

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday November 30, 1993, the Zoning Administrator denied a variance to reduce the rear yard setback to expand a single family residence for the project known as Z93-078. Findings of Fact for the project are listed on pages 2 and 3.

**Project Information**

**Request:** Zoning Administrator's Variance to reduce the required rear yard setback from 15 feet to nine feet in order to add a 532 square foot room addition to an existing 1800± square foot single family home on 0.18± developed acres in the Standard Single Family (R-1) zone.

**Location:** 143 Prairie Circle

**Assessor's Parcel Number:** 040-0230-033

**Applicant:** D.J. Burrows  
3501 Contempa Drive  
Sacramento, CA 95826

**Property Owner:** Tony Chu  
143 Prairie Circle  
Sacramento, CA 95828

**General Plan Designation:** Low Density Residential (4-15 du/na)  
South Sacramento  
**Community Plan Designation:** 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: Provided	Setbacks:	Required	
North: R-1A; Halfplex	Front:	25'	27'
South: R-1; Single Family Residence	Side(N.):	5'	19'
East: R-1; Single Family Residence	Side(S.):	5'	5'
West: R-1A; Halfplex	Rear:	15'	9'

**Property Dimensions:** Irregular  
**Property Area:** 0.18± acres  
**Square Footage of Building:**  
Existing- 1,800 square feet  
Addition- 532 square feet  
Total- 2,332 square feet

**Z93-078**

**NOVEMBER 30, 1993**

**ITEM 5**

Height of Building: One Story, 15 feet  
Exterior Building Materials: Wood Siding  
Roof Materials: Composition shingles  
Topography: Flat  
Street Improvements/Utilities: Existing

Project Plans: See Exhibits A and B

Additional Information

A three bedroom, two bathroom single family home is located on the subject site. The applicant proposed to add a 38 foot by 14 foot room addition to the rear of the existing single family dwelling. The area would have been used as a kitchen and an enlarged family room. The proposed addition encroached six feet into the rear yard setback. The proposed addition was proposed to be single story with a door opening to the rear. The sliding door opening would have been nine feet from the rear property line.

Staff investigation revealed that the property owner illegally converted the two car garage and the former living room area into a church/assembly area. If the illegal use were removed and a minimum one car garage provided, there would be adequate living room area within the existing single family structure. (Note: The property owner did obtain building permits in August 1990 for a 171 square foot room addition {Permit V8186R}, in September 1991 for a 180 square foot room addition {Permit A82556R}, and in October 1991 for a storage room addition {Permit A8609R}). There is also a large area on the northern portion of the site where an addition could be constructed and not encroach into the setback areas.

The site is located within the Southeast Area Neighborhood Association boundaries. The proposed plans were sent to the neighborhood association. Staff did not receive any comments from the association.

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)}.

Findings of Fact

1. Granting the variance would constitute a special privilege extended to an individual applicant in that:
  - a. there is adequate area on the lot to construct a room addition which would meet setback requirements and provide the same size room addition; and
  - b. a variance has not and would not be granted to other property owners facing similar circumstances.

2. Granting the request would be injurious to public health, safety, or welfare and result in a nuisance in that there is adequate area in other parts of the yard to expand without having to encroach in the rear setback area.

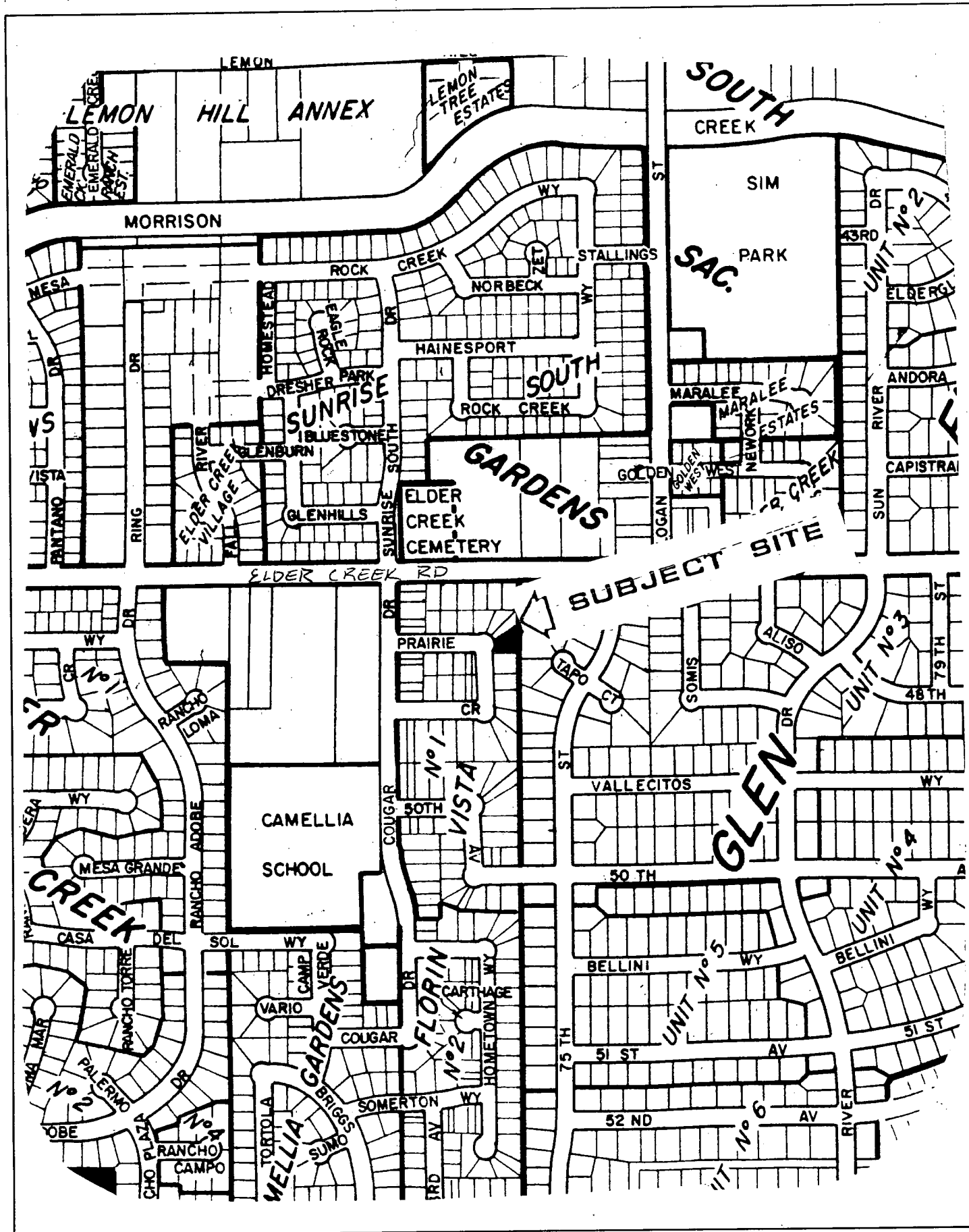
*Joy D. Patterson*

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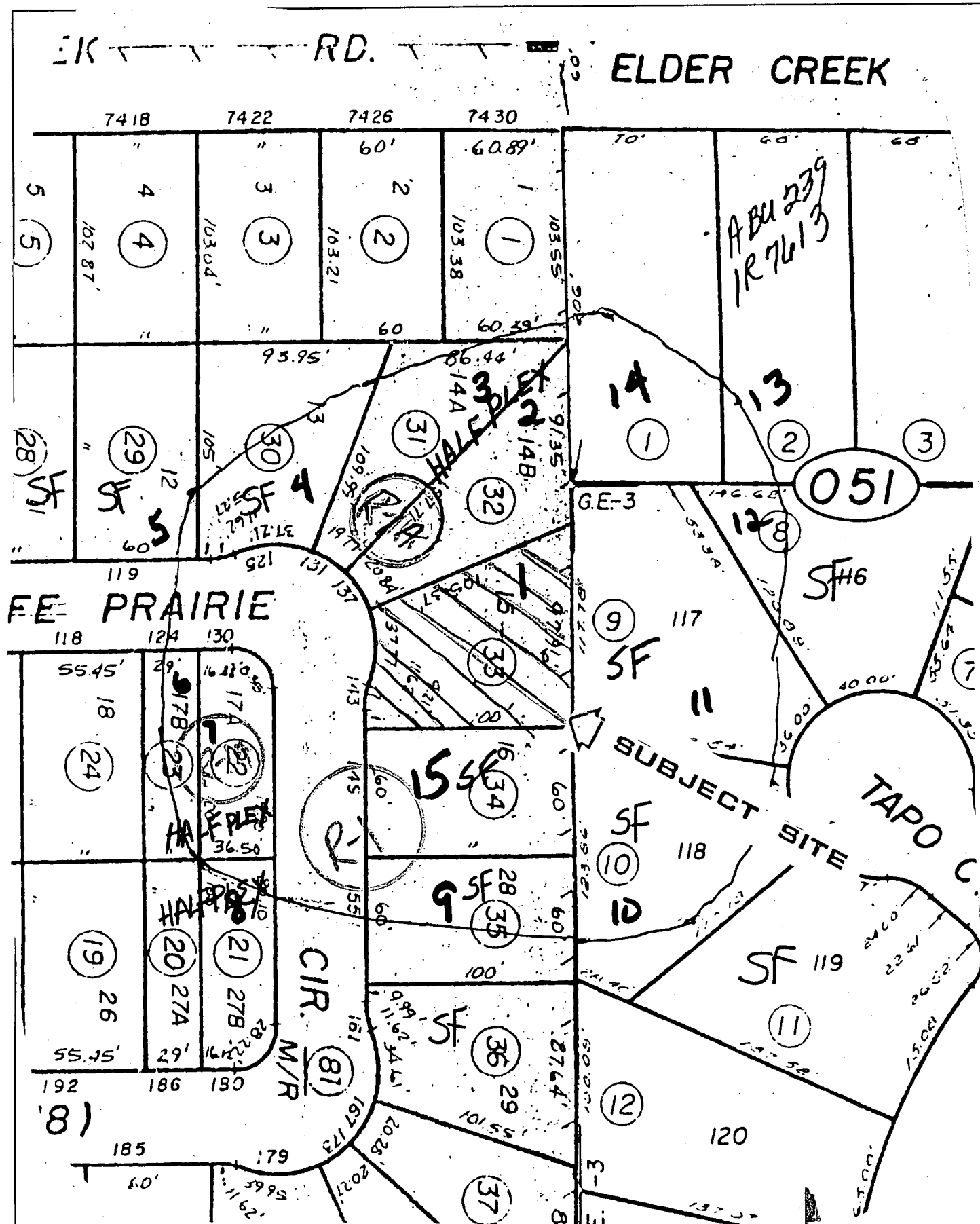
Joy D. Patterson  
Zoning Administrator

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 (original)  
Applicant - Mr. Burrows  
Owner - Mr. Chu  
ZA Log Book  
Tim Sullivan, Building Division  
Dennis Kubo, Neighborhood Improvement



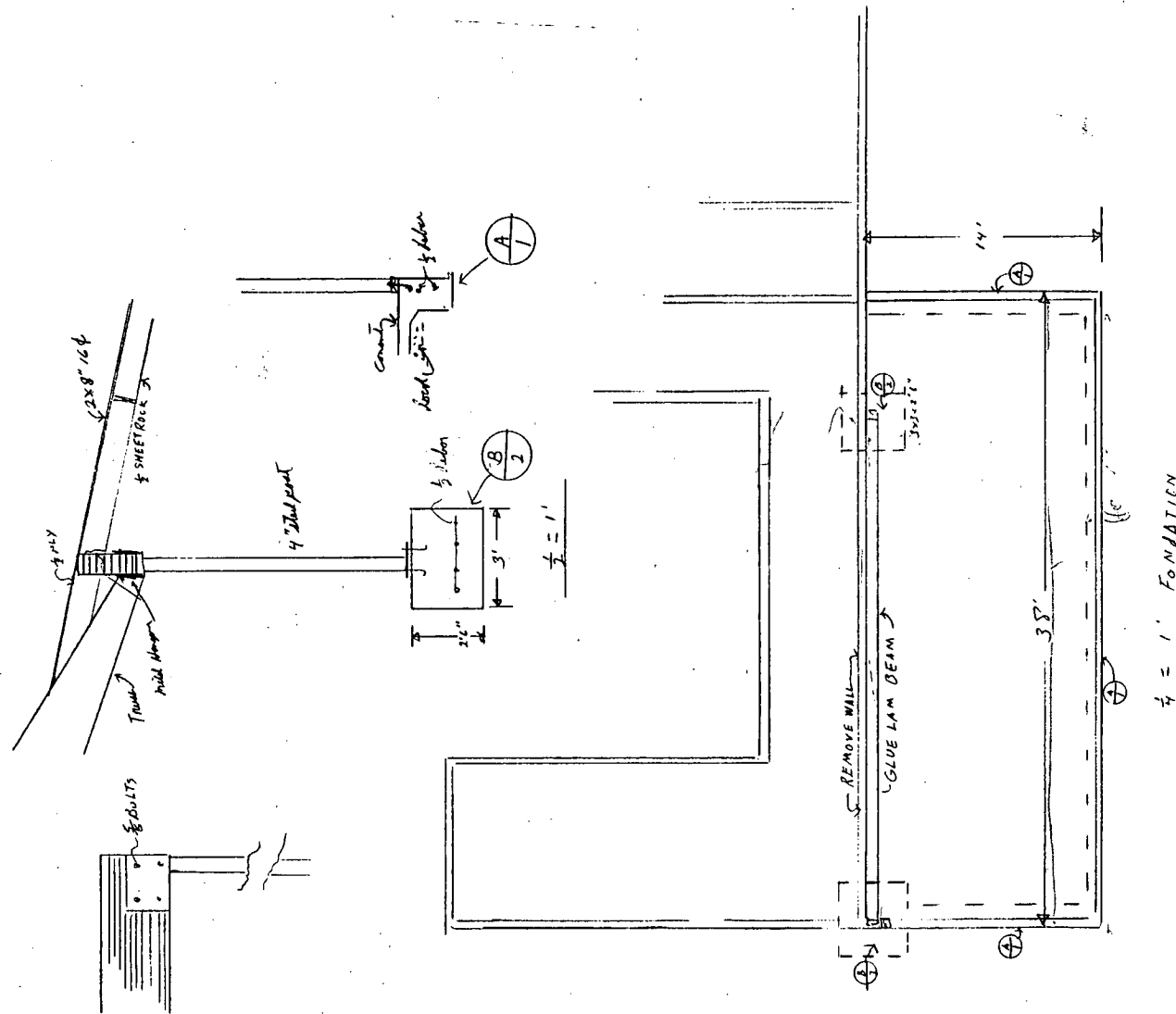
VICINITY MAP



LAND USE & ZONING MAP

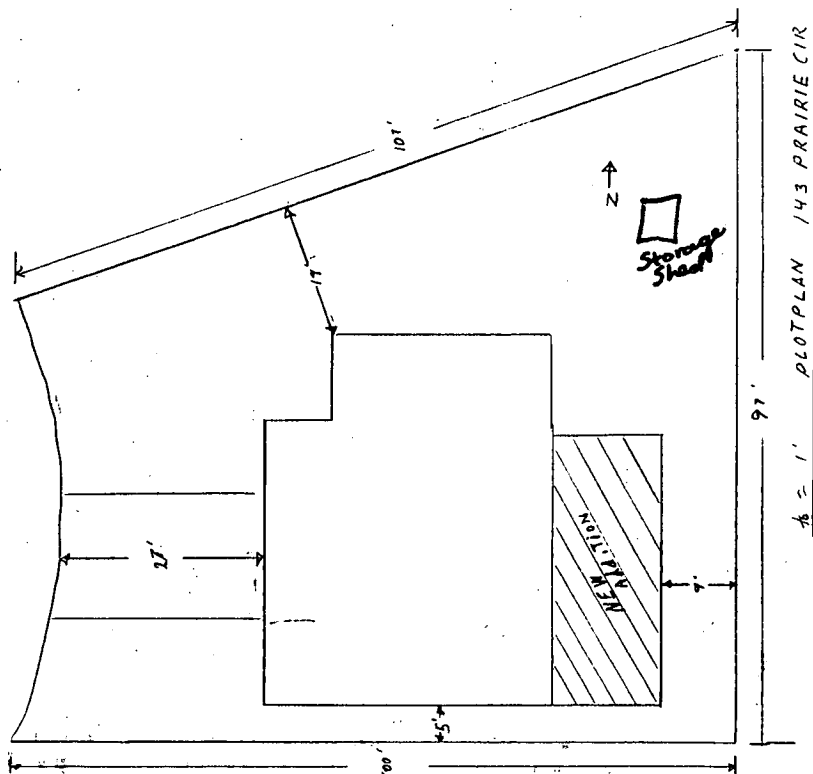
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**EXHIBIT A**



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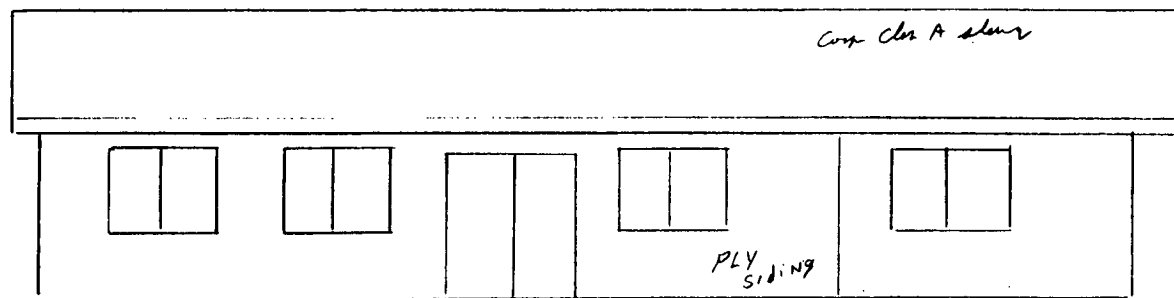
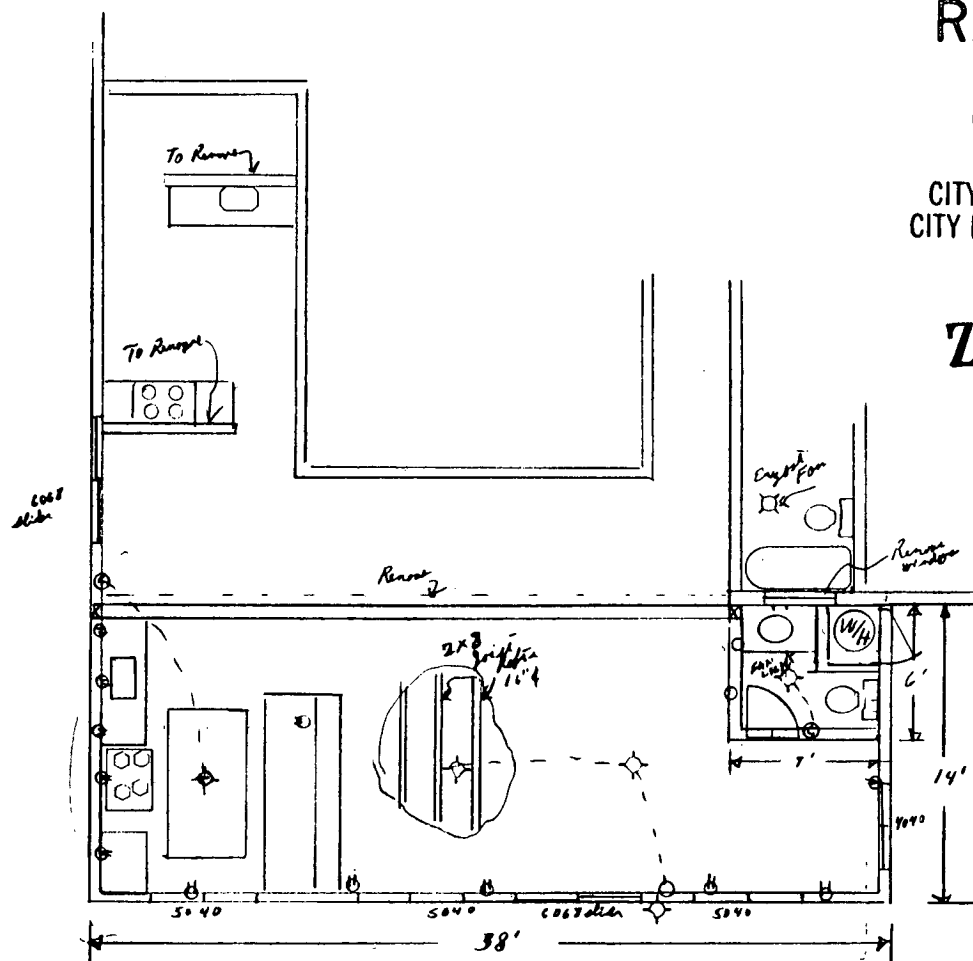
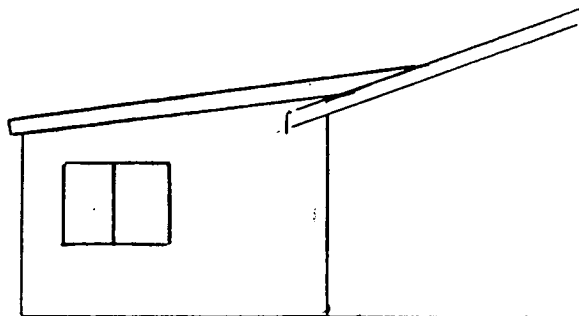
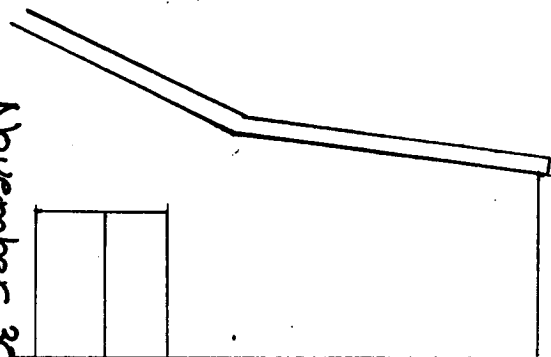
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293-078

November 30, 1993

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Exhibit B  
Floor Plan & Elevations