

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0309502

Insp Area: 3

Thos Bros: 297 G7

Site Address: 3749 1ST AV SAC

Parcel No: 014-0071-028

Sub-Type: NGAR

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

STYRSKY VICTOR L/MARITA
3749 1ST AV
SACRAMENTO CA 95817

Nature of Work: NEW DETACHED GARAGE (U2) 1050 SQ FT with storage above IN A DESIGN REVIEW AREA

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.

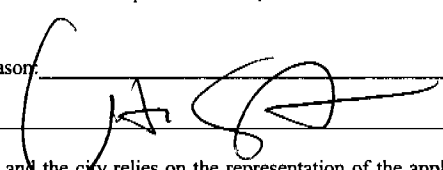
License Class _____ License Number _____ Date _____ Contractor Signature _____

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.)

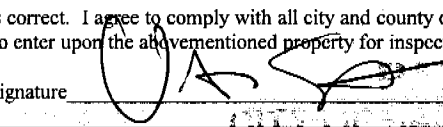
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s)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

I am exempt under Sec. _____ B & PC for this reason: _____

Date 8.7.03 Owner Signature 

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 above mentioned property for inspection purposes.

Date 8.7.03 Applicant/Agent Signature 

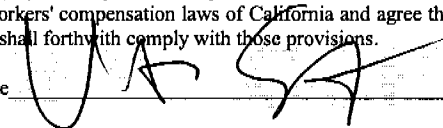
WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

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 _____ Policy Number _____ Exp Date _____

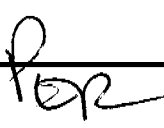
(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become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

Date 8.7.03 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: 3749 - 1 st Avenue	APN: 014-0071-028
DRPB AREA / PUD / SPD: Oak Park	ZONING: R-1
EXISTING LAND USE: SFR w/ detached garage	
PROPOSED USE: Demolish and reconstruct garage, 30 x 35 = 1050	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<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: DR03-127 approved 6/27/03
	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 checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" 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.
<p>COMMENTS: See attached preliminary review re: status of house crossing P/L relative to proposed project</p> <p>Lot area = 40 x 150 = 6000; lot coverage = 513 (portion of house on property) + 1050 (new) = 1563 / 6000 = 26 %</p> <p>Alternate calc: lot coverage = 1350 (complete house) + 1050 = 2400 / 6000 = 40 %</p>	
DATE: 6/27/03	BY: Phil Reed 

City of Sacramento Planning Division
PRELIMINARY PLANNING AND ZONING REVIEW

ADDRESS: 3749 1 st Avenue														
APN: 014-0071-028 <u>AND</u> -029														
ZONING: R1														
DRPB AREA / PUD / SPD: Oak Park Design Review Area														
EXISTING LAND USE: Sf home and detached garage.														
PROPOSED USE: Demo existing detached garage (23' x 30') and build new detached garage in same location (more than 4' from house, more than 60' from front property line, 5' from west property line, and 3.5' from east property line, 5+' from back property line which abuts a 20' wide alley).														
PLANNING FILES RELATED TO SITE: none														
DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A NEW PLANNING APPLICATION?														
YES	?	NO	?	PC		ZA		IR		ER		DR		PB
<p>COMMENTS: The house was built in 1905 (per MetroScan) and crosses the property line. The garage, however, does not cross any property lines and has conforming setbacks for a detached accessory structure. There are no regulations in the zoning ordinance portion of the city code specifying that a property which contains a building which crosses a property line automatically requires a lot line merger for the site to be altered. The structure being modified (demo'd and rebuilt) does not cross any property lines and has conforming setbacks. The replacement structure will be same size and same location as existing. As the subject building does not cross any property lines, and there is no setback issue with subject building, there are no planning concerns regarding the garage and property lines. The site is in the Oak Park design review area and will require design review. This is a preliminary pink sheet only because a detailed site plan was not provided. Planner still should check setbacks when new plan is available.</p>														
NOTE: Preliminary review ONLY. Pink sheet must be completed at the time of building permit submittal.														
DATE: 4/14/2003						BY: Monica May								

CITY OF SACRAMENTO
PLANNING AND BUILDING DEPARTMENT

BUILDING INSPECTIONS DIVISION

Phone: 916-808-5716
Fax: 916-808-8370



Downtown Permit Center
1231 I Street, #200
Sacramento, CA 95814

North Permit Center
2101 Arena Blvd., #200
Sacramento, CA 95834

January 8, 2004

STYRSKY VICTOR L/MARITA
3749 1ST AV
SACRAMENTO CA 95817

Subject: **PERMIT EXPIRATION**

Property at: 3749 1ST AV
Activity #: 0309501
Issued: June 27, 2003
Owner: STYRSKY VICTOR L/MARITA
Contractor:
Nature of Work: DEMOLISH DETACHED GARAGE 1050 SQ FT

Permit Due to Expire on: ~~December 24, 2003~~ *Feb 13, 04*
Inspection Area: 3

Your attention is directed to the current status of your permit: **ISSUED**

Each building permit issued by the Planning and Building Department shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Our files show no progress on your permit. You must call 916-264-7622 for a progress or final inspection BEFORE the above permit expiration date. If we do not hear from you, we will assume this project has been abandoned and therefore consider your permit expired.

You are further notified that once this permit has expired, a **NEW PERMIT** must be obtained before any further work is done and you will be required to make any changes necessary to meet the requirements of the present Sacramento City Code.

By: *Rm*
Building Inspections Division

*ok to close
NMB*