

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0008950
Insp Area: 1

Site Address: 1109 39TH ST SAC
Parcel No: 008-0134-024

Sub-Type: REM
Housing (Y/N): N

CONTRACTOR

OWNER
HARNUM TRUST
1109 39TH ST
SACRAMENTO CA 95816

ARCHITECT

Nature of Work: REBUILD EXISTING GARAGE ABOVE FOUNDATION

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code, any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. _____ B. & P.C. for this reason: _____
Date 4/30/01 Owner Signature *[Signature]*

PAID
CITY OF SACRAMENTO
APR 30 2001
NEIGHBORHOODS PLANNING
AND DEVELOPMENT SERVICES

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant has read all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the above mentioned property for inspection purposes.
Date 4/30/01 Applicant/Agent Signature *[Signature]*

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:
I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for \$100 or less). I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date *[Signature]* Applicant Signature _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 13, 2001, the Zoning Administrator approved with conditions a special permit to rebuild a non-conforming garage for the project known as Z01-021. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to rebuild a 357 square foot non-conforming garage in the same location on 0.19± developed acres in the Standard Single Family (R-1) zone.

Location: 1109 39th Street (D3, Area 1)

Assessor's Parcel Number: 008-0134-024

Applicant: Niels Harnum
1109 39th Street
Sacramento, CA 95816

Property Owner: Same as Applicant

Project Planner: Sandra Yope

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'	20'
South: R-1; Single Family Residence	Side(N): 5'	6.5'
East: R-1; Single Family Residence	Side(S): 5'	7.5'
West: R-1; Single Family Residence	Rear: 5'	62'

Property Dimensions: 51' x 160'
Property Area: 0.19± acres
Square Footage of Buildings: Existing House- 2,045 square feet {footprint}
Existing Garage- 1,317 square feet

Z01-021

March 13, 2001

ITEM 1

	Total-	3,362 square feet
Height of Garage Building:	One Story; 11 feet	
Exterior Building Materials:	Wood Siding	
Roof Materials:	Dimensional Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to rebuild a previously existing non-conforming garage within the rear yard setback area that does not meet the required 26 feet of back out maneuvering space and exceeds total allowed lot coverage. The 21 foot by 18 foot garage is in a state of disrepair. The existing garage is approximately 357 square feet and covers 7.1 percent of the rear yard setback area. The existing garage is located four feet from the east property line that provides the alley access. The alley is 20 feet wide and is unimproved. The Zoning Code requires 26 feet of maneuvering space from a garage. The width of the alley is allowed to be counted in the distance. The existing garage and proposed replacement garage to be built in the same location have only 24 feet of maneuvering making it a non-conforming structure. Additionally, the total structures exceed the allowed lot coverage in the R-1 zone. The Zoning Code allows a maximum of 40 percent lot coverage for all structures. The footprint of the proposed replacement garage in combination with all other structure footprints on the site totals 41.2 percent lot coverage. A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure. The lot is also substandard in width (51 feet wide) for a normal residential parcel.

The project has been noticed and staff received one call requesting additional information.


Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15302.

Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area and no additional structures located any where on the parcel.
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.

Findings of Fact:

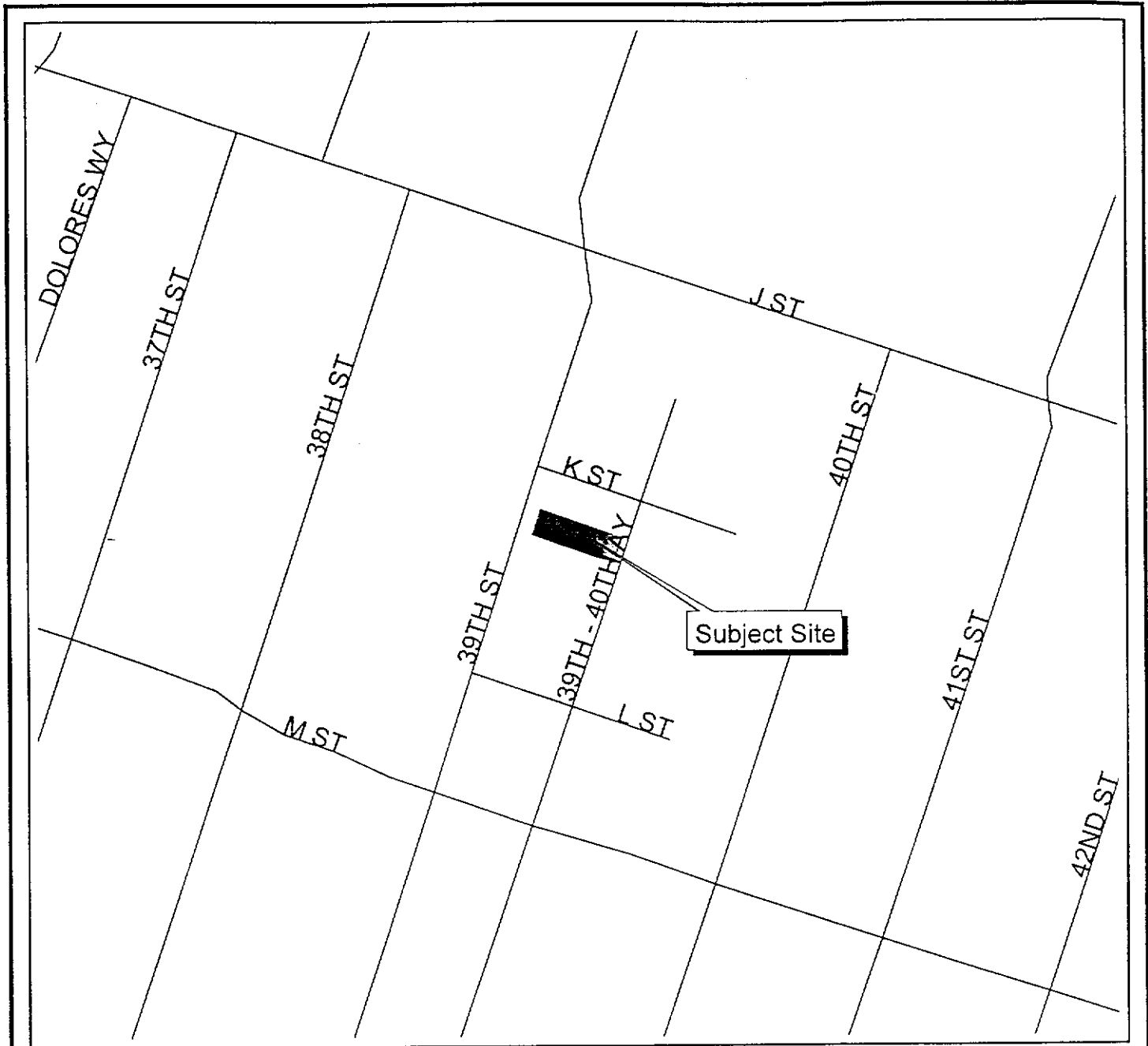
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed garage will be located on the same pad as the old garage structure.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed garage is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate yard area; and
 - c. 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

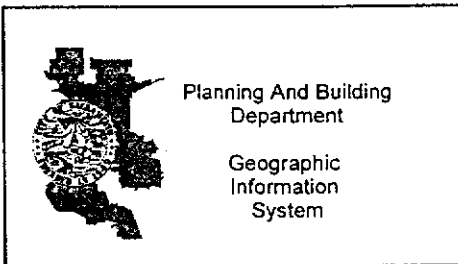
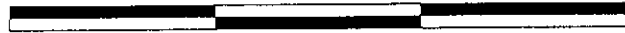
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

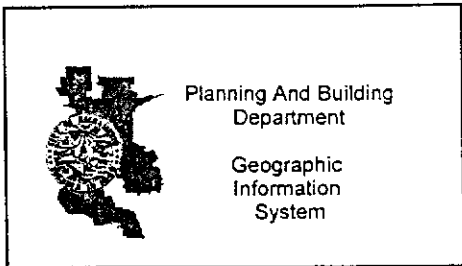
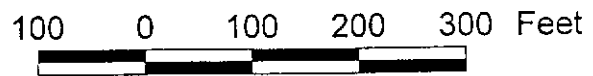
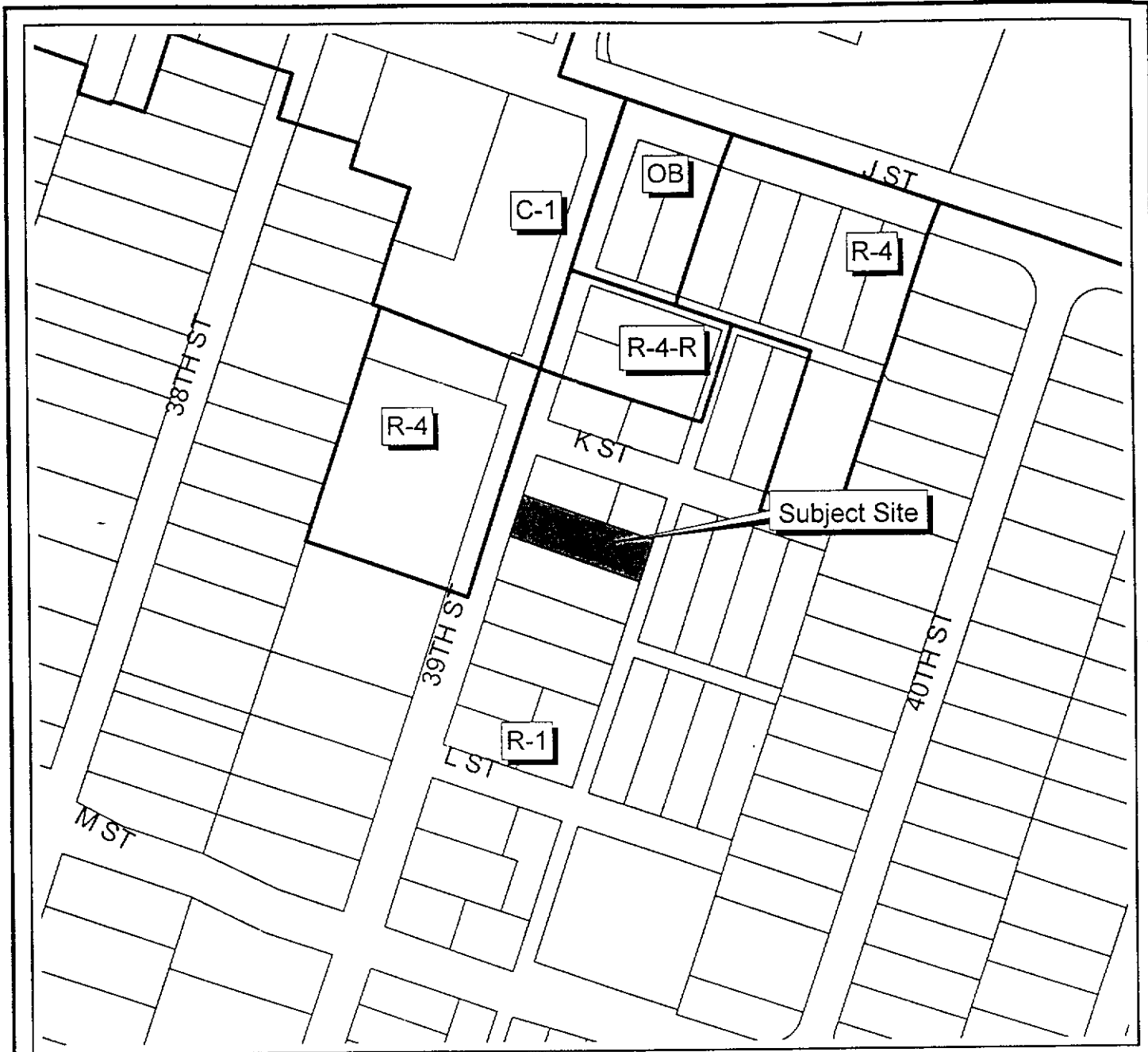


300 0 300 600 Feet



VICINITY MAP





LAND USE AND ZONING

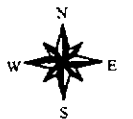


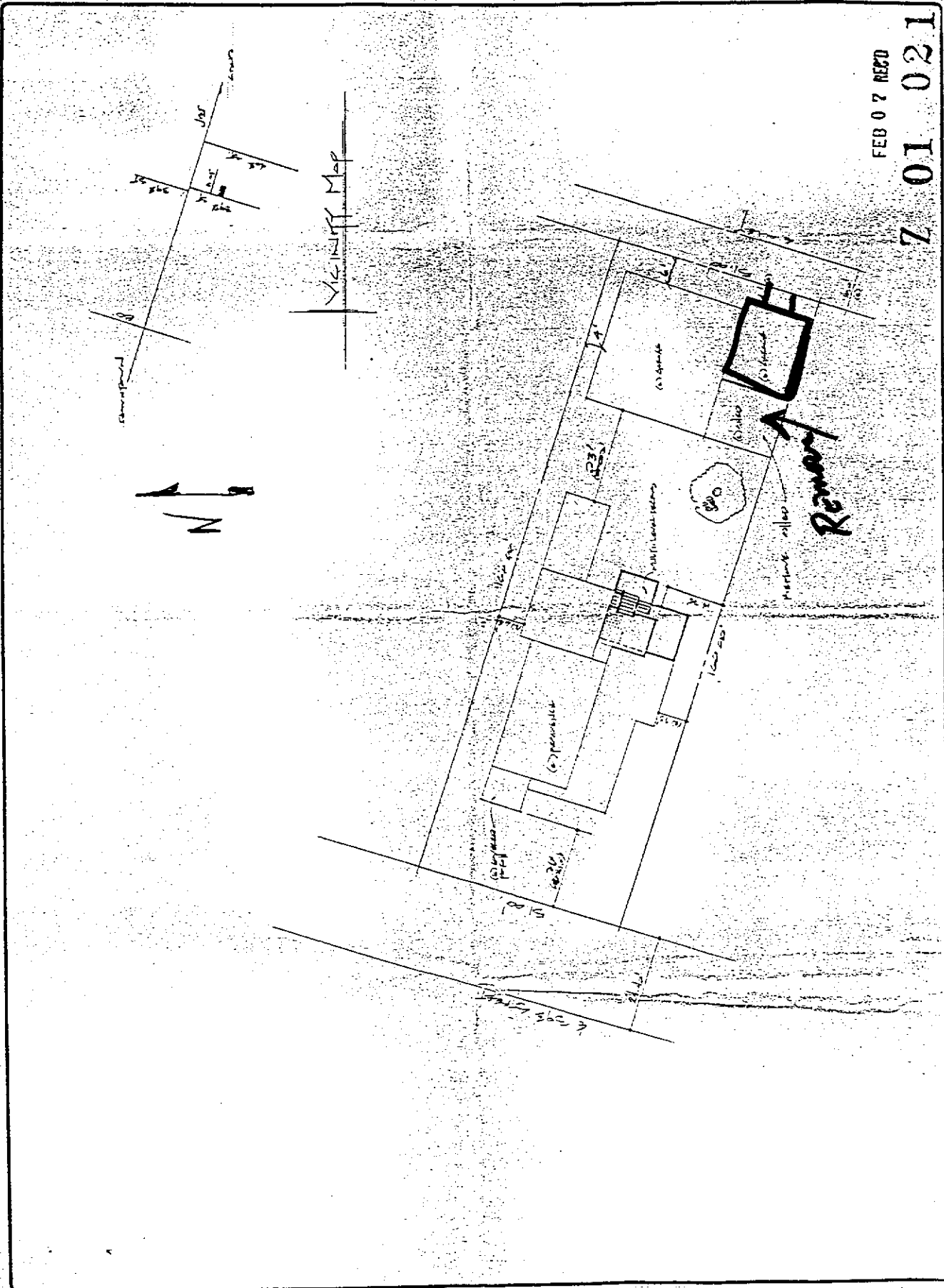
EXHIBIT A

DATE	02-22-70
BY	...
SCALE	...
...	...



...	...
...	...
...	...

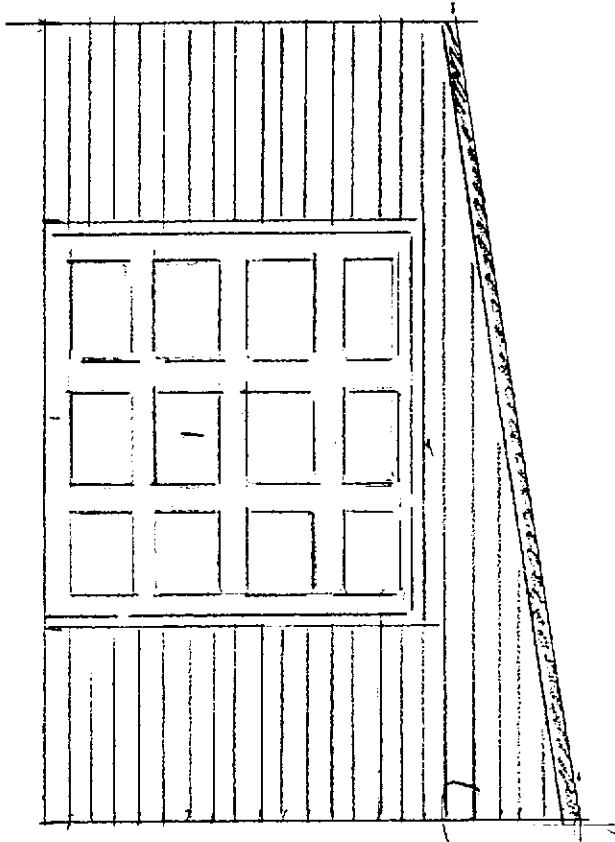
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FEB 07 1970
7 01 021

1109 39TH STREET
NIELS HANSEN
ASB-1424

ELEVATION AND PLAN



1/4" = 1 Foot

REDUCED COPY
8 1/2 x 11

8" LAP SIDING
TRIMMING ON 3 NEW
SIDES

PULL UP DOOR
AS PER BRUSHED
PICTURES OF EXISTING
DOORS

NO OTHER WINDOW
OR DOOR OPENINGS

FEB 07 11:00
7 01 021

March 13, 2001

ITEM 1

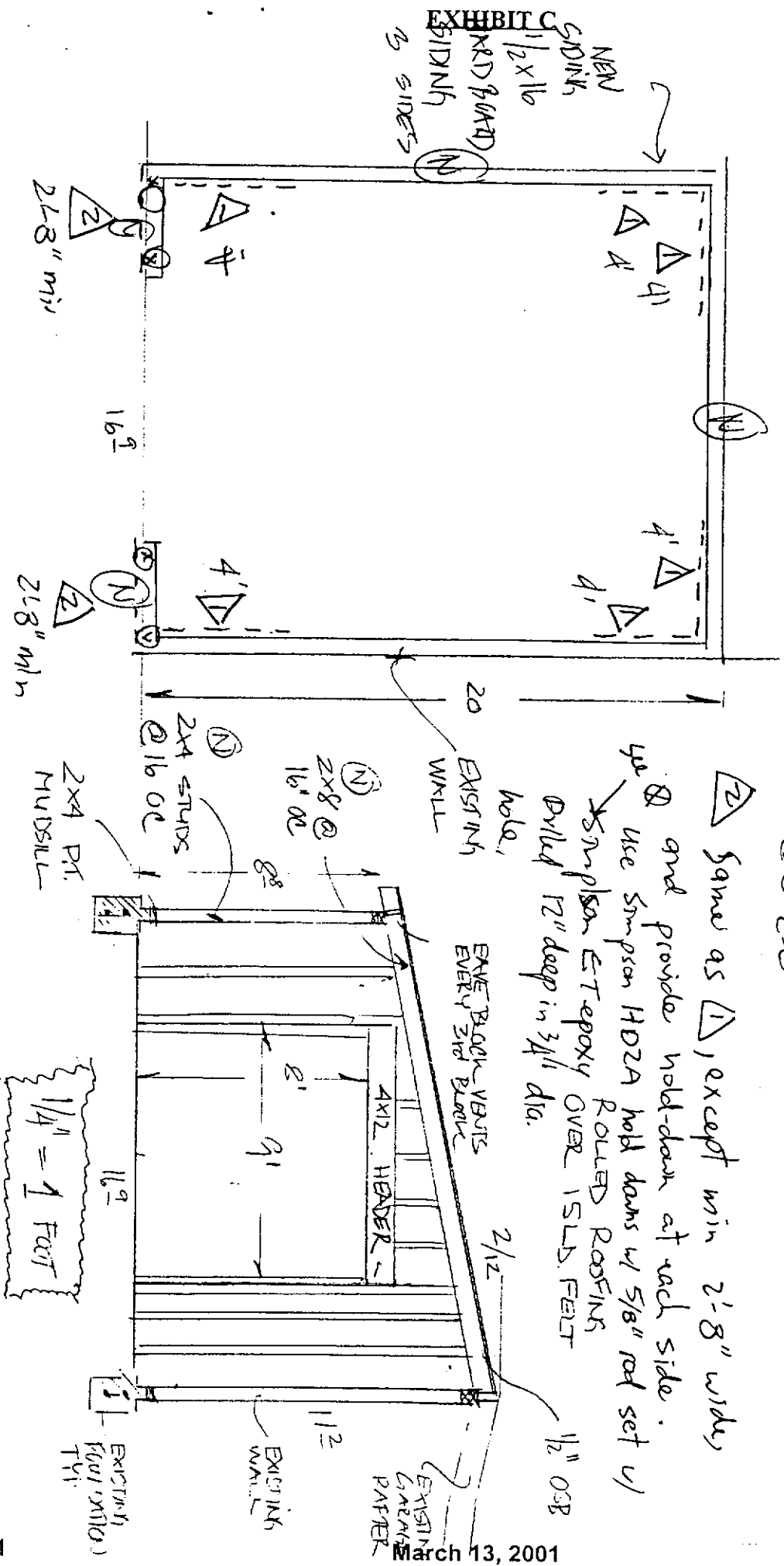
Z04-021

1109 39TH STREET
 NIELS HARRUM
 456-1424

GARAGE REBUILD

△ Min 48" wide 7/8" OSB or CDX, nail w/ 8d @ 6" c-c.

△ Same as △1, except min 2'-8" wide and provide hold-down at each side. Use Simpson HD2A hold downs w/ 5/8" rod set w/ Simpson E-T epoxy OVER 15 LB FELT. Drilled 12" deep in 3/4" dia. hole.



NEW SIDING 1/2 x 16 (RD BOARD) SIDING 3 SIDES

March 13, 2001

7 01 021

FEB 07 REC'D

Z01-021

ITEM 1

Daily Field Report (DFR)

Project Name Wormwood Blvd Project No. 23-48 Date 5-21-01
Project Location 1109-39th St Technician _____ Time Arrived _____
Contractor Highway Construction Technician _____ Time Departed _____
Weather Clear Travel Time _____
Earthwork Equipment Observed None Mileage 2.0
DFR Given to (or left at) None DFR No. _____
Reviewed by _____ Date Reviewed _____

Review # 0008950

Observations/Remarks: Aside as requested for field testing at 518 4th Avenue Dr. H. pulled in the area of the site with a 4' x 4' x 4' concrete specimen.

OK

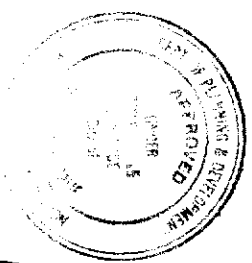
NOTE: Observations, pass/fail evaluations, and/or recommendations (if applicable) provided herein have not been reviewed by an engineer and, therefore, should be considered preliminary and subject to change.

[Signature]
Kleinfelder Representative Signature
[Print Name]
Kleinfelder Representative Print Name

0008950 R
1109 39TH ST

1109 39TH STREET
NIELS HARVUM
ASB-1424

COMPLY W/ SPECIAL
PERMIT CONDITIONS
OF APPROVAL ATTACHED

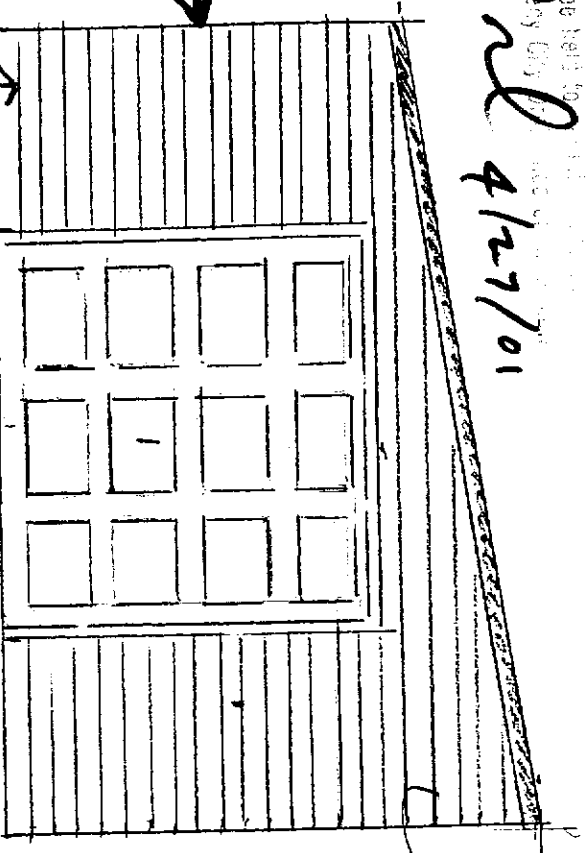


Paul
4/27/01

REVISIONS PLAN

This set of plans and specifications must be kept on the job at all times and it is not to be made any changes or alterations from the same without written permission from the Building Inspection Division.
The approval of this set of plans and specifications shall NOT be held to be a warranty or a guarantee of any kind.

The approval of all Plumbing Mechanical and Electrical is subject to field inspection



BOTTOM EDGE OF WOOD SIDING MUST BE 6" MIN. ABOVE ADJACENT GRADE

1/4" = 1 FOOT

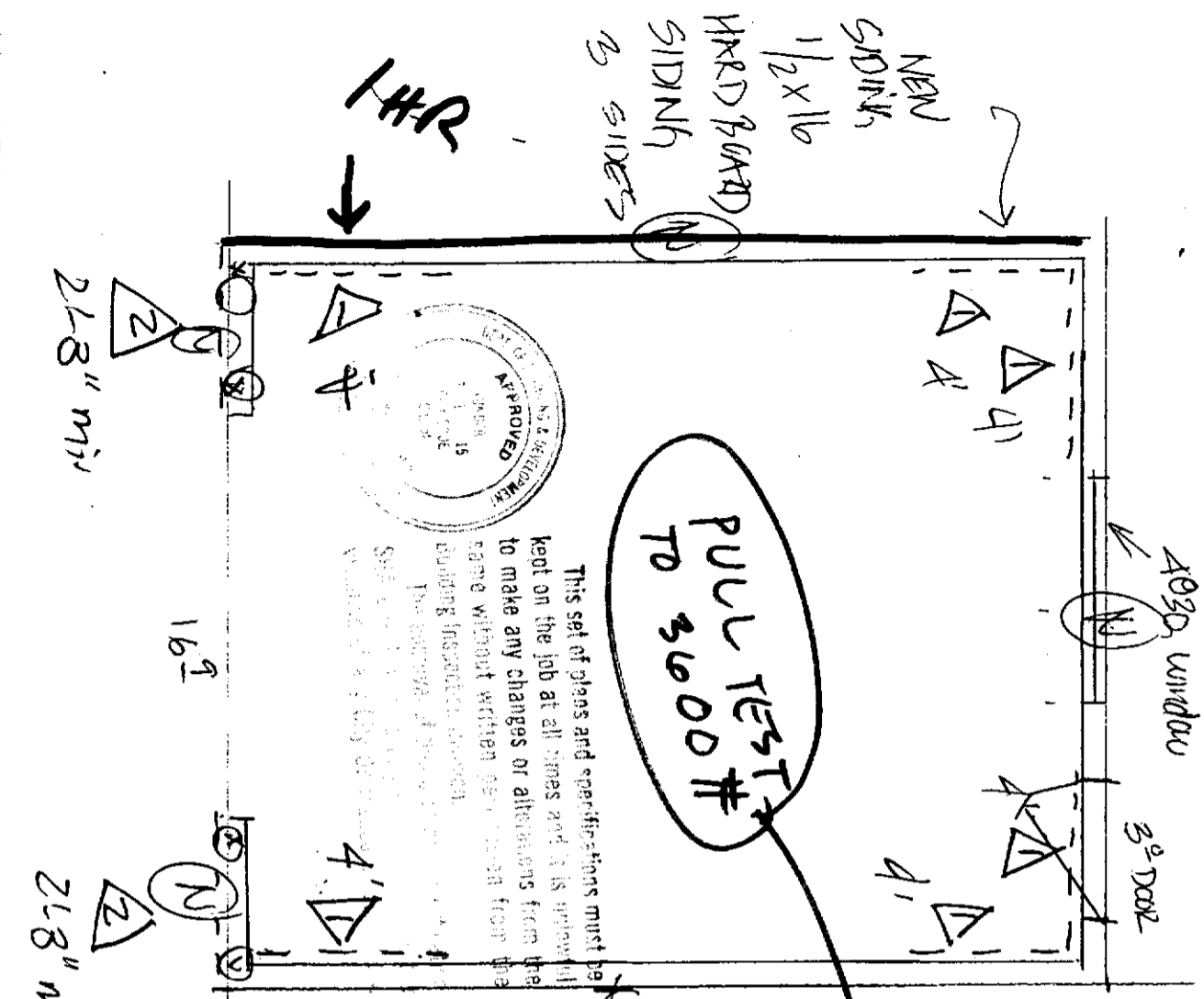
8" LARDING TRIM ON 3 NEW SIDES OVER PAPER BUILDING

PULL UP DOOR AS PER BRUSED PICTURES OF EXISTING DOORS

REBUILD EXISTING GARAGE SAME FOOTPRINT

1109 39TH STREET
 NIELS HARMUN
 ASB-1424

GARAGE REQUIRED



PULL TEST TO 3600#

