

Exterior Building Materials: Stucco
Roof Materials: Cedar Shake Shingles
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-B

Previous Files: None

Additional Information: The applicant is requesting a special permit to exceed the maximum height for an accessory structure. The applicant is proposing to rebuild an existing detached garage with a pitched roof that matches the 12 and 12 pitch of the existing house. The garage will be expanded from 624 square feet to 754 square feet (26 feet by 29 feet). The garage will meet all the setback requirements for an accessory building. The Zoning Ordinance permits a maximum roof height of 18 feet for an accessory building with a maximum wall height of 10 feet. The proposed garage will meet the wall height requirement; however the steep pitch of the roof will reach a height of 24 feet at the ridge. The existing house roof pitch reaches a height of 38 feet. The design of the garage will match the existing house and the area above the garage will be used as storage.

The site is located within the Land Park Community Association area. The project was discussed by phone with the association who had been in contact with the applicant and was very supportive of the project. Additionally, the applicant has contacted all adjacent neighbors and they have signed a letter of support for the project. The project has been noticed and staff has not received any calls.

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, Sections 15305 and 15303(e)}.

Conditions of Approval

1. The proposed garage shall conform to submitted plans.
2. The applicant shall obtain a building permit for the garage.
3. The area above the garage shall not be used as a second residential unit.

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

REVISION ON ACTIVE PERMIT

NEW PLAN CHECK NO: _____
 OLD PC # _____

DATE: _____

- This sheet is to be used only when a permit has been issued, is still active, and the applicant wishes to make changes to the existing approved plans.
- All revisions clouded? Yes _____ No _____

JOB ADDRESS 3634 BROCKWAY CT SUITE: _____ PERMIT NO. 9903818
SACRAMENTO, CA

AREA: _____ DBA: _____

DESCRIPTION OF REVISIONS _____

DISCIPLINE	B	L	P	M	E	F	S	R	D
CHECKED BY									
ROUTE TO									
CODE									
HOURS SPENT									

ALL
 DEPTS OF SACRAMENTO
 95816
 NEIGHBORHOODS PLANNING
 AND DEVELOPMENT SERVICES

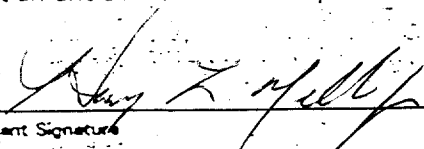
CONTACT: HARRY MILLER JR

ADDRESS: 3634 BROCKWAY COURT
SACRAMENTO, CALIFORNIA 95816

PHONE: (H) 447-8222 (W) 371-7413 (CEL) 761-7633

OF PLANS SUBMITTED: 2 SUBMITTED TO: MATT

I understand that I am responsible for all plan check fees that I incur during the course of this additional plan check and that any approved plans not claimed and paid for within 3 months of notification will be disposed of and an invoice procedure for the amount due will be initiated. I further understand that an unclaimed revision may result in delay of final approval for the subject project.


 Applicant Signature Date 8/10/99

DATE NOTIFIED	PLAN BIN

APPLIC. FEE	PD.
85.00	8/10/99

AGENCY	TOT. HRS.	TOTAL FEES
BID		
PW		
PLEASE PAY THIS AMOUNT		85.00