

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday June 14, 1994, the Zoning Administrator approved with conditions a special permit and a variance to convert an existing deck overhang into a garage for the project known as Z94-053. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request: 1. Zoning Administrator Special Permit to expand a non-conforming structure by adding a 403 square foot enclosed garage to a duplex on 0.07± developed acres in the Multi-Family (R-3A) zone.
2. Zoning Administrator Variance to reduce the required driveway length from 20 to 10 feet.

Location: 2230 H Street

Assessor's Parcel Number: 007-0023-009

Applicant:	Eric Bloom	Property	Steven Schulman
	2230 H Street	Owner:	2230 H Street
	Sacramento, CA 95816		Sacramento, CA 95816

General Plan Designation:	High Density Residential (30+ du/na)
Central City	
Community Plan Designation:	Multi-Family
Existing Land Use of Site:	Duplex
Existing Zoning of Site:	Multi-Family, R-3A

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-3A; Multi-Family	Front:	25'	15'	15'
South: R-3A; Single Family Residence	Side(East):	5'	10'	10'
East: R-3A; Single Family Residence	Side(West):	5'	4'	4'
West: R-3A; Apartments	Rear:	15'	7.5'	7.5'

Property Dimensions: 40 feet x 80 feet

Z94-053

June 14, 1994

ITEM 2

Property Area: 0.07± acres
 Square Footage of Building: Existing- 1,136 square feet
 Addition- 403 square feet
 Total_ 1,539 square feet
 Height of Building: Two Stories, 18 feet
 Exterior Building Materials: Horizontal Lap Siding
 Roof Materials: Composition Shingles
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: None

Additional Information: The applicant is requesting to convert an existing overhang/storage area into a single car garage. There is an existing deck at the second floor level that provides a roof overhang over the ground floor back door that gives the appearance of a carport. The applicant plans to extend the balcony/porch to connect with another portion of balcony located at the southwest corner of the unit. There is an existing break in the second floor deck from a previous spa. There will also be a new lattice roof over the deck area. The complete addition totals 403 square feet. The existing deck/overhang encroaches 7.5 feet into the rear setback area. The new garage will maintain the established rear setback. The Zoning Ordinance requires a 15 foot rear setback from the property line. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback.

Additionally, the Zoning Ordinance requires a 20 foot driveway. The applicant is requesting a variance for the driveway length. There is a fence across the proposed driveway location. The driveway adjacent to the site to the south is also less than twenty feet long as well as others in the neighborhood.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received have been included as conditions of approval.

The site is located in the Central City Design Review area and the Boulevard Park Neighborhood Association. The proposed plans have been submitted to the Design Review/Preservation Board staff and the neighborhood association. The Design Review staff has reviewed the request and supports the proposed addition. The Boulevard Park Neighborhood Association has not commented on 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(a) and (b)}.

Conditions of Approval

1. The proposed project shall be submitted for review and approval to the Design Review/Preservation Board staff prior to issuance of building permits.
2. The applicant shall obtain a driveway permit from Public Works prior to construction.
3. Driveway shall not be allowed for parking.
4. A roll-up garage door with an automatic opener shall be installed to insure the sidewalk is not blocked during entry and exit.
5. The applicant shall obtain a Variance to the City Code from Public Works to reduce the driveway length prior to issuance of Building Permits.
6. The applicant shall remove the existing fence which crosses the proposed driveway and shall not install a fence across the driveway after completion of the garage.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. a variance for a reduced driveway would be and has been granted to other property owners facing similar circumstances;
 - b. the lot is substandard in size; and
 - c. a similar situation exists on the property to the south and the west.
2. Granting the variance request does not constitute a use variance in that a duplex is allowed in the Multi-Family (R-3A) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed garage that is compatible in design with the other existing properties in the neighborhood; and

- b. there will be adequate rear yard available.
- 4. The proposed project, as conditioned, is based upon sound principles of land use in that the existing rear yard setback is 7.5 feet and the proposed addition will not encroach further into the setback area or substantially alter the characteristics of the site or the surrounding neighborhood.
- 5. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as High Density Residential (30+ du/na) and Multi-Family respectively.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or 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
Design Review - Randy Lum

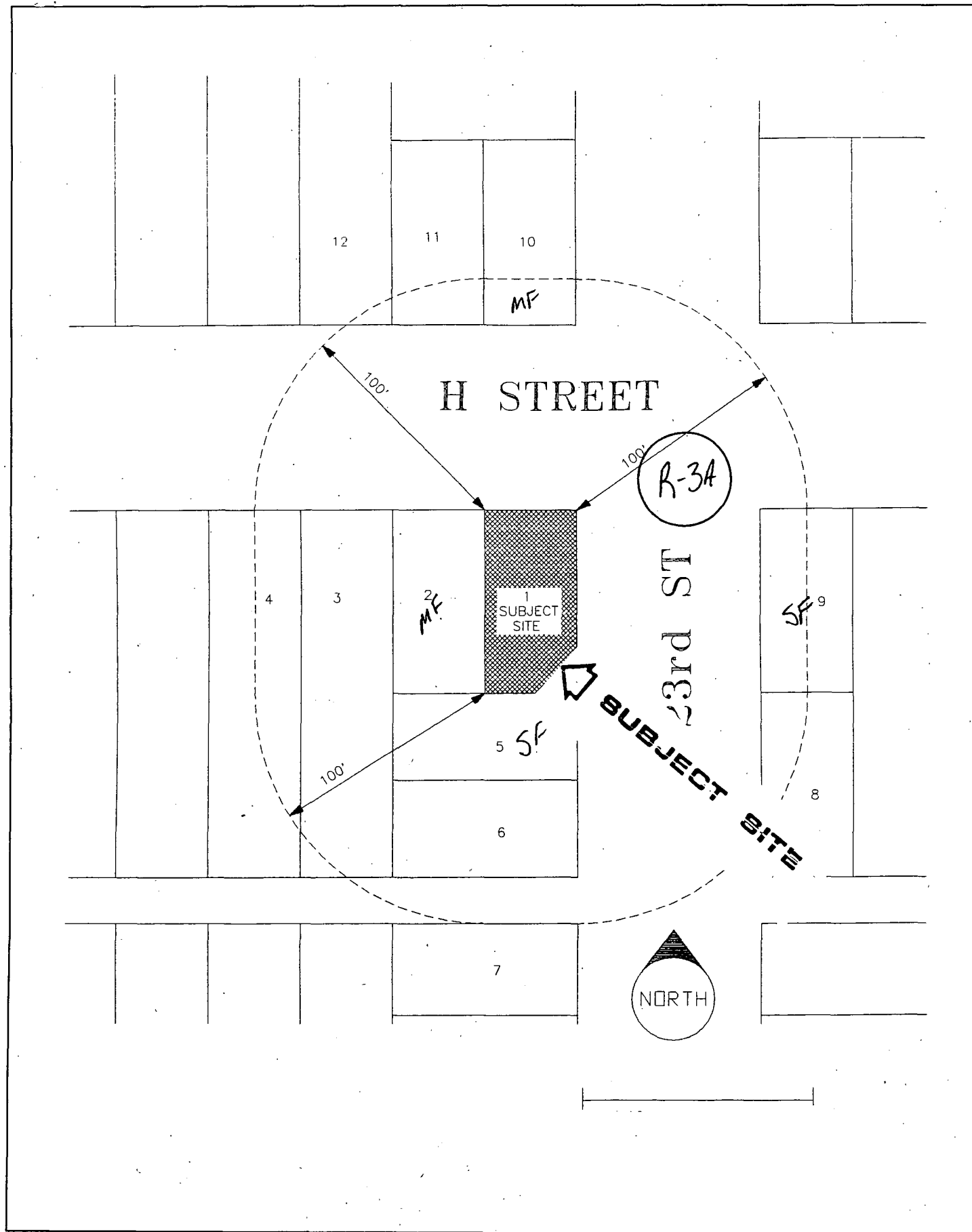


VICINITY MAP

Z94-053

JUNE 14, 1994

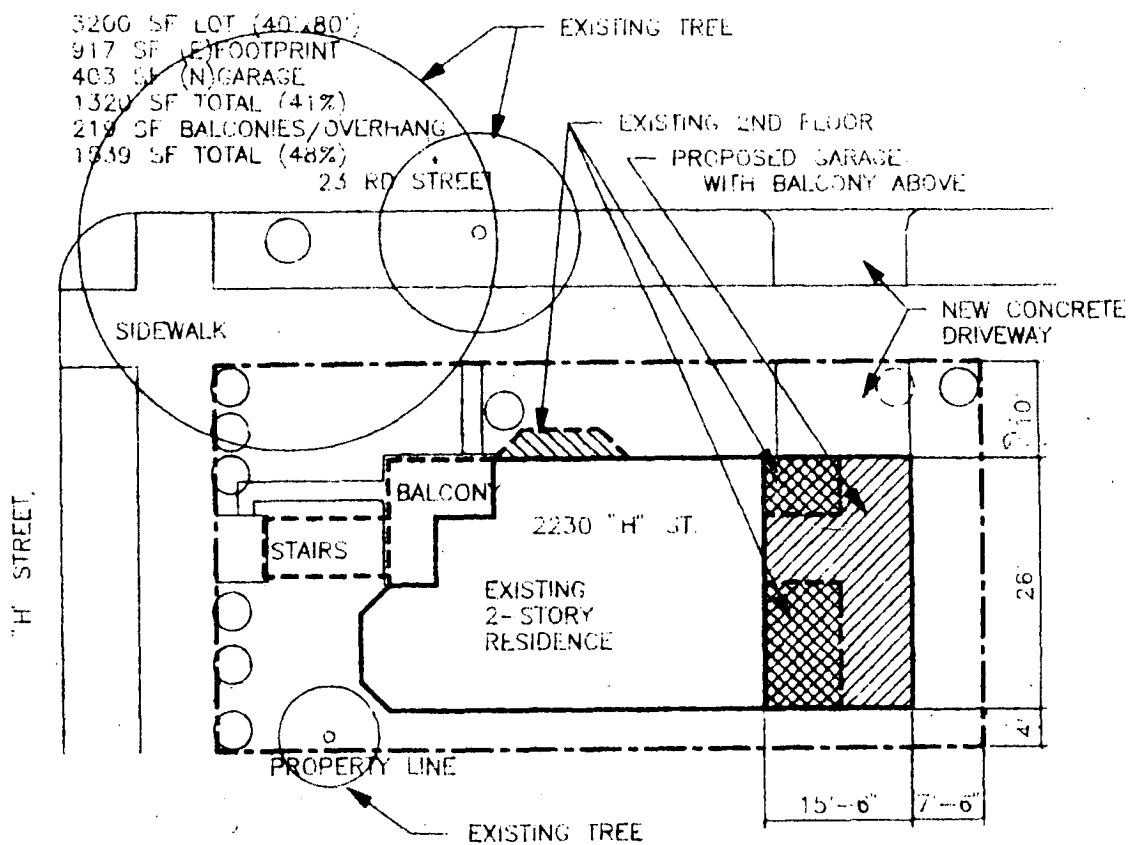
ITEM NO. 2



LAND USE & ZONING MAP

EXHIBIT - A

&G PWD
BREATHING

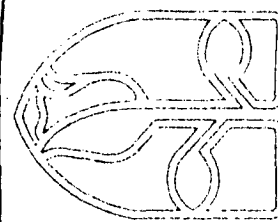


SITE PLAN

PLAN

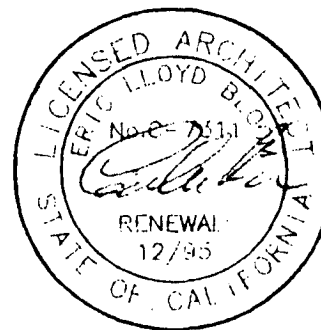
1" = 20'-0"

0' 5' 10' 15' 20'



BLOOM
Architectural
Developments
Incorporated

4437 Kenneth Avenue
Fair Oaks, CA 95628
(916) 961-1553



7-MAY-94

SHEET #

1

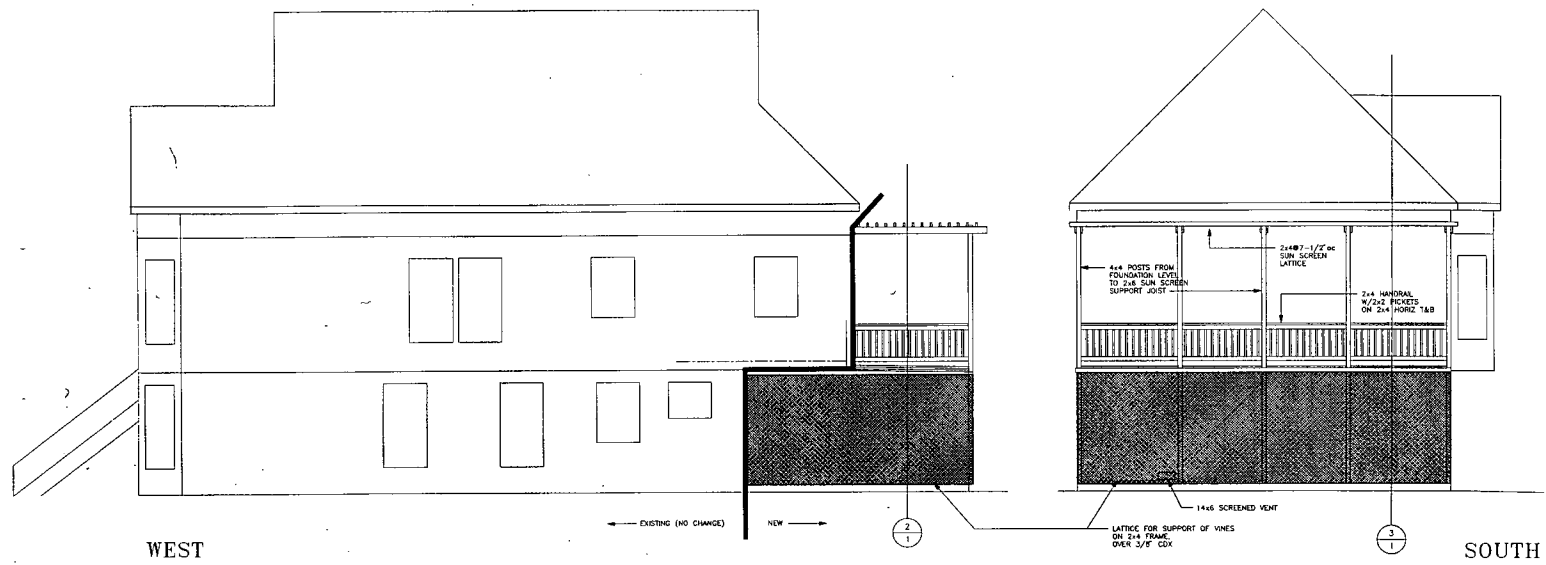
OF 2 SHEETS

ITEM 2

JUNE 14, 1994

294-053

EXHIBIT B



EXTERIOR ELEVATIONS

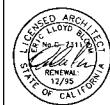
1/4" = 1'-0"

GARAGE ADDITION TO THE
RESIDENCE OF STEVEN SCHULMAN
2230 H STREET
SACRAMENTO, CA 95816

THESE PLANS ARE FOR
PERMITS PURPOSES AND
DO NOT SUPPORT TO
INCLUDE ALL CONSTRUCTION
REQUIREMENTS, CONFORM
TO CURRENTLY ENFORCED
MFC CODES, ORDINANCES
AND OTHER REGULATIONS.



BLOOM
Architectural
Development
Incorporated
4437 BROADWAY, SUITE 100
SAN FRANCISCO, CA 94116
(415) 771-1133



7-MAY-94
SHEET #
2
OF 2 SHEETS

ITEM 2

JUNE 14, 1994

294-053

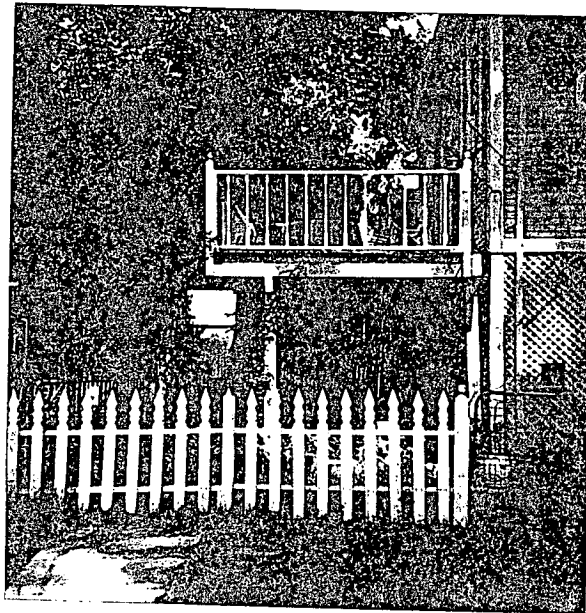
RECEIVED

MAY 09 1994

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z94-053

EXHIBIT C



CARPORT



294-053

JUNE 14, 1994

ITEM 2

EXHIBIT D



294-053

JUNE 14, 1994

ITEM