

CITY OF SACRAMENTO

Permit No: 0401453

1231 I Street, Sacramento, CA 95814

Insp Area: 1
Thos Bros: 298A6

Site Address: 1347 54TH ST SAC
Parcel No: 008-0291-020

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

CONTRACTOR
TIM LEAKE BUILDER
1106 NORTH D ST #18
SACRAMENTO CA 95814

OWNER
BILL & NANCY ZEPF
1347 54TH ST
SACTO, CA

ARCHITECT

Nature of Work: 60 SF LIVING ADDN., 173 SQ FT ENCLOSE PATIO W/SCREEN, NO ELEC/HEAT, EXTEND PORCH/COVER

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 B License Number 411038 Date 2-10-04 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 & PC for this reason: _____

Date _____ Owner Signature _____

PAID
CITY OF SACRAMENTO
FEB 10 2004
PERMIT CENTER

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified 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 abovementioned property for inspection purposes.

Date 2-10-04 Applicant/Agent 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 STATE FUND Policy Number 713-0008960 Exp Date 02/22/2004

_____, (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 2-10-04 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 Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1347 - 54 th Street	APN: 008-0291-020
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: SFR	
PROPOSED USE: Addition (see LEGAL DESCRIPTION below for details)	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: Z03-333, approved 11/25/03 Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: See conditions of approval for Z030333, attached through Office Link.	
LEGAL DESCRIPTION for Z030333: Zoning Administrator Variance to reduce the required front yard setback of 25 feet to 22 feet for a 60 square foot addition to an existing 1,092 square foot single family dwelling on 0.12± developed acres in the Standard Single Family (R-1) zone.	
<i>staff report/conditions attached</i>	
DATE: 01/30/04	BY: Phil Reed

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 25, 2003 the Zoning Administrator approved with conditions a Variance to reduce the required front yard setback requirement for an addition to a single family residence in the Standard Single Family (R-1) zone for the project known as (File Z03-333). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request:

Zoning Administrator Variance to reduce the required front yard setback of 25 feet to 22 feet for a 60 square foot addition to an existing 1,092 square foot single family dwelling on 0.12± developed acres in the Standard Single Family (R-1) zone.

Location: 1347 54th Street (D3, Area 1)

Assessor's Parcel Number: 008-0291-020

Applicant: Roland Ketelson
2616 16th Street
Sacramento, CA 95818

Property Owner: Bill and Nancy Zepf
1347 54th Street
Sacramento, CA 95819

Project Planner: Lindsey Alagozian

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) zone

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 40 feet x 137 feet
Property Area: 0.12± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Previous Files: None

Project Plans: Exhibit A

Additional Information The applicant is requesting to add approximately 60 square feet of living space on the front of an existing residence in the Single Family (R-1) zone. The addition will encroach three feet into the front yard setback area and therefore requires a Zoning Administrator Variance. The project involves adding additional living space to create a functional dining room and a front porch that is in character with the surrounding properties. The building materials include wood siding and brick wainscot and shingles to match the existing residence. Staff sent early notification of the project to the East Sacramento Improvement Association and no comments were received. The site was posted and property owners within 100 feet of the subject property were notified of the hearing. No opposition to the project was expressed.

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 15303, New Construction or Conversion of Small Structures.

Conditions of Approval:

General

1. The project shall be constructed in substantial conformance with submitted plans.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. The proposed enclosed patio at the rear of the residence shall meet building code requirements.
4. The applicant may choose either Scheme D or E as shown on the revised elevation plans (Exhibit A).
5. The proposed window on the addition shall be consistent with the window on the front elevation.

Utilities

6. The proposed structure is located in the 100-year floodplain, designated as an X zone on the Federal Emergency management Agency (FEMA) Federal Insurance Rate Maps (FIRMs dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. Granting the Variance request does not constitute a special privilege extended to an individual applicant in that:
 - a. the project will be more compatible with the existing architecture and design of the surrounding community; and

- b. other variances have been granted for similar projects located within the vicinity of the project.
2. Granting the Variance request does not constitute a use variance in that single family residences are permitted in the Standard Single Family (R-1) zone.
3. Granting the Variance requests will not be injurious to the public health, safety, or welfare nor result in a nuisance in that
 - a. the reduced front yard setback is mitigated by the large planter strip in front of the subject site; and
 - b. the reduced front yard setback ensures that a porch is included in the minor addition.
4. 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 Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance 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 (original)
ZA Log Book
Applicant