

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0012410
Insp Area: 4

Site Address: 1037 SILVANO ST SAC
Parcel No: 251-0166-008

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

CONTRACTOR

OWNER
HARRISON PHILIP L.
SACRAMENTO CA
95818

ARCHITECT

Nature of Work: NEW FOUNDATION AND ROOF, UTIL HOOKUPS FOR MOVED HOUSE

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: _____

X Date 11-18-00 X Owner Signature Philip L. Harrison

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.

X Date 11-18-00 X Applicant/Agent Signature Philip L. Harrison

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 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.

X Date 11-18-00 X Applicant Signature Philip L. Harrison

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.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) _____

2. I (have/have not) _____ signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work

X Signed *[Signature]*

Job Address 1037 SILVANO ST xDATE 10-18-00

Permit No: 0012410

Date of Request: _____

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 1037 Silvano Street

Assessor's Parcel Number: 251-0166-008

Previous Use: vacant residential lot

Description of Request/Proposed Use: existing residential structure to be moved to site from another location

Is This a Change of Use? YES (vacant → residential)

Zoning Designation: R-1

Prior Applications for Project Site(P#, Z#, DRPB#): 700-115; DR00-140

Comments: must comply with all requirements of Design Review & ZA front setback variance, previously approved; min rear setback = 15'

Are There Any Planning Issues?: (circle one) YES NO

* Staff Site Plan Check Required? (Circle one)

YES NO

* Field Inspection Required? (Circle one)

YES NO

* Design Review/Preservation Required?: (Circle one)

YES NO

→ DR00-140 already approved

Planning Review by/Date: PHIL REED 10/16/00

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 4, 2000, the Zoning Administrator approved with conditions a variance to allow a residence to reduce the front yard setback for the project known as Z00-115. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Variance to reduce the averaged front yard setback from 23' to 21' located on 0.11± undeveloped acre in the Standard Single Family (R-1) zone.

Location: 1037 Silvano St. (D2, A4)

Assessor's Parcel Number: 251-0166-008

Applicant: Philip Harrison
6210 W 4th Street
Rio Linda, CA 95673

Property Owner: Same as Above

General Plan Designation: Low Density Residential 4-15 du/na
North Sacramento
Community Plan Area: Residential 4-8 du/na
Existing Land Use of Site: Vacant
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: 60' x 80'
Property Area: 0.10 ± acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A-B

Previous Files: None

Additional Information The applicant proposes to move an existing residential structure from a site located at 541 Ford Road. This structure was intended to be demolished due to a new development by Sacramento Housing and Redevelopment Agency (SHRA). The residential structure was determined to be salvageable by SHRA, was purchased by the applicant and a vacant site found to move the residence to.

The Zoning Ordinance requires a 25 foot front setback from the front property line, or, an average of the two adjacent buildings which establish the front setback. The existing residence on the west side is located 21 feet from the property line and the structure on the east is set back 30 feet. The requirement is 25 feet so the required setback for the subject site is 23 feet. The proposed lot is 60 feet in width by 80 feet in depth. The salvaged structure is 44 feet in length which will provide a 15 foot rear yard setback and a 21 foot front yard setback. The residential structure will encroach 2 feet into the front setback. The location of the proposed site is at the intersection of Silvano Street and Carmelita Street. The width of the right-of-way near this intersection increases the amount of public right-of-way adjacent to the front property line and adds to the front yard area of the subject site.

The project was noticed and staff did not receive any calls for additional information. The project was also noticed to the Del Paso Heights Improvement Association and the Heights Residents Working Together. No comment was received from the neighborhood groups.

Agency Comments

The proposed project has been reviewed by the Building Division. Any comments received have been included as conditions.

Environmental Determination

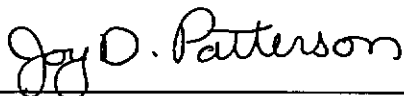
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303(a) and 15305(a).

Conditions of Approval:

1. The applicant shall obtain all necessary building permits prior to commencement of construction.
2. There shall be no additional encroachment or additions into the front setback area.
3. Size and location of the building shall conform to the plans submitted.
4. The applicant shall conform to the requirements of Design Review.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed setback reduction will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
6. Granting the variance request does not constitute a use variance in that the single family dwelling is a residential use that is permitted in the Standard Single Family (R-1) zone.
7. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 1. There is adequate available front yard area;
 2. There is additional street right-of-way that will most likely never be utilized located behind the public sidewalk and part of the lot's front yard area; and,
 3. There are many houses with reduced front yard setbacks in the area.
 4. The General Housing Supply Policy of the City of Sacramento supports compatible infill housing.
8. The project is consistent with the General Plan and the North Sacramento community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na).

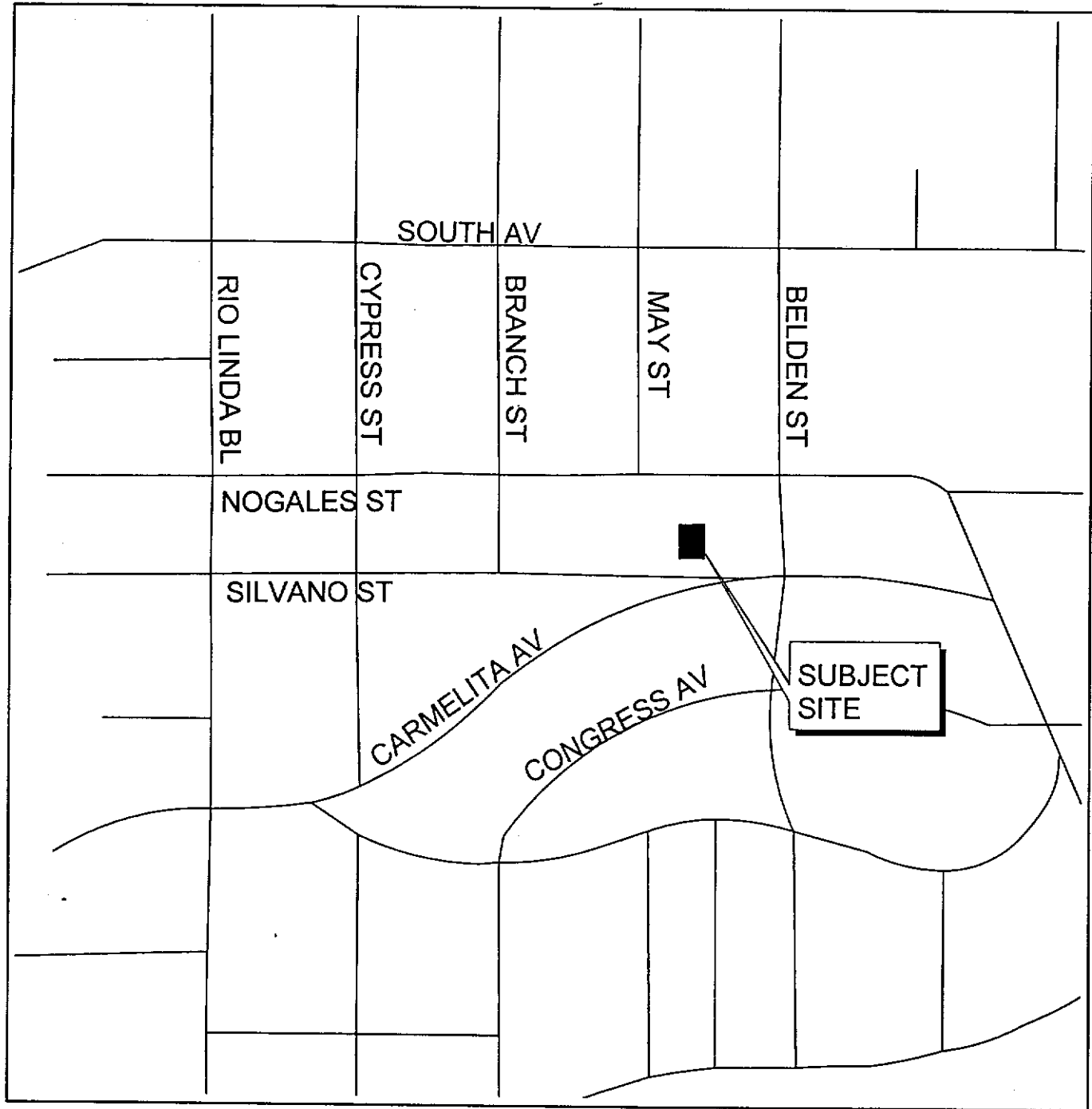


Joy D. Patterson
Zoning Administrator

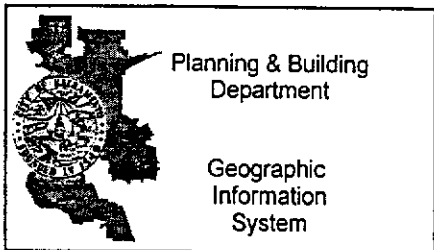
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building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

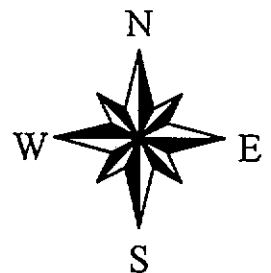
cc: File
Applicant
ZA Log Book

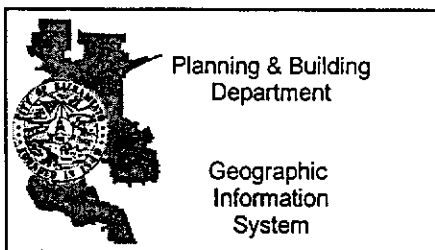
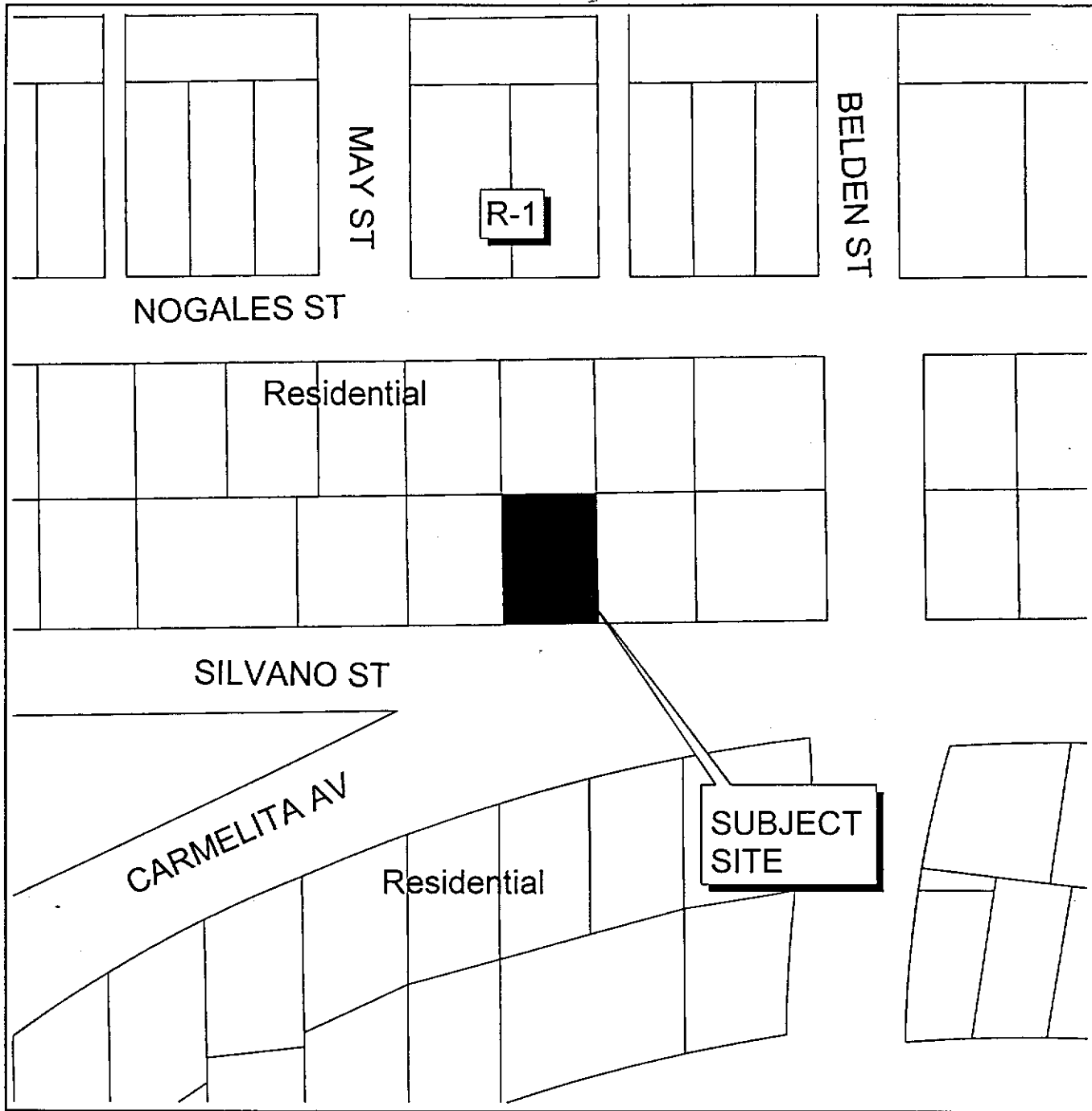


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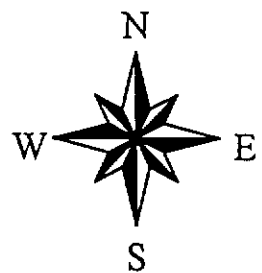


VICINITY MAP



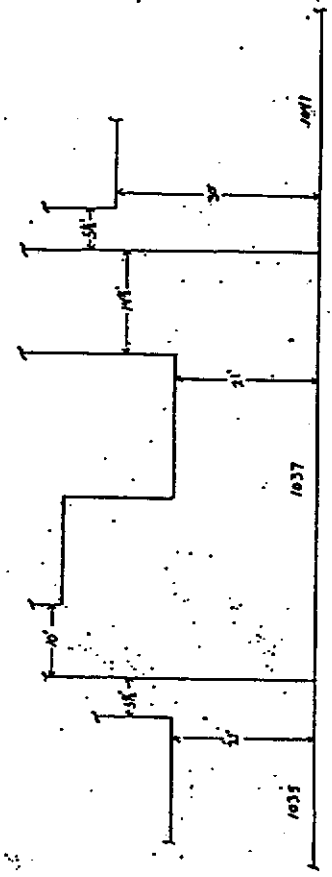
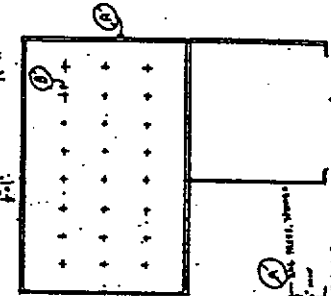
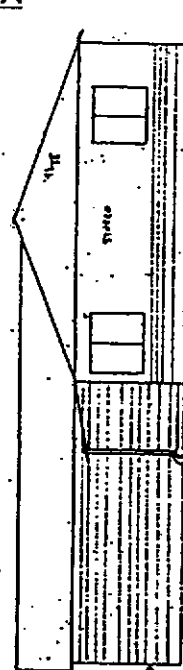
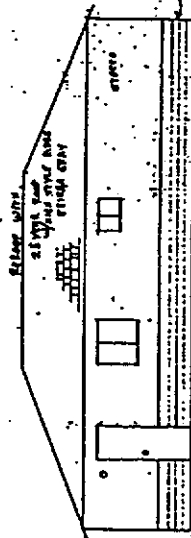
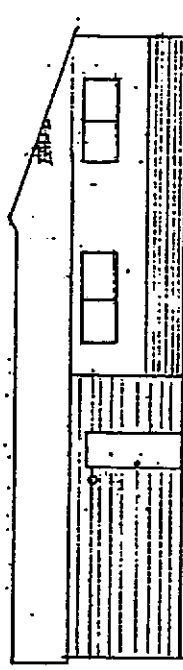
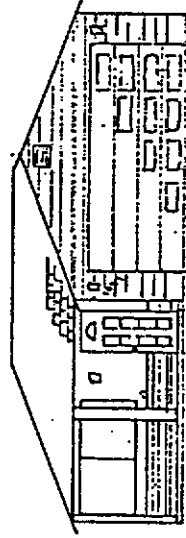
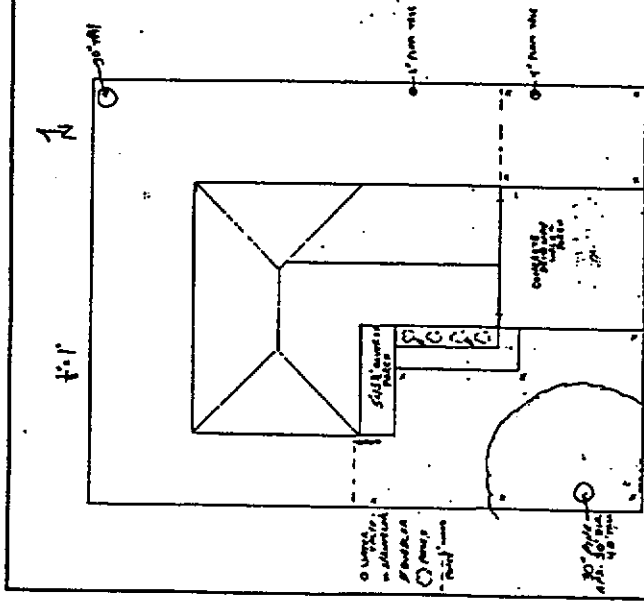


Land Use & Zoning



Z 00-115 AUG 2 2 RECD

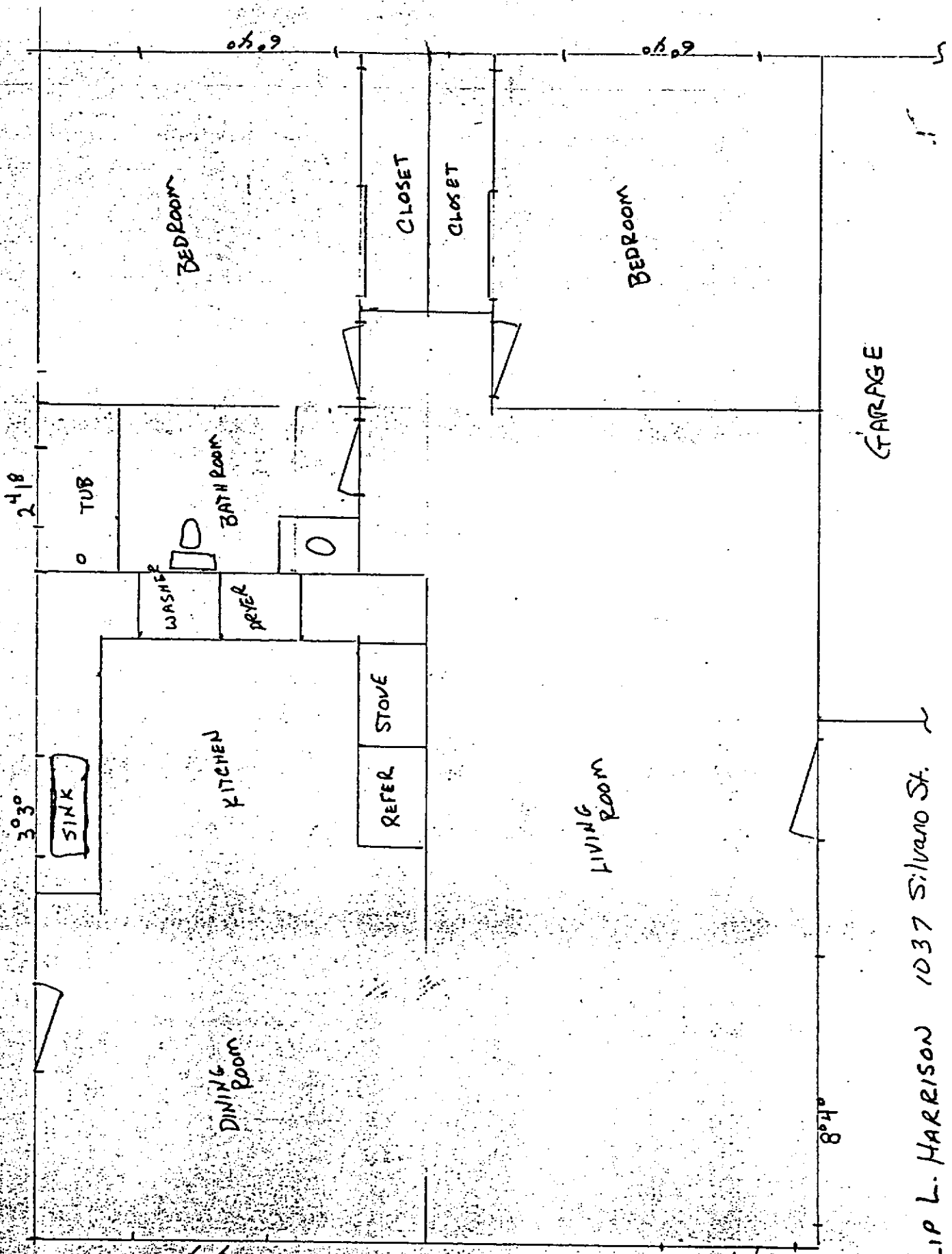
EXHIBIT A



PRINT
 RUMPHY GRAY
 WHITE TAINT
 SEQUOIA RESUME FACIA

PROJECT	PRINTING
DATE	1937
BY	RUMPHY GRAY
CHECKED	
APPROVED	

EXHIBIT B



PHILIP L. HARRISON 1037 SILVANO ST.
 1037 SILVANO ST