

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9908998

Insp Area: 1

Site Address: 1200 41ST ST SAC
Parcel No: 008-0201-003

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

CONTRACTOR

OWNER

DAVIS WHITNEY
1200 41ST ST
SACRAMENTO CA 95819

ARCHITECT

Nature of Work: BUILD CARPORT & TRELLECE & RELOCATE DOOR

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 5/13/99 Owner Signature X _____

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 5/13/99 Applicant/Agent Signature X _____

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.

X Date 5/13/99 Applicant Signature X _____

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.

PERMIT NO.

9715878E

CITY OF SACRAMENTO
1231 1 ST. ROOM 200
BUILDING INSPECTIONS DIVISION

AREA NO.

102

WHEN CORRECTIONS HAVE BEEN MADE, CALL **264-5191** FOR REINSPECTION OF WORK.

JOB LOCATION

1200 41st St

INSPECTION REQUESTED

Final

THE UNDERSIGNED

BUILDING

PLUMBING

MECHANICAL

ELECTRICAL

INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

1) NEED TO CALL FOR
Final and CAR PAX

INSPECTOR

DATE

6/28/01

BUILDING INSPECTIONS, 264 5716

INSPECTION SCOUT

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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 Jeff LANCASTER Address 6425 Tupelo Drive #55
City CITRUS HSS 35621 Telephone 725-9065
Contractors License No. 404967

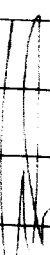
4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name _____ Address _____
City NA 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
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NA

Signed:  _____
Job Address: 1200 41st ST Date: 8-13-99
Permit No.: 9908998

Date of Request: 8/13/99

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 1200 4th Street Sac 95819

Assessor's Parcel Number: 008-0201-003

Previous Use: Residential - SF R-1

Description of Request/Proposed Use: _____

Add carport and trellis

Is This a Change of Use? _____

Prior Applications for Project Site(P#, Z#, DRPB#): _____
Zoning Designation: R-1
299-058

Comments: Approved by Zoning Admin
Special Permit 299-058

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

Planning Review by/Date: W. Wilson 8/13/99

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, July 7, 1999, the Zoning Administrator approved with conditions, a special permit to reduce the side yard setback for a trellis and carport for a project known as Z99-058. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to reduce the interior side yard setback from 5 feet to 0 feet in order to add an attached carport to an existing single family home on 0.196± developed acres in the Standard Single Family Residential (R-1) zone.

Location: 1200 41st Street (D3, Area 1)

Assessor's Parcel Number: 008-0201-003

Applicant: Whitney Davis
1200 41st Street, Sacramento, CA 95819

Property Owner: Same as above

General Plan Designation: Low Density Residential
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: Standard Single Family Residential, R-1

Surrounding Land Use and Zoning:
North: Single Family Residential R-1
South: Single Family Residential R-1
East: Single Family Residential R-1
West: Single Family Residential R-1

Property Dimensions: 139' x 60'
Property Area: 0.196± acres
Parking Provided: 1 space
Parking Required: 1 space

Square Footage of Building:	3,300 square feet
Height of Building:	Two Story (30')
Height of Proposed Carport/Trellis	12'
Exterior Building Materials:	Wood
Roof Materials:	Composition
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-B

Previous Files: None

Additional Information: The applicant is requesting to reduce the sideyard setback from 5 feet to 0 feet to facilitate construction of a carport and trellis on the north side of the property. Due to the proximity of the house to the north property line, and the width of the existing driveway, the entitlement is necessary to allow construction of the proposed structures while maintaining sufficient driveway width.

The applicant is proposing a 12 foot high carport and a 12 foot high trellis on the existing driveway. The structures are proposed to be of Colonial design, consistent with the design of the existing home.

Prior owners of the home placed an addition where the original garage was located. The applicant's objective is to have a weather protected area to enter and exit their vehicles. The trellis would act as an architectural feature, consistent with the existing home and compatible with the architectural design of other homes in the neighborhood. As indicated in the photographs provided by the applicant and as confirmed by staff, carports and trellises of this type, which encroach into interior sideyard setback areas, are common in the surrounding area.

The location of the structures on the property line raised issues regarding fire safety. However, through consultation between the applicant and Building and Planning Division staff, the applicant was able to develop a plan which addressed fire safety concerns, without construction of a firewall. Elements of the proposed plans which address these concerns have been included as conditions of approval.

The proposed project was routed to the East Sacramento Improvement Association. ESIA responded with a letter stating that they do not oppose the proposed project. The letter stated that ESIA believes that this particular project has exceptional conditions that make the requested entitlement the only solution for the applicant to construct the carport. The letter further stated that ESIA appreciates the owners effort to make the carport consistent in design with the residence on this site. The project has been noticed to surrounding property owners, 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, Section 15301(e)(1)}.

Conditions of Approval

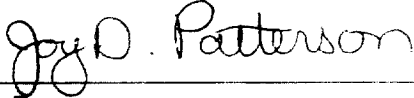
1. The project shall conform with the submitted site plan, and elevations (dated June 11, 1999) including, but not limited to, the colonial design column and trim details.
2. The project shall comply with all applicable building and fire codes.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. due to the location of existing structures on the property, the requested entitlement is the only means by which the proposed structure may be built.
 - b. the style and type of accessory structures proposed are consistent with the development pattern in the surrounding neighborhood, and consistent with the architecture of the existing home on the site.
2. Reducing the side yard setback will not be materially detrimental to the other properties or uses in the area in that:
 1. a large (approximately 15 foot setback existing between the north property line and the adjacent residence to the north, therefor the project will not have a negative aesthetic impact on this neighboring residence.
 2. The project is of quality design, and consistent with other residences in the neighborhood.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the project has been conditioned to address fire safety issues posed by the

location of the structures on the north property line.

4. The project is consistent with the current zoning which designates the site for Residential use.

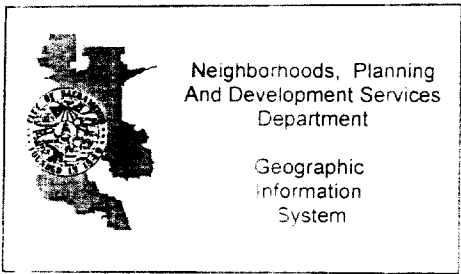
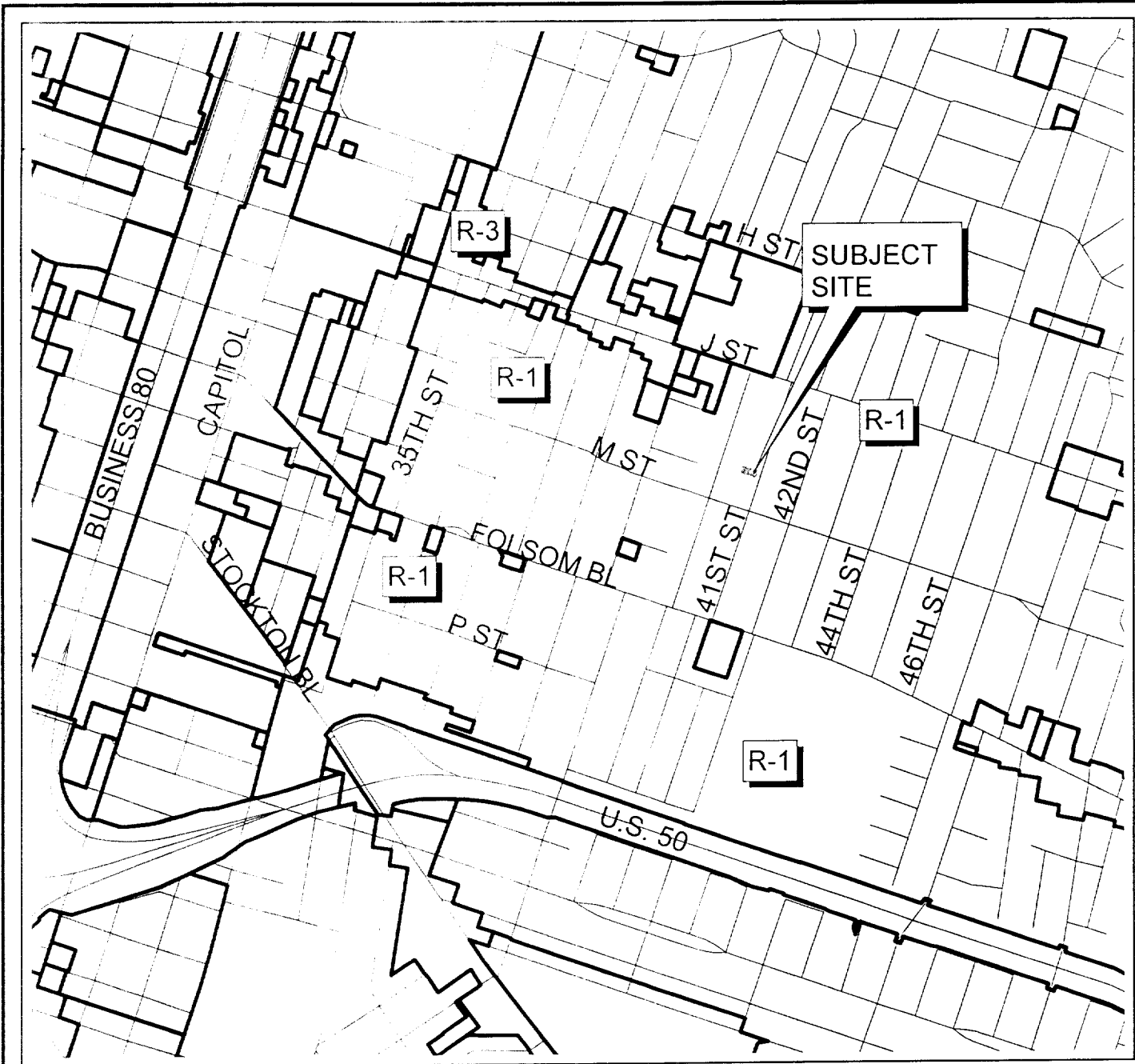


Joy D. Patterson
Zoning Administrator

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

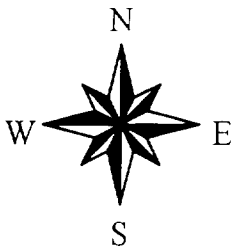
cc: File
Applicant
ZA Log Book



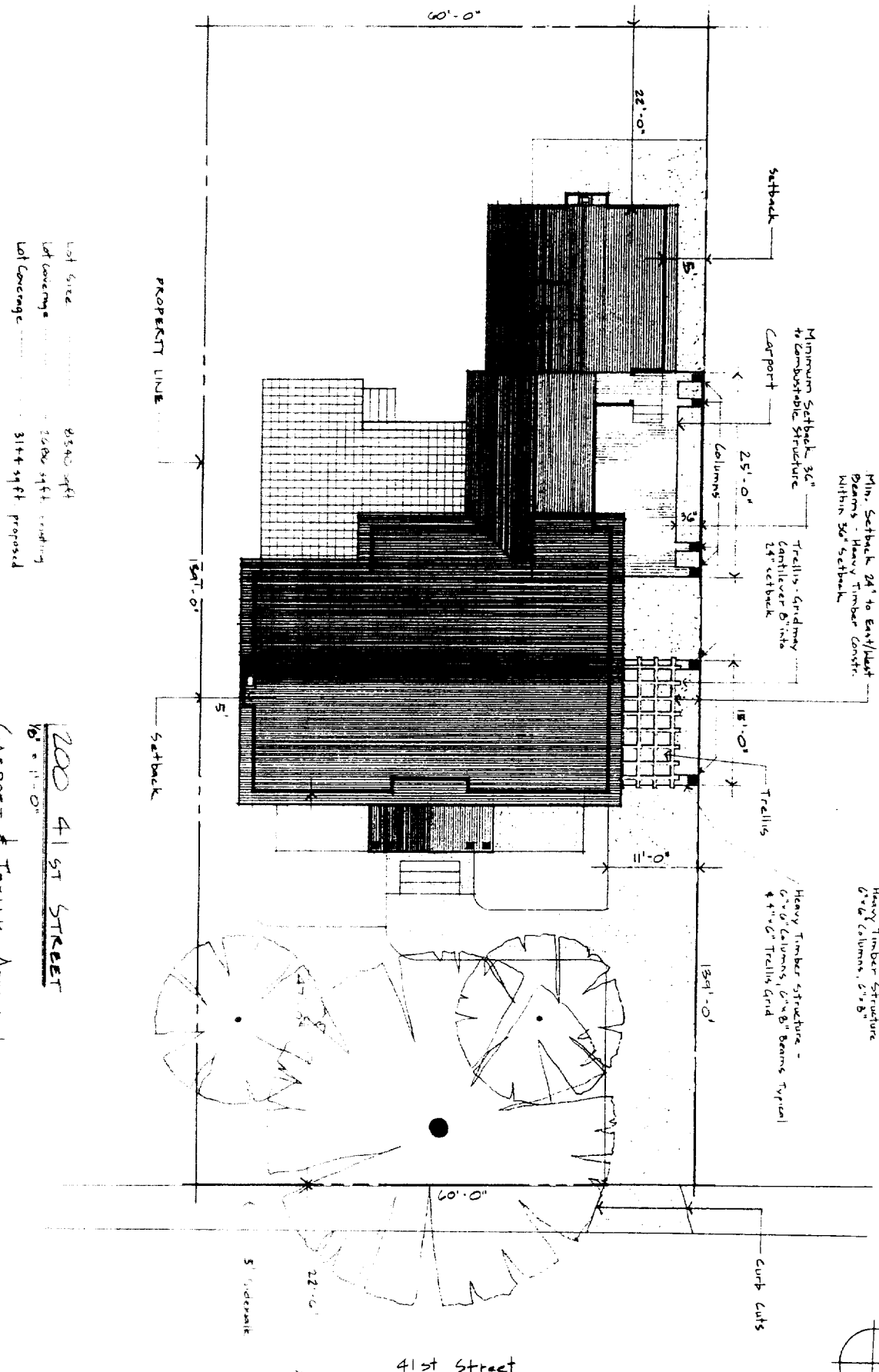
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VICINITY MAP AND ZONING

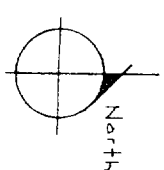


Sheet A



Lot Area 8340 sqft
 Lot Coverage 2400 sqft existing
 Lot Coverage 3144 sqft proposed

200 41 ST STREET
CARPORT & TRELLIS ADDITION



Drawn By: Stewart Kishner, M. ASB 4915

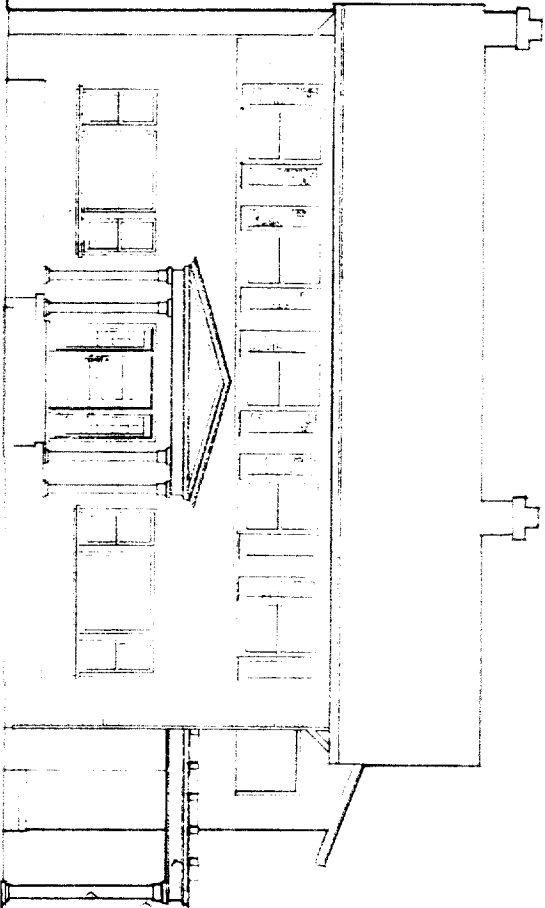
FLOOR PLAN
 SITE PLAN

DATE: 11/19/99
 SHEET 1002

Exhibit B

Drawn by: Richard L. Johnson
916-455-4215

EAST ELEVATION

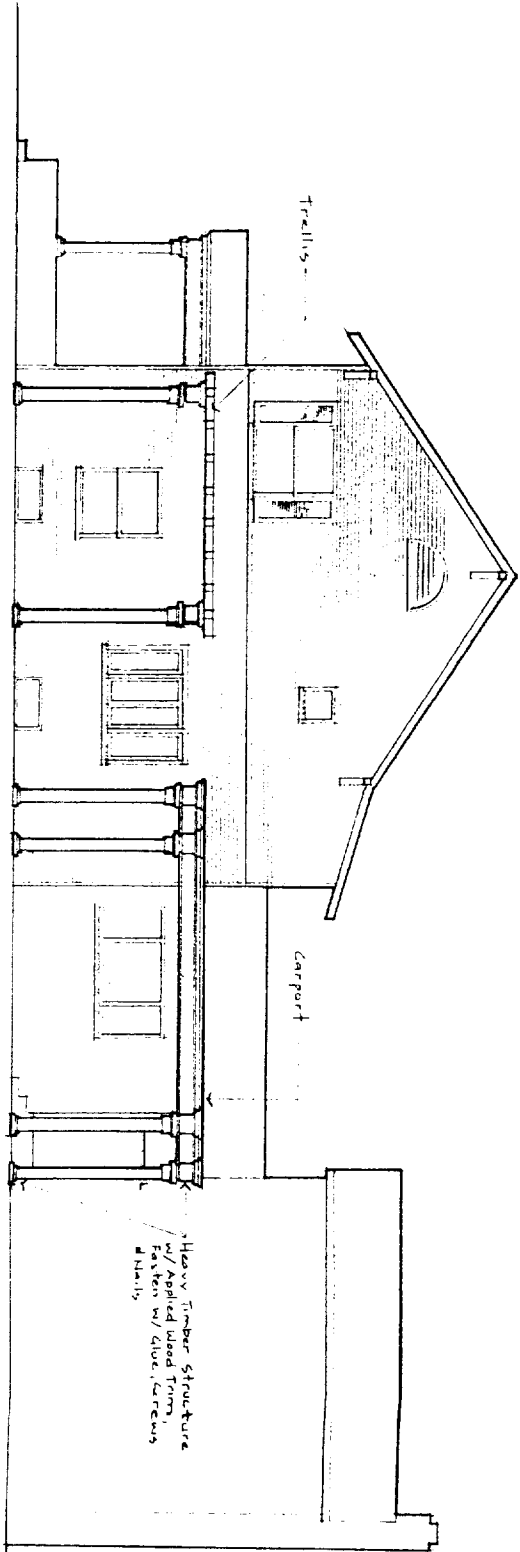


1200 41st Street
Trellis with
carport behind
4x6 columns under bleed trim. E.P.

1200 41st STREET
CARPORT & TRELLIS ADDITION

NORTH ELEVATION

@ 3/16" = 1'-0"



Heavy Timber Structure
w/ Applied Wood Trim,
Fasten w/ glue, screws
& nails

Revised: June 11, 1999

Rev. 2, 1994

SHEET 2 of 2

299-058

7-7-99