

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, June 6, 1995, the Zoning Administrator approved with conditions, a special permit and a special permit modification to expand a non-conforming garage for the project known as Z95-050. Findings of Fact and conditions of approval for the project are listed on page 3.

**Project Information**

- Request:     1.     Zoning Administrator Special Permit to expand a 340 square foot garage and roof overhang which is a non-conforming structure by enclosing the overhang area and increasing the overall size by eight square feet on 0.15± developed acres in the Standard Single Family (R-1) zone.
2.     Zoning Administrator Special Permit Modification to allow an additional 16 square feet of covered storage area to be added to the rear of the work room addition.

Location:     1230 Teneighth Way

Assessor's Parcel Number:     012-0342-010

Applicant:    Ron Vrillakas                             Property    Sam and Lynne Wells  
                  1714 18th St                             Owner:     1230 Teneighth Way  
                  Sacramento, CA 95814                 Sacramento, CA 95818

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 (Residence)	Required	Existing
North: R-1; Single Family Residence	Front:	25'	26'
South: R-1; Single Family Residence	Side(E.):	5'	4'(existing)
East: R-1; Single Family Residence	Side(W.):	5'	12.5'
West: R-1; Single Family Residence	Rear:	15'	43'

Property Dimensions:	Irregular
Property Area:	0.15± acres
Square Footage of Buildings:	Existing House- 1,470 square feet Existing Garage- 460 square feet Garage Addition- 8 square feet Total- 1,938 square feet
Height of Building:	Single Story, 16 feet
Exterior Building Materials:	Stucco
Roof Materials:	Shake Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting to expand an existing 340 square foot garage that also has a 120 square foot shed type overhang by demolishing the overhand area and adding a 160 square foot work room. The existing garage with the overhang exceeds the allowed 25 percent rear yard setback coverage by 17 percent (312 square feet coverage and 187.5 square feet is allowed). The garage is located approximately 1.5 feet from the south interior property line at the narrowest point. The room addition will be 16 feet by eight feet totaling 128 square feet. The room addition will add six feet in the rear yard setback area for a total of 43 percent lot coverage. The expansion will match the existing building in style and materials. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure.

The work room addition will have a four foot overhang to the rear of the building to allow for additional storage area (two feet is permitted by the Zoning Ordinance and the additional two feet is being added by the Special Permit Modification). The area will be open on three sides and project to approximately 1.5 feet from the south interior property line at the narrowest point. The storage area will be four feet deep and eight feet wide.

The project was noticed and staff did not received any calls prior to the hearing. Additionally, the adjacent affected property owners on all sides have signed letters in support of the project (see Exhibit F). An adjacent property owner attended the public hearing and indicated that he was in support of the project.

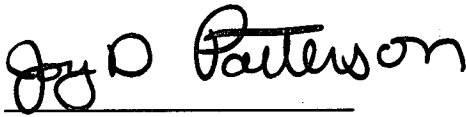
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the garage or work room into the required rear yard setback area nor any additional structures added in the rear 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. {NOTE: The south wall of the work room will require a one hour fire wall.}
4. The room addition to the garage shall match in materials with the existing garage.
5. The roof overhang to the rear of the work room shall not be enclosed.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed work room addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and
  - b. the existing garage with a shed type overhand exceeds rear yard setback lot coverage.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed expansion to the existing garage is compatible in design with the other existing properties in the neighborhood;
  - b. the affected property owners on all sides support the project;
  - c. there will still be adequate rear yard area; and
  - d. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na)

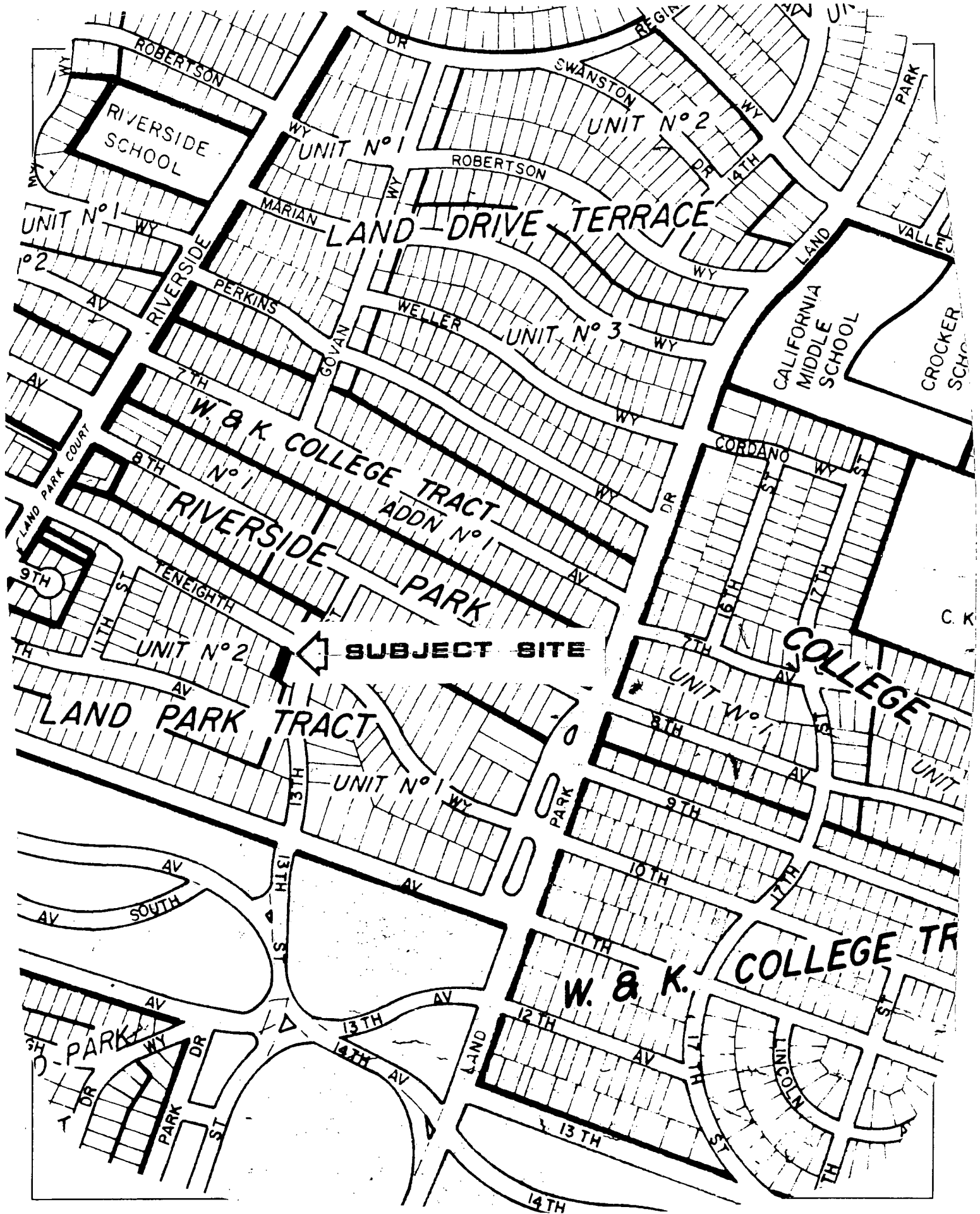


Joy D. Patterson  
Zoning Administrator

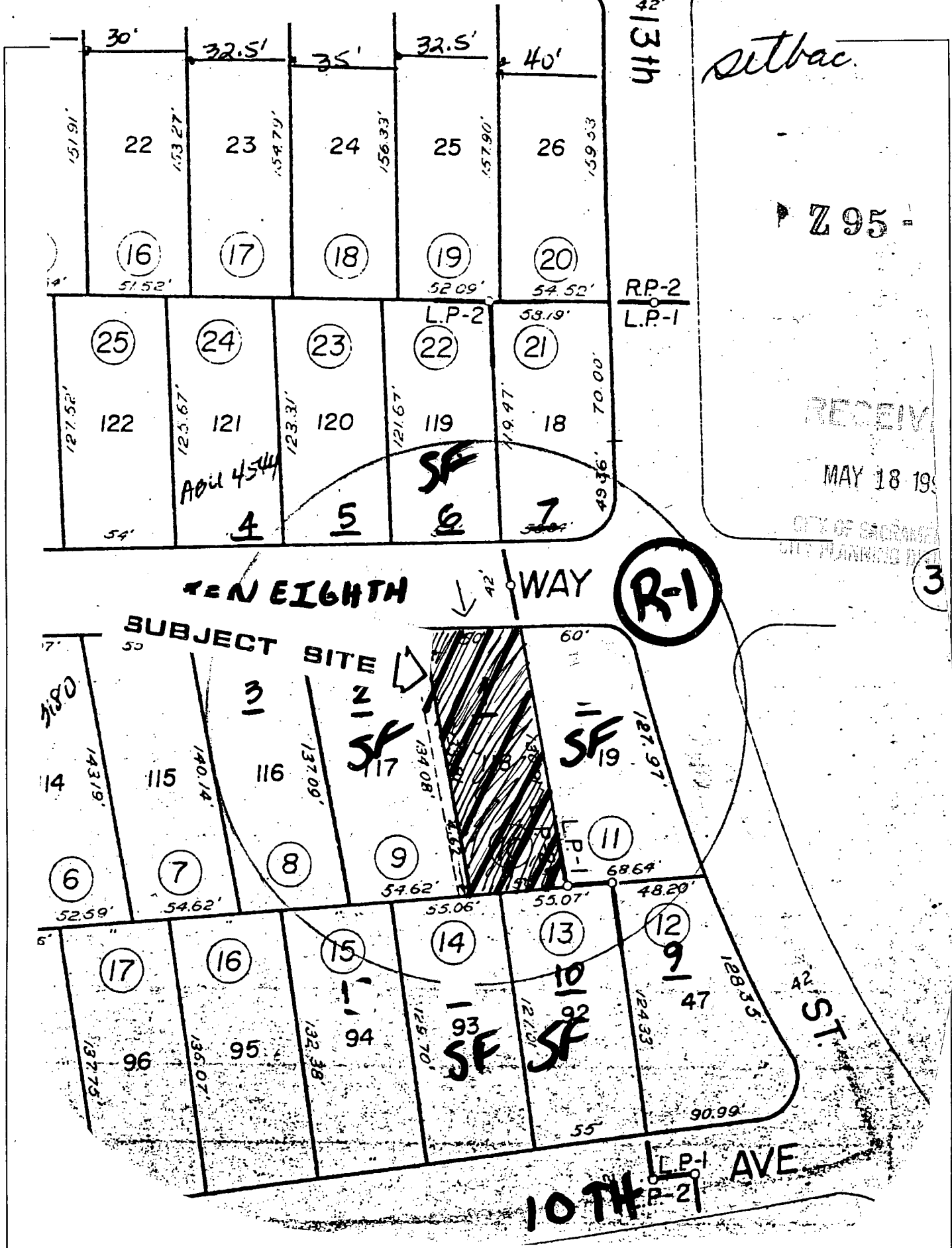
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

Ron Vrillakas  
architect  
builder

1714 18th Street  
Sacramento, CA  
9 5 8 1 4

916 441 4685

LOT AREA : 6550 SF  
COVERAGE : 2110  
% : 32

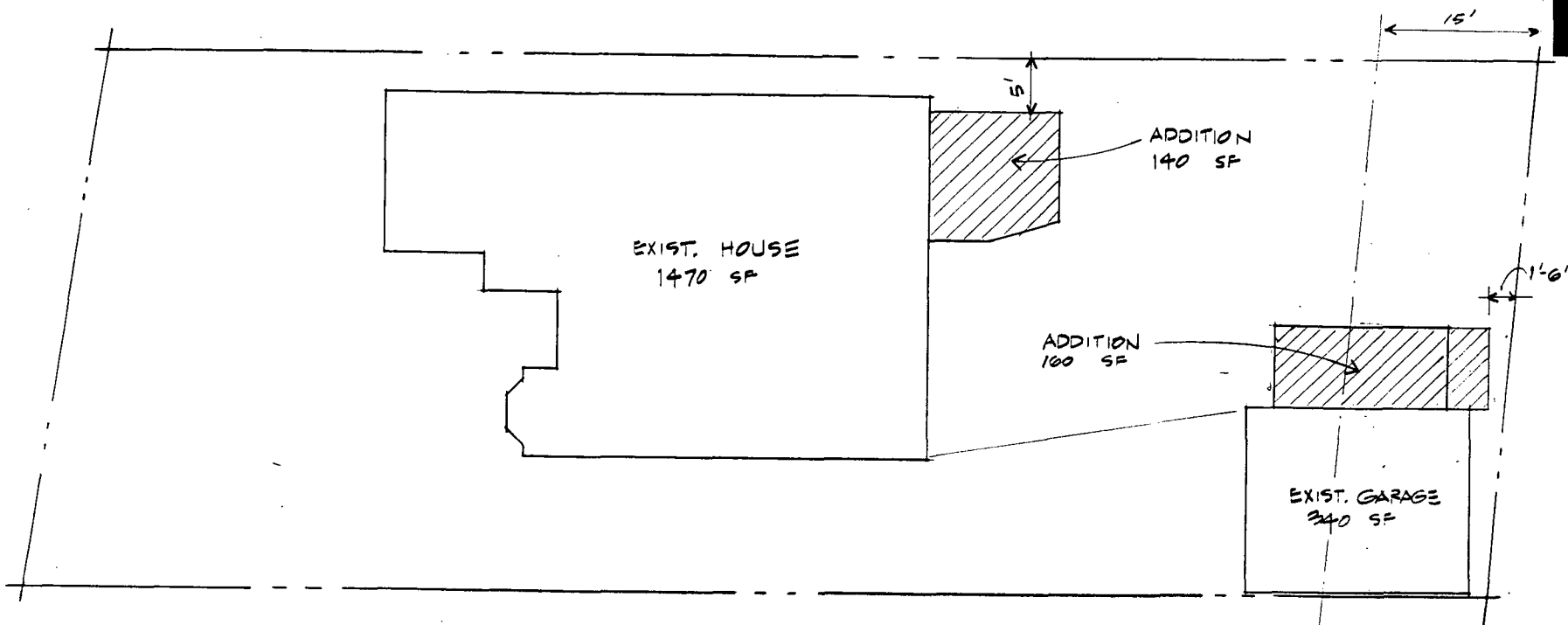


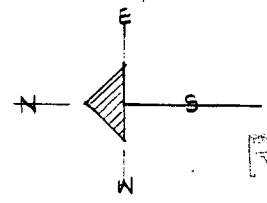
EXHIBIT - A

May 8, 1995

APN 012-0342-010

SITE PLAN

1" = 10'



RECEIVED

MAY 18 1995

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

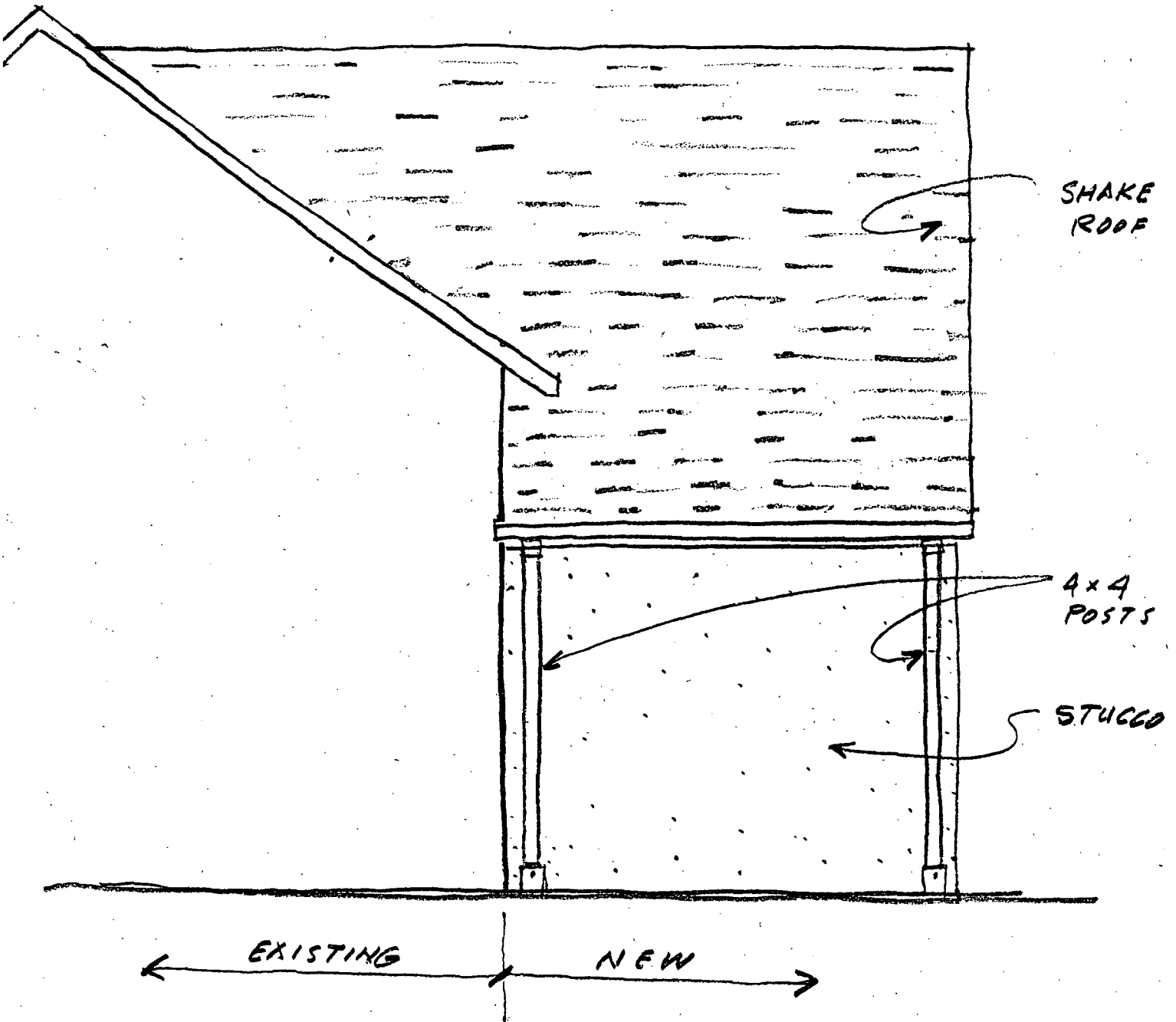
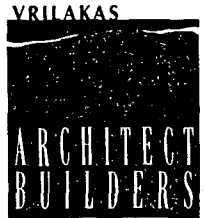
Z95-050

Z95-050

JUNE 6, 1995

STEM 2

EXHIBIT - B



SOUTH ELEVATION

WELLS GARAGE

31 MAY, 95

JUNE 6, 1995

ITEM 2

295-050



295-050

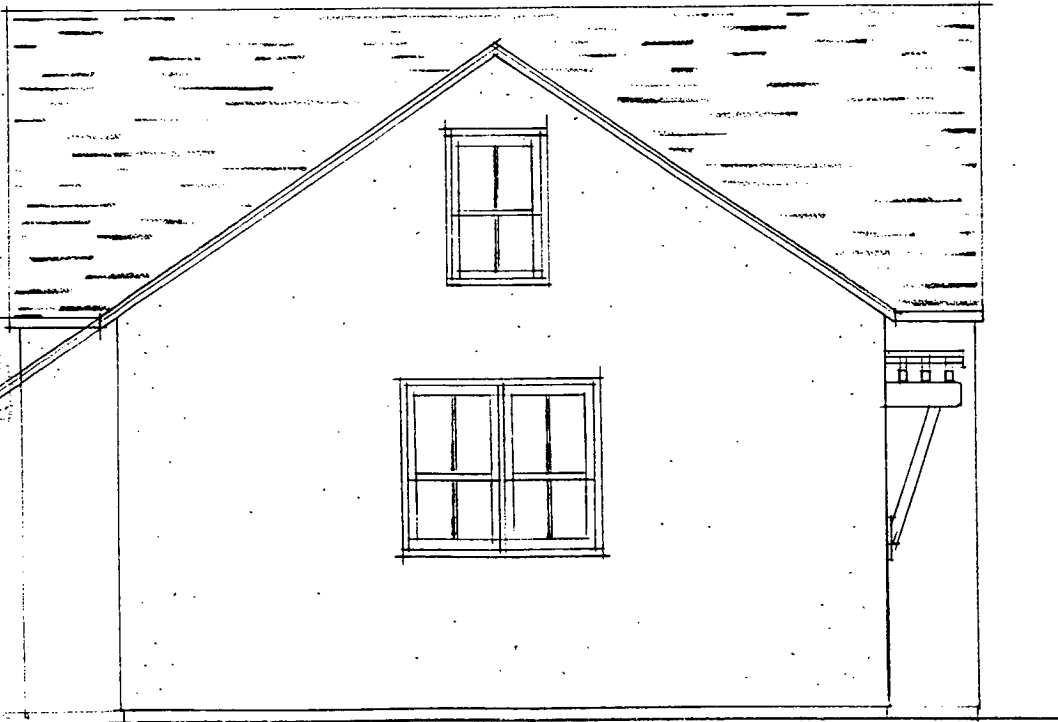
RECEIVED

MAY 18 1995

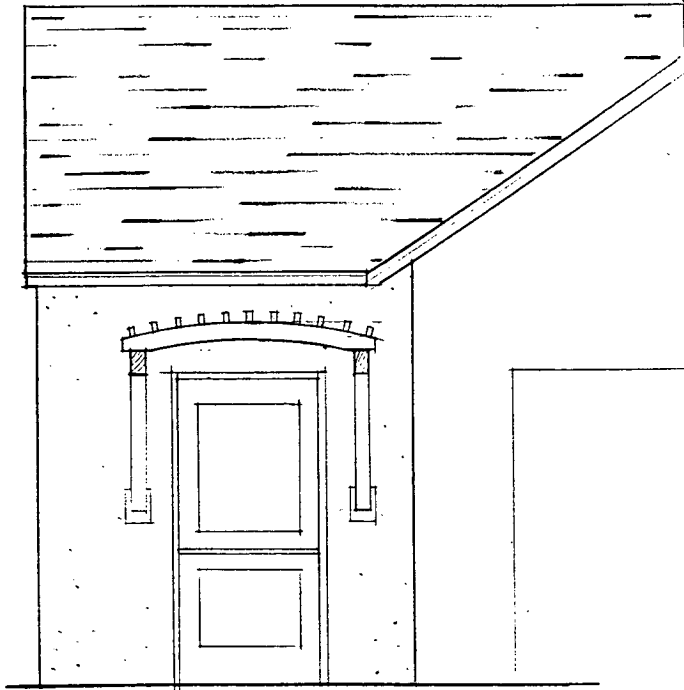
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

Ron Vrillakas  
architect  
builder  
  
1714 18th Street  
Sacramento, CA  
9 5 8 1 2 4  
  
916 441 4635

JUNE 6, 1995



EAST



NORTH

EXHIBIT - C

Wells Additions  
1230 Teneighth Way  
Sacramento, CA 95818

May 8, 1995

GARAGE ELEVATIONS

3/8" = 1'

295-050 4

ITEM 2

EXHIBIT - D

EXISTING HOUSE

NEW ADDITION

LINE OF HOUSE  
TO BE REMOVED

5'-0"

SQUARE FEET : HOUSE - 135  
: GARAGE - 128  
TOTAL - 263

SITE PLAN

1/4" = 1'-0"



295-050

1

May 8, 1995

Wells Additions  
1230 Teneighth Way  
Sacramento, CA 95818

Ron Vitlakas  
architect  
builder  
1714 18th Street  
Sacramento, CA  
9 5 8 1 4  
916 441 4685

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAY 18 1995

RECEIVED

JUNE 6, 1995

ITEM 2

EXHIBIT E



295-050

JUNE 6, 1995

ITEM 2

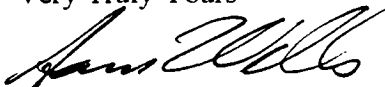
May 16, 1995

City Planning Dept.  
Sacramento Calif

Dear Sirs

The undersigned are neighbors within a 100ft Radius of our lot, have reviewed our plans for the garage remodel do not object to the modifications.

Very Truly Yours



Sam and Lynne Wells  
1230 Teneighth Way  
Sacramento Calif. 95818

*JLB* Laura Cowan 5-16-95  
John and Laura Cowen  
1218 Teneighth Way

*Dianne* Stafford 5-16-95  
John and Diane Stafford  
1224 Teneighth Way

*Laurie* Geibel 5-16-95  
John and Laurie Geibel  
1219 Teneighth Way

*Meme* Amaral 5/16/95  
Milt and Meme Amaral  
1225 Teneighth Way

*Ann* Anderson 5-16-95  
A. Anderson  
1231 Teneighth Way

*Johna* Bronson 5/16/95  
Johna Bronson  
1279 Teneighth Way

*Tom & Neya* Wilds  
Tom and Neya Wilds  
1280 Teneighth Way

*Bob* Wood 5/16/95  
Bob Wood  
3434 13th Street

*Carl E* Goff 5-16-95  
Carl Goff  
1291 10th Ave.

Dr. Victor Haugh  
Dr. Victor Haugh  
1225 10th Ave

*John F* Henry 5-16-95  
John Henry  
1217 10th Ave.

RECEIVED

MAY 18 1995

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

295-050

JUNE 6, 1995

Item 2  
Z 95 - 050