

CITY OF SACRAMENTO

Permit No: 9805868

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2708 NORTHGLEN ST SAC

Sub-Type: AOTHR

Parcel No: 2620202011

2708 NORTHGLEN ST-

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

PARQUETTE WILLIAM P/CHRISTINE
2708 NORTHGLEN ST
SACRAMENTO CA 95833

Nature of Work: CODE COMPLIANCE INSPECTION

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 452107 Date 9/25/98 Contractor Signature [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 _____

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 9/28/98 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 State Fund Policy Number 229-98

____ (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 9/25/98 Applicant Signature [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.

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**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 2708 North Glen St.

Assessor's Parcel Number: 262-0202-011

Current Land Use: SFD

Description of Request/Proposed Use: _____

Remodel garage to
living area

Zoning Designation: Z98-081

Prior Applications for Project Site(P#,Z#,DRPB#): R-1

Comments: _____

Design Review conditions
per Z4 variance

Are There Any Planning Issues?: (Circle One) YES NO

Site Plan Check Required? (Circle One) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: W. Tibour 9/25/98

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

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 26, 1998, the Zoning Administrator approved with conditions a variance to allow a garage conversion to an existing house for the project known as Z98-081. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to allow an existing converted garage into additional living space to remain and provide a ten by twenty foot parking pad within the front yard setback area for a single family residence on 0.15± developed acres in the Standard Single Family (R-1) zone.

Location: 2708 Northglen Street (D1, Area 4)

Assessor's Parcel Number: 262-0202-011

Applicant: Ken Hall Construction, Inc. (Pat Terry)
 9718 Fair Oaks Boulevard, Ste. A
 Fair Oaks, CA 95628

Property Owner: GE Capital Mortgage Services Inc. 92612
 2301 Dupont Drive, Ste. #200
 Irvine, CA

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas

Community Plan Designation: Residential (4-8 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	Required	Existing
North: R-1; Single Family Residence	Front:	25'	26'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	5'
West: R-1; Single Family Residence	Rear:	15'	30.5'

Property Dimensions: 57 feet x 114 feet

Property Area: 0.15± acres

Square Footage of Buildings: Existing structures- 1,319 square feet

	Existing garage-	396 square feet
	Total-	1,715 square feet
Height of Building:	Single Story, 17 feet	
Exterior Building Materials:	Stucco/Brick	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to allow a previously converted 396 square foot two car garage to remain. The space was converted into a storage area and a family room. The applicant proposes to park in the existing driveway for the garage which is in the front yard setback area. The parcel is an interior lot and the existing house extends to each side yard setback. The Zoning Ordinance allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

The site is located within the Natomas Community Association area. The project plans have been reviewed by the association and staff has received no comments at this time. The project has been noticed and staff has not received any calls.

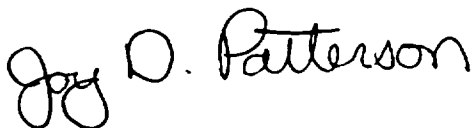
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the house or any other structure into the front setback area.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. The applicant shall replace the existing window in the garage door with a window that matches the window in size and design on the northwest side of the building. The brown trim shall be painted over to match the neutral house color. Should the existing garage door be removed to meet building code, then the wall shall be stucco, painted to match the existing house, with the same style and size window previously mentioned, and no trim. Design Review staff prefers the required building code improvements be made internally and the exterior garage door retained.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. 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.
3. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate front yard area;
 - b. there is a parking space for one vehicle; and
 - c. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house.
5. The project is consistent with the General Plan and the South Natomas Community Plan which designate the subject site as Low Density Residential (4-8 du/na) and Residential (11-15 du/na) respectively.


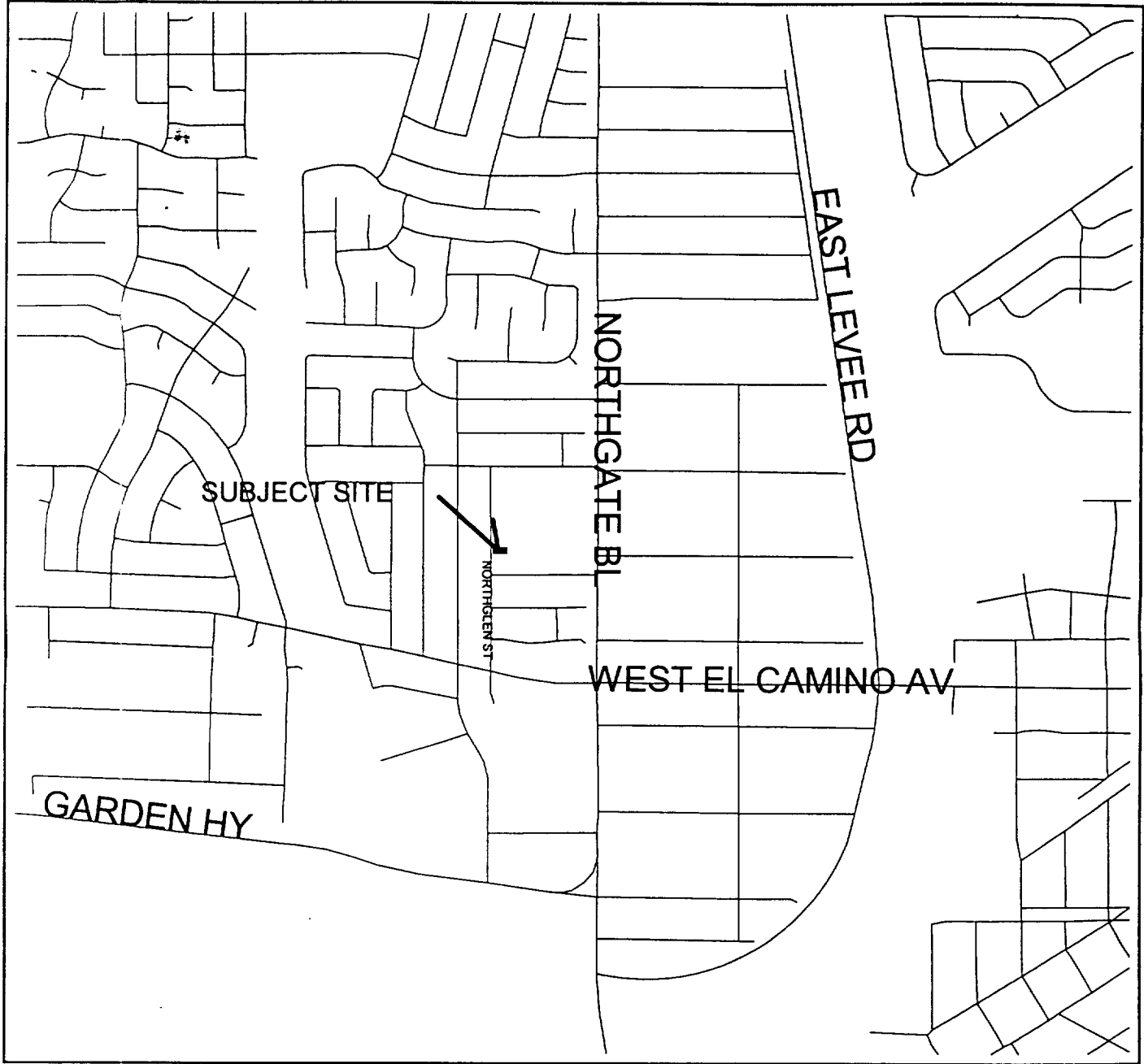


Joy D. Patterson
Zoning Administrator

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.

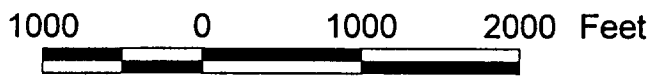
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



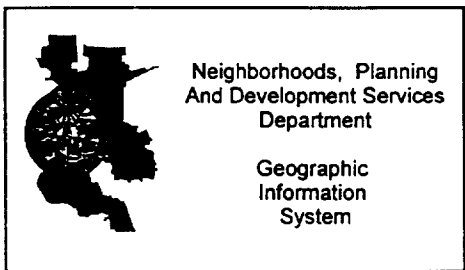
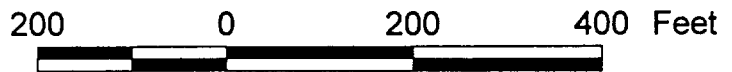
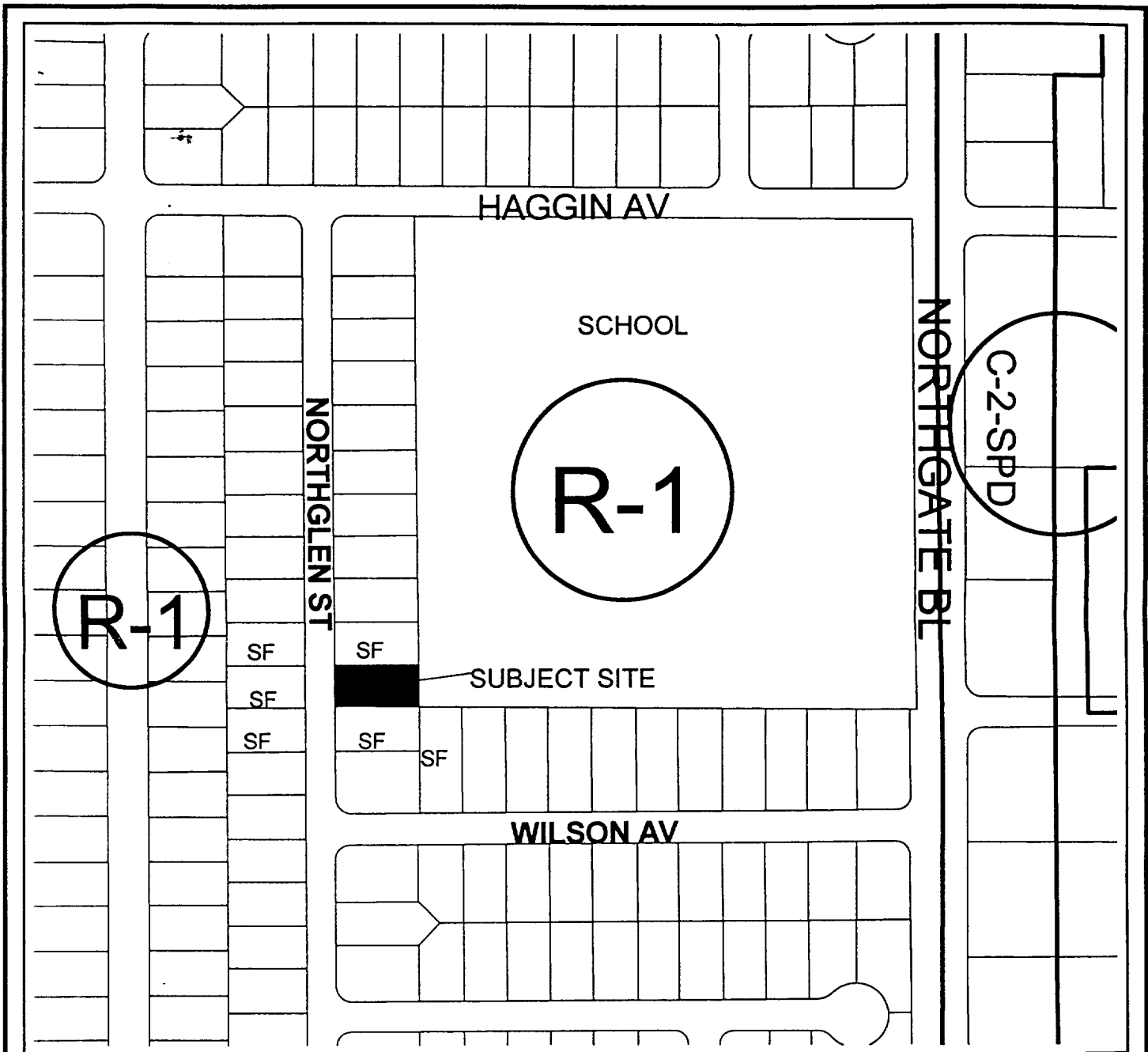
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP

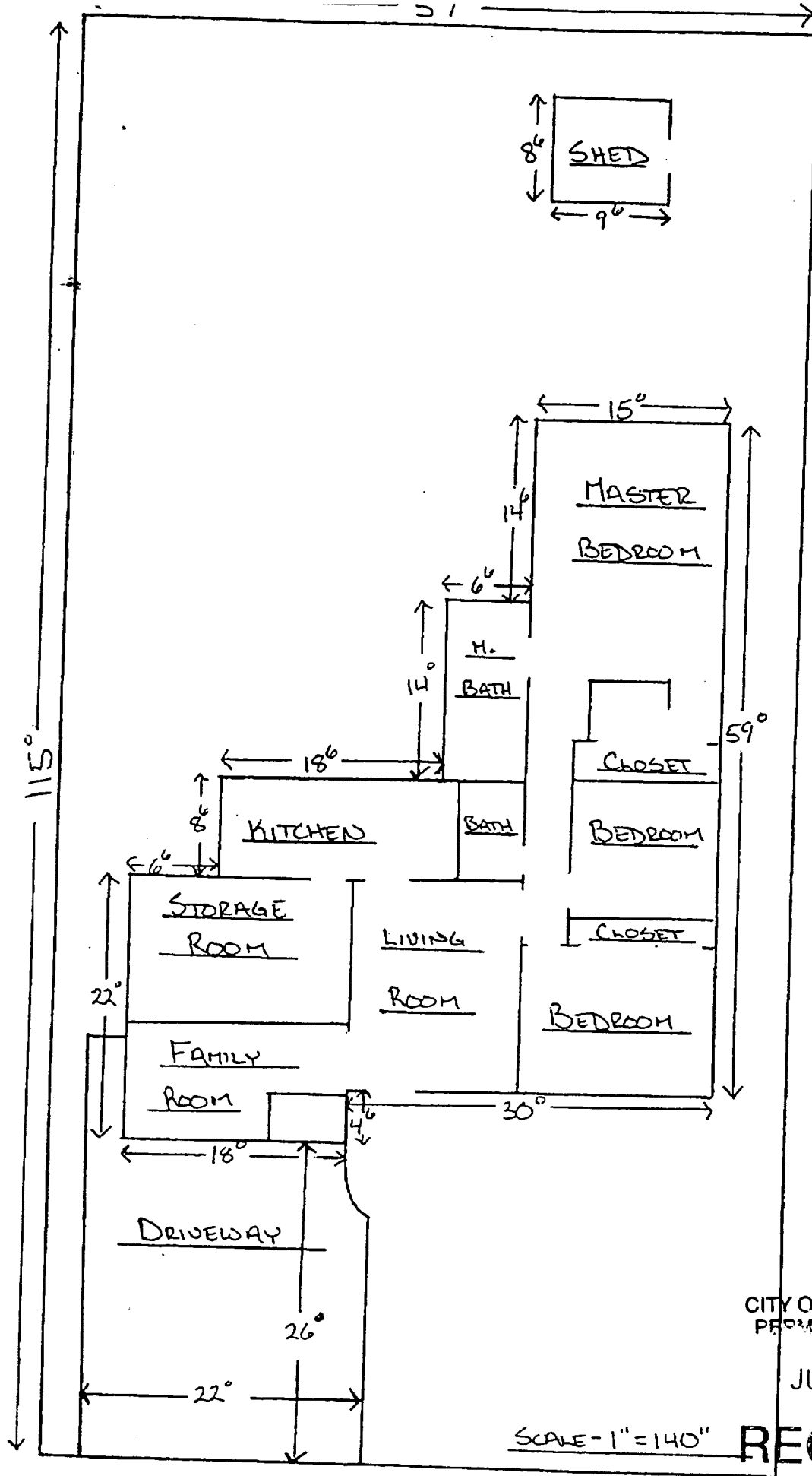




LAND USE AND ZONING



EXHIBIT A



CITY OF SACRAMENTO
PERMIT ASSISTANCE

JUL 14 1998

SCALE - 1" = 140"

RECEIVED

Z98-081

AUGUST 26, 1998

ITEM 4
Z 98 081

