

AGENDA
CITY OF SACRAMENTO
ZONING ADMINISTRATOR HEARING
Thursday, January 25, 2007
1:00 p.m.

New City Hall
915 I Street
Third Floor

Joy Patterson
Zoning Administrator

Please Turn off All Cellular Phones and Pages Prior to Entering the Hearing Room
Order of Hearing Items to be set by the ZONING ADMINISTRATOR

HEARING ITEMS:

File Number: Z06-083 (Project Planner: Robert W. Williams)
Site Address: 5722 POWER INN RD (between 33rd Av. & 34th Av.)
Owner: SHANNON EDWIN B/EVELYND, 14 MALDONADO CT, SACRAMENTO, CA, 95820
Applicant: Titus Thomas, Titus & Company, Inc, P.O.Box 163558, Sacramento, Ca 95816
Proposal: The applicant is requesting to subdivide one large parcel into two parcels in order to allow for new single family homes to be built on each parcel. The existing home will be removed. The project will require a public hearing by the Zoning Administrator for the following entitlements:
1. ZONING ADMINISTRATOR TENTATIVE MAP to subdivide one (1) parcel into two (2) parcels on 0.21± partially developed acres in the Standard Single-Family Residential (R-1) zone. 2. SUBDIVISION MODIFICATION to create two interior lots of less than 52 feet in width. 3. SUBDIVISION MODIFICATION to create two interior lots of less than 5200 square feet. 4. ZONING ADMINISTRATOR SPECIAL PERMIT to remove an existing residence and leave the lot vacant.
Parcel #: 0270161037
District #: 6

File Number: Z06-152 (Project Planner: Robert W. Williams)
Site Address: 3601 20TH AV (@ 36th Street)
Owner: VADIM VILCHITSA, 7509 MADISON AVE STE 104, CITRUS HEIGHTS, CA, 95610
Applicant: Andrey Chuprikov, Premier Design, 2650 Kalamer Street, Sacramento, Ca 95835

Proposal: The request is to deviate from development standards to allow for the construction of a new home on a vacant corner parcel of only 25 feet in width. A public hearing must be scheduled before the Zoning Administrator for the following entitlements:
1. ZONING ADMINISTRATOR VARIANCE to reduce the required front setback. 2. ZONING ADMINISTRATOR VARIANCE to reduce the required street-side setback. 3. ZONING ADMINISTRATOR VARIANCE to construct a single-family home of less than twenty (20) feet in width.
Entitlements requested in order to construct a 2-story single-family residence on 0.07± vacant acres on a corner parcel in the Standard Single Family (R-1) zone. (Concurrent with DR06-198, Oak Park Design Review).

Parcel #: 0200213034
District #: 5

File Number: Z06-137 (Project Planner: Robert W. Williams)
Site Address: 5706 POWER INN RD (@ 33rd Avenue)
Owner: SHANNON EVELYN D R/EDWIN B, 14 MALDONADO CT, SACRAMENTO, CA, 95820
Applicant: Titus Thomas, Titus & Company, Inc, P.O.Box 163558, Sacramento, Ca 95816
Proposal: The requested entitlement is to divide a corner parcel into two parcels for halfplex development. A duplex or halfplex is an allowed use on a corner lot in the R-1 zone. A halfplex allows for ownership of each individual unit. The existing home will be removed. The project requires a public hearing by the Zoning Administrator for the following entitlements.
1. ZONING ADMINISTRATOR TENTATIVE MAP to subdivide one (1) parcel into two (2) parcels for halfplex development on 0.23± partially developed acres in the Standard Single Family (R-1) zone. 2. ZONING ADMINISTRATOR SPECIAL PERMIT to remove an existing residence and leave the lot vacant.

Parcel #: 0270082017
District #: 6
