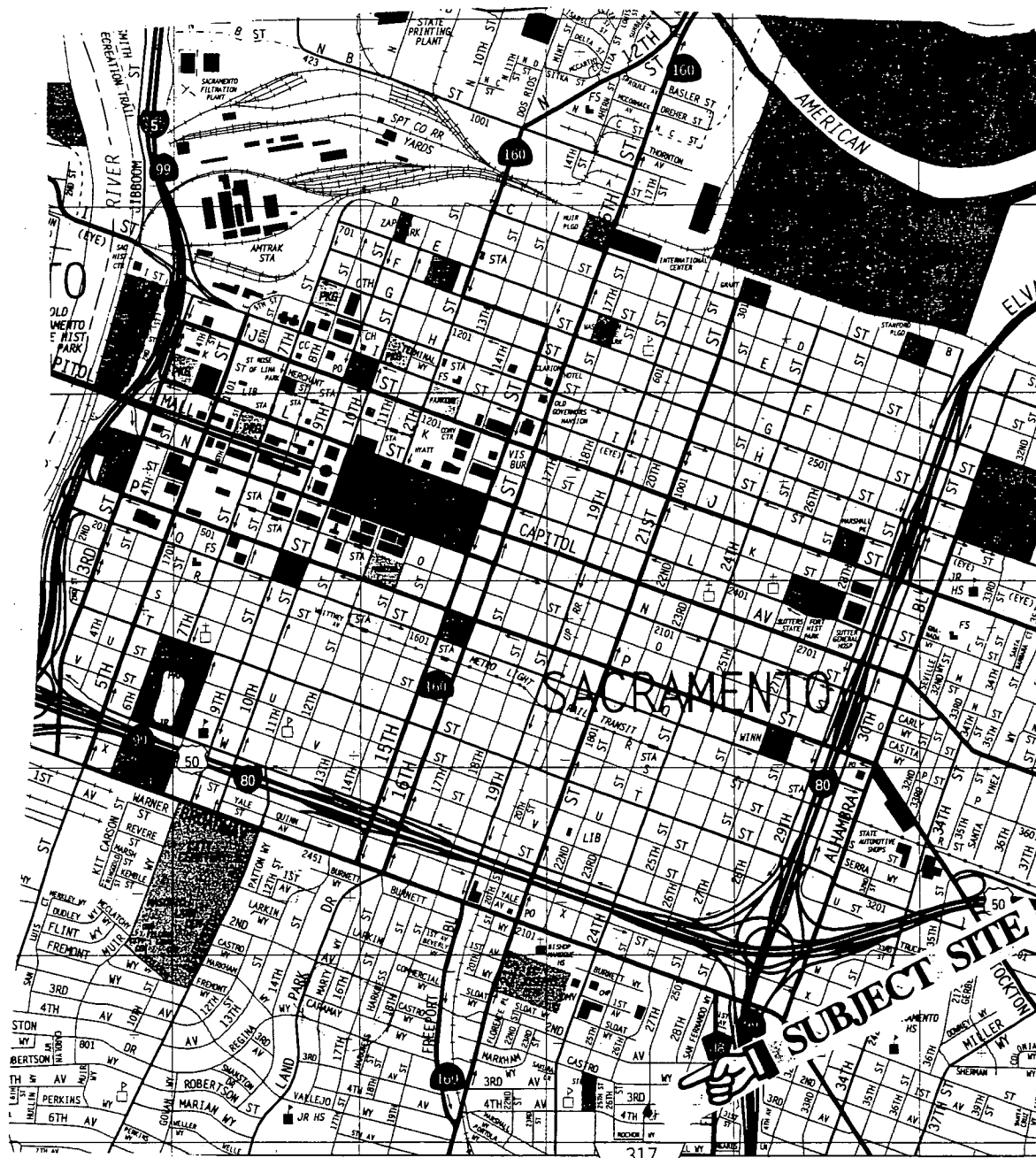
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

Z93-062

September 28, 1993

Item #2

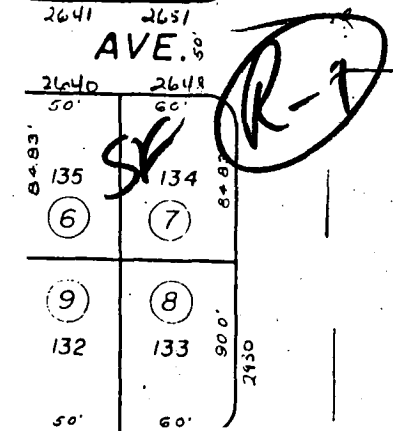
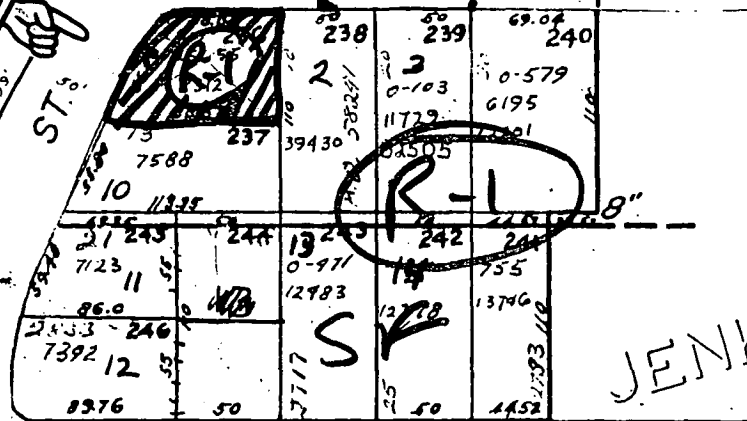
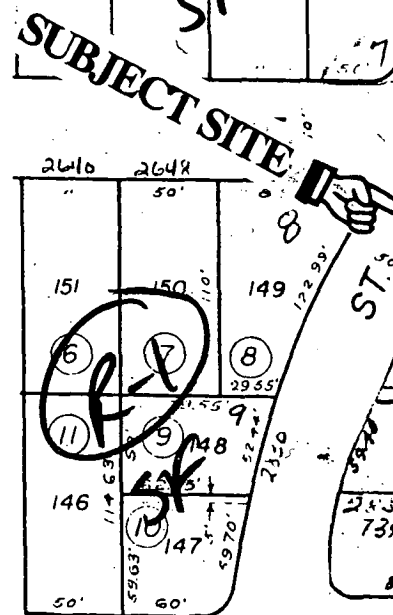
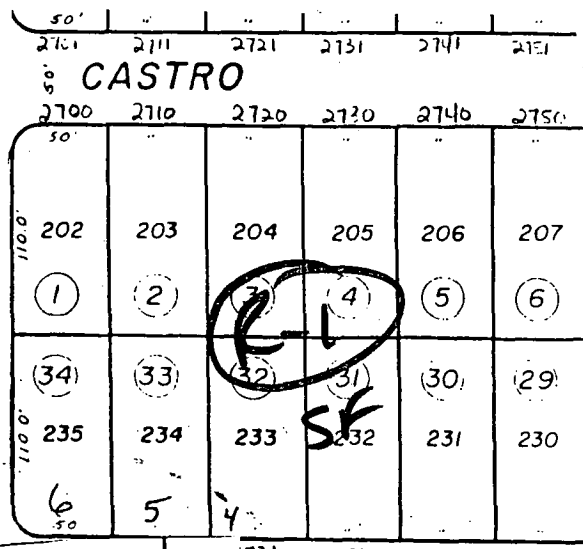
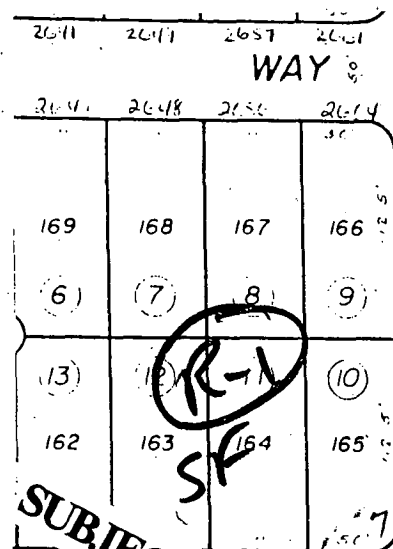


VICINITY MAP

Z93-062

9-28-93

#2



FOURTH AVE.

28TH STREET

LAND USE AND ZONING MAP

FRONT (West)
EXISTING

EXHIBIT A

4 1/2' sidewalk

measured 75' + SW
65'

27th Street

Sycamore
100'

measured 95 1/2' + SW

measured 67'

3 guince
26'

4 holly
4' camellias

2 camellias
5'

143 ft

3'

89'

18 grapefruit
20'

27.5'

1040 ft

30 3/4'

17 dogwood
25'

85' 3rd Street
measured 62' + SW

40 ft

15 3/4'

4' 0"

19 ft

18 5/6'

11'

23'

24 1/2'

120 6'

130 4'

140 4'

1' red wall

16 Sycamore
100'

No trees are to be cut down

garage

190 ft

measured 67' + SW
9-28-93

154 = 2'
293-062

581'

draw

#2