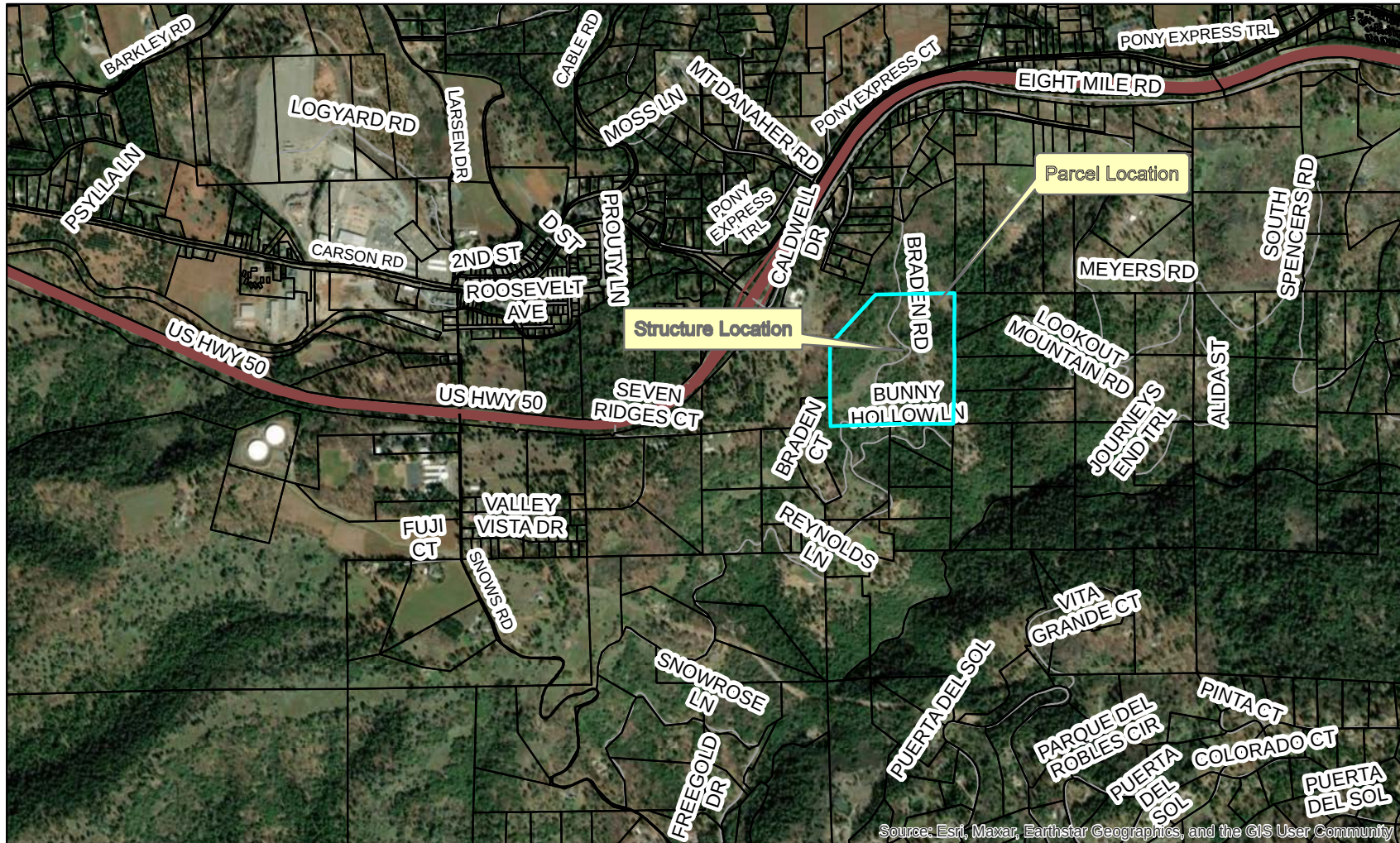


V25-0003 - Butler Setback Reduction

Exhibit A - Vicinity Map

(APN 043-011-008)



0 1,000 2,000 4,000 Feet

Legend

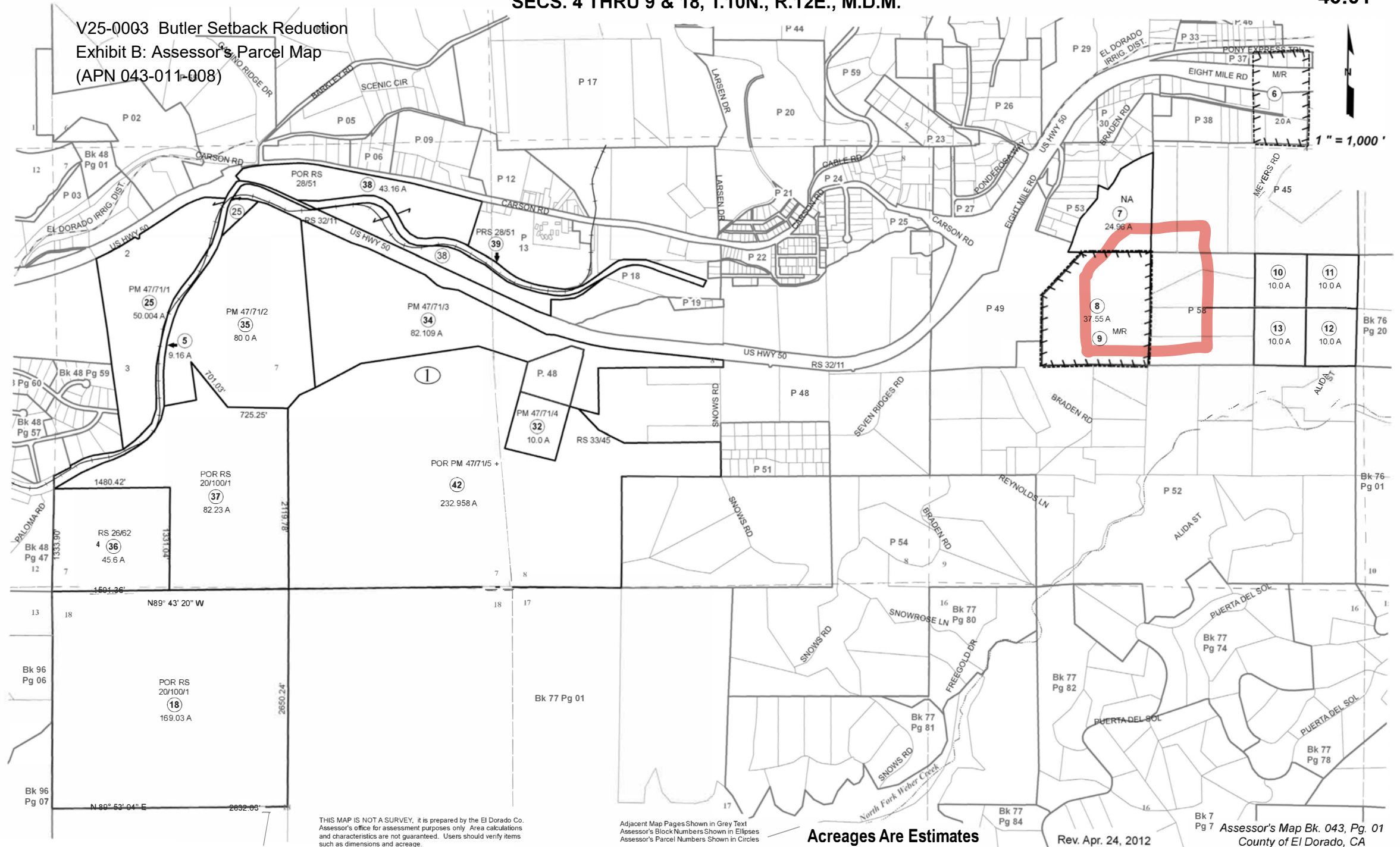
Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created April 2, 2026

43:01

1" = 1,000'



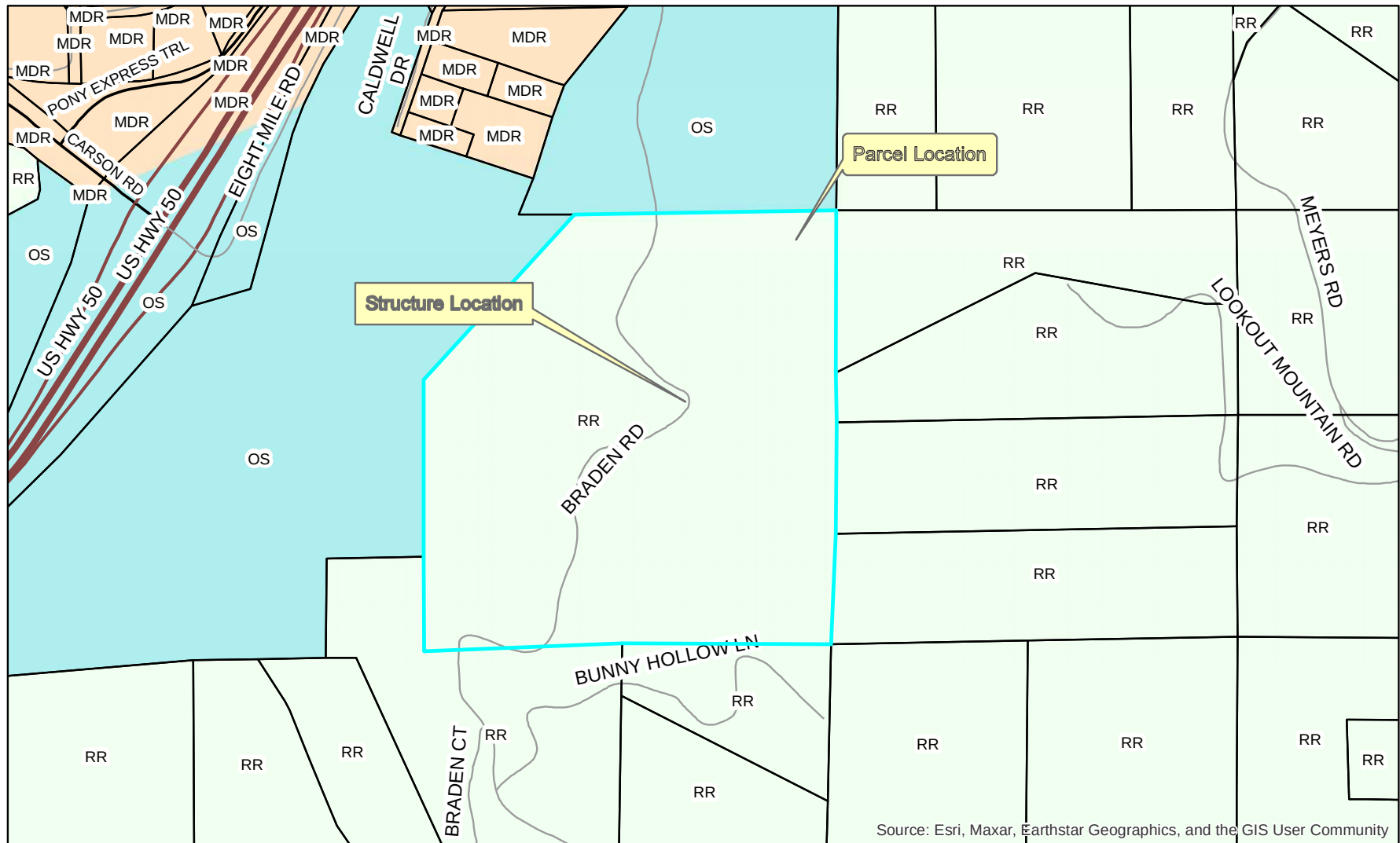
Acreages Are Estimates

Rev. Apr. 24, 2012

Bk 7
Pg 7 Assessor's Map Bk. 043, Pg. 01
County of El Dorado, CA
26-1283 B 2 of 16

V25-0003 - Butler Setback Reduction

Exhibit C - General Plan Land Use Designation



- Legend**
- Medium Density Residential
 - Open Space
 - Rural Residential
 - Parcel Lines

0 300 600 1,200
Feet

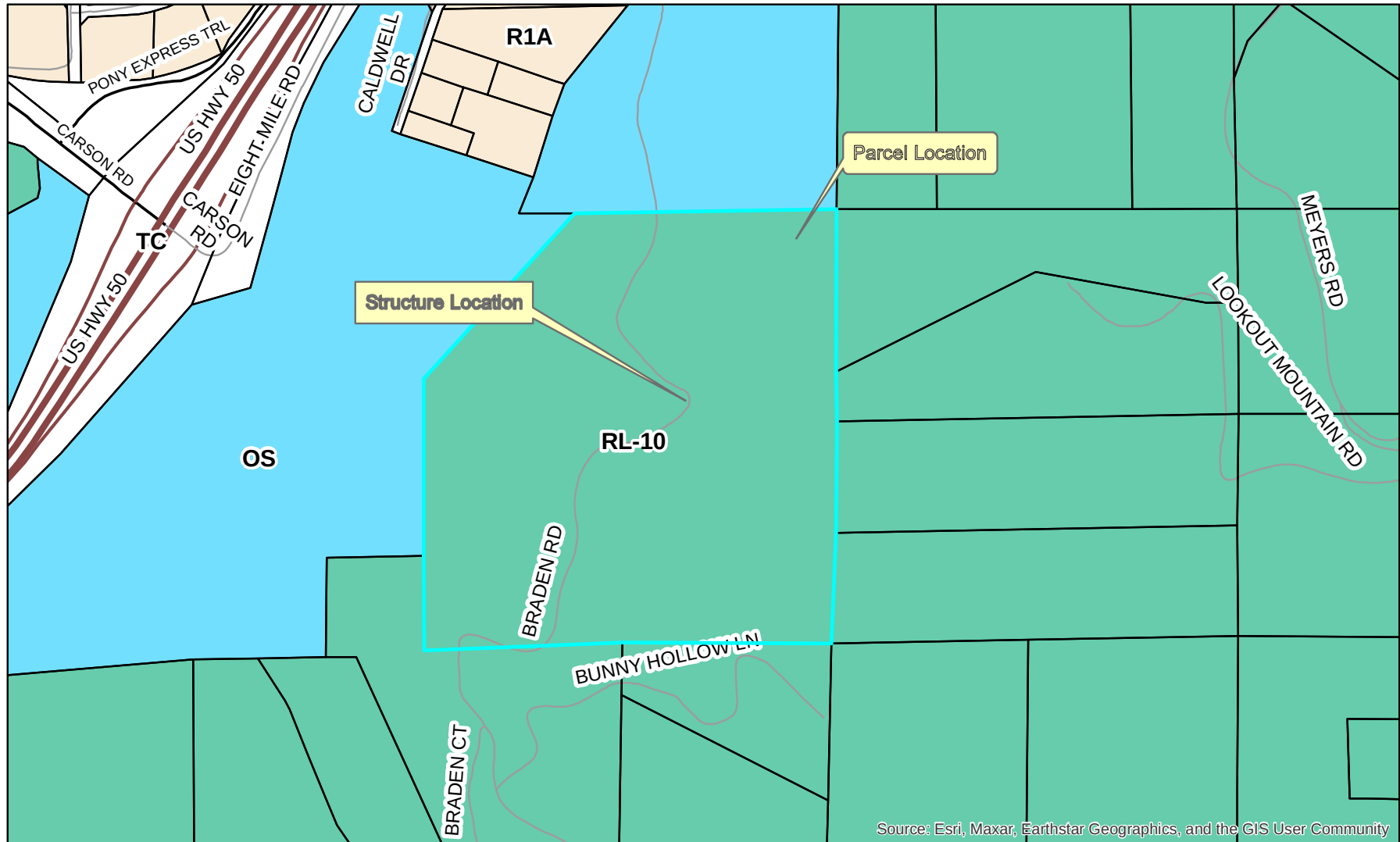
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created April 2, 2026

26-1283 B 3 of 16

V25-0003 - Butler Setback Reduction

Exhibit D - Zoning Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Legend

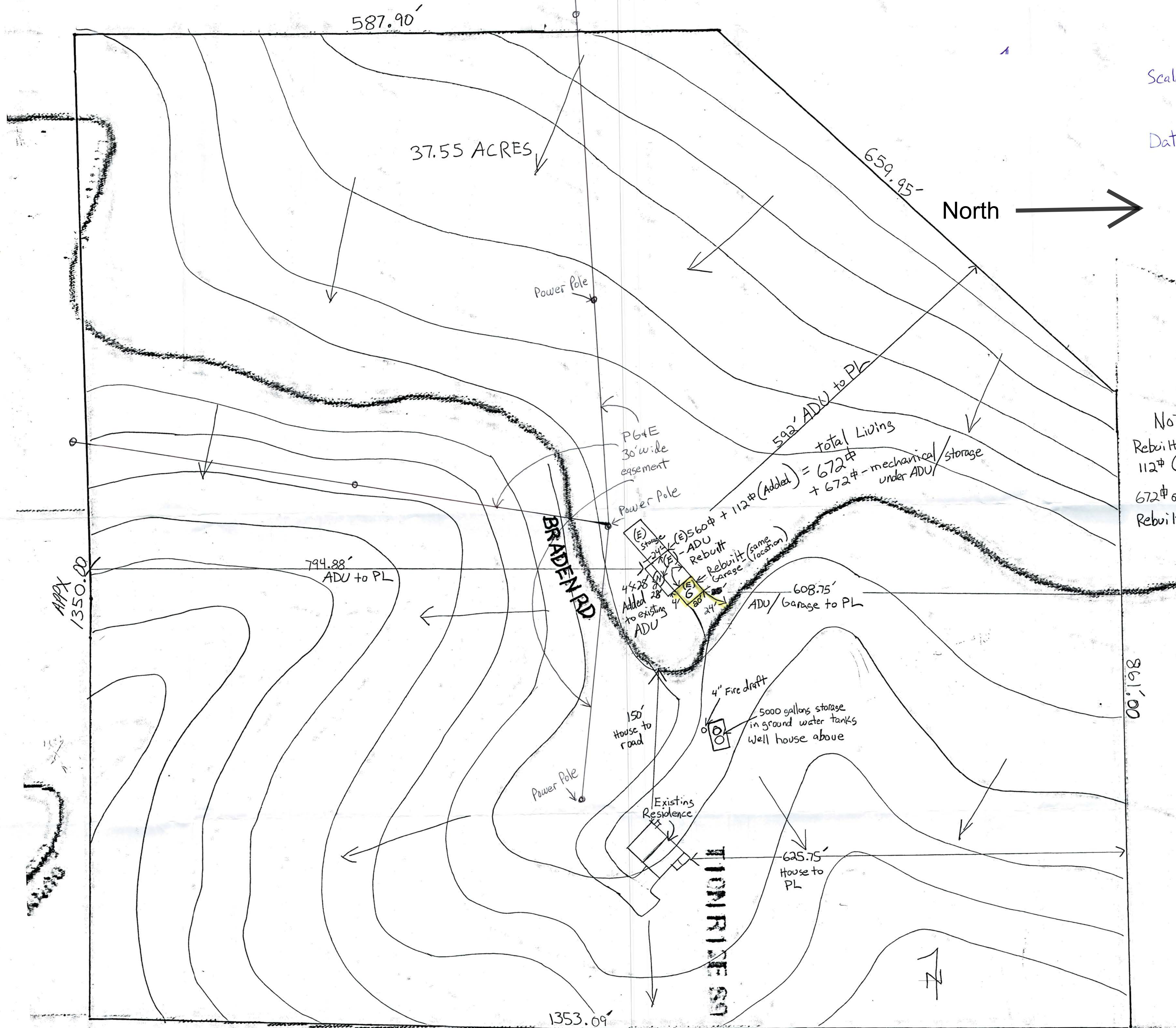
- Parcel Lines
- OS = Open Space
- R1A = Residential 1 Acre
- RL-10 = Rural Land 10 Acres
- TC = Transportation Corridor

0 300 600 1,200 Feet

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created April 2, 2026

26-1283 B 4 of 16



Scale 1" = approx. 60'

Date: July 2, 2025

North →

Permit # 0379511

Notes:
Rebuilt existing ADU 560# and added 112# (4x28') for total of 672# of Living Space
672# of mechanical/storage under ADU
Rebuilt existing Garage (same location) 420#

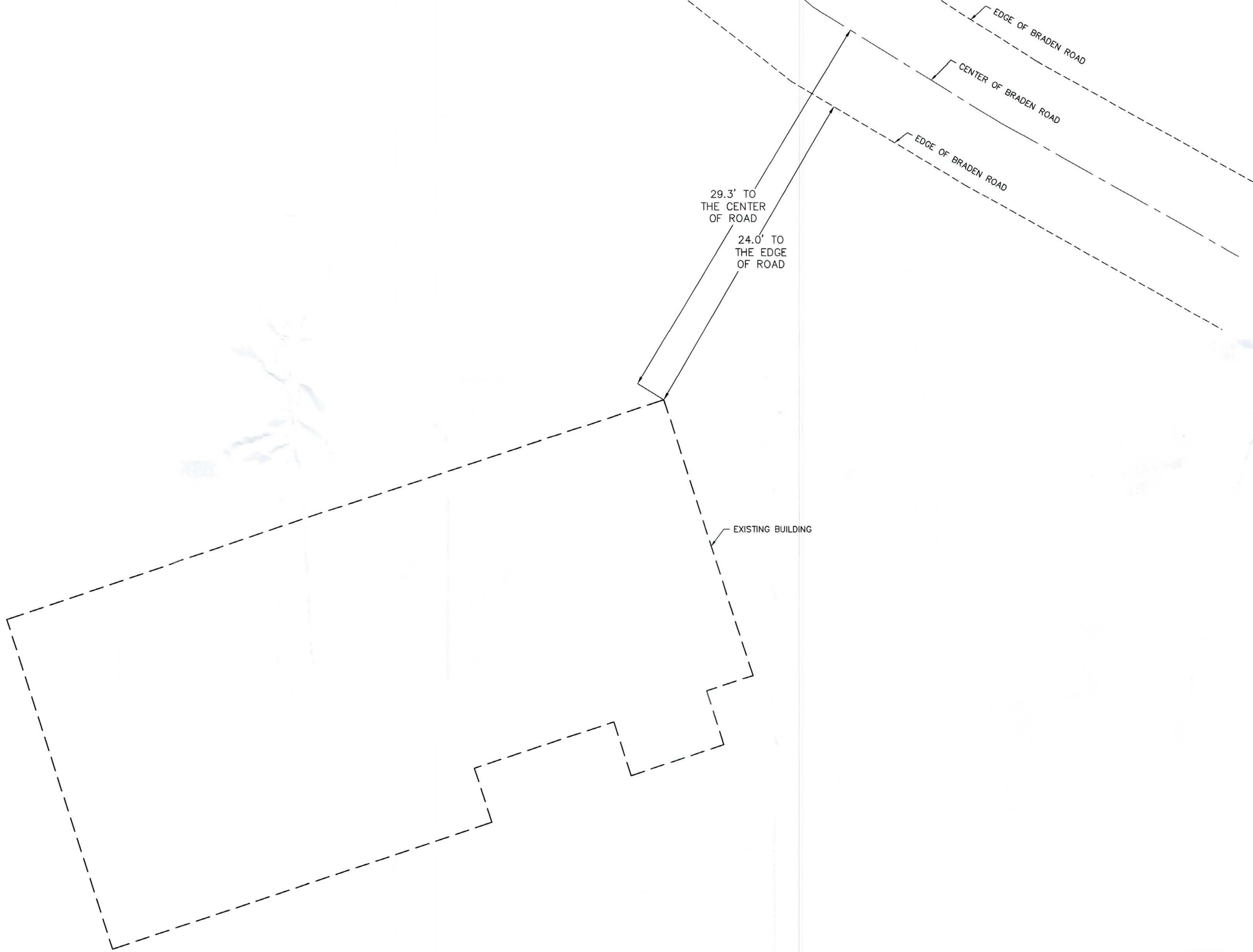
CSA 9 Zone of Benefit
2441 Headington Rd.
Placerville, CA 95667

RECEIVED
JUL 14 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FILE COPY

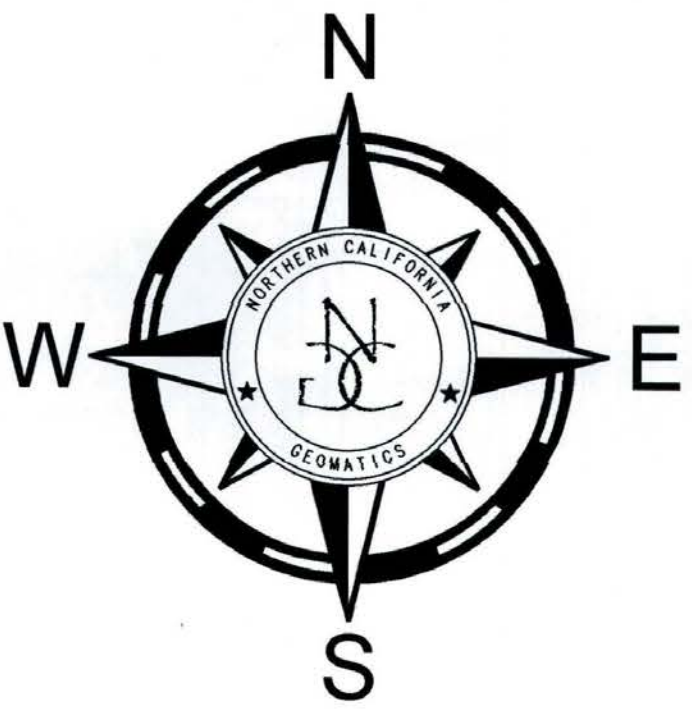
V25-0003 - Butler Setback Reduction
Exhibit F - Topographic Survey

Permit # 379511
RECEIVED
MAR 31 2025
EL DORADO COUNTY
BUILDING DEPARTMENT



SURVEYOR'S STATEMENT
THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. THE BOUNDARY IS NOT SHOWN. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS AND SETBACKS OF RECORD MAY EXIST.

BW
BRENDAN WILLIAMS, P.L.S. 9049
03-27-2025
DATE



TOPOGRAPHIC SURVEY		
APN 043-011-008-000		
COUNTY of EL DORADO, STATE of CALIFORNIA		
PREPARED FOR:	PREPARED BY:	
ELIZABETH BUTLER 3300 BRADEN ROAD CAMINO, CA 95709	NORTHERN CALIFORNIA GEOMATICS 1044 DIAMANTE ROBLES CT. DIAMOND SPRINGS, CA 95619 (530) 957-0293	
DRAWN	DATE OF FIELD WORK	REVISIONS
BW	MAR. 24, 2025	NONE
APPROVED	DATE	
BW	MAR. 27, 2025	
SCALE	SHEET	PROJECT NO.
1"=4'	SHEET 1 of 1	20251462

APPROVED
APR 01 2025
and laws must be complied with
Permit # 379511

V25-0003 - Butler Setback Reduction
Exhibit G: Application and Variance Findings Support Information

Elizabeth Butler

3300 Braden Road
Camino, CA 95709
650-255-8372

October 8, 2025

El Dorado County Planning and Building Division
2850 Fairlane Ct
Placerville, CA 95667

Dear Sir/Madam,

Subject: Request for Variance Number V25-003 – Butler ADU Setback

I am writing to you regarding variance number V25-003, which pertains to the Butler ADU setback on the property identified by Assessor's Parcel Number 043-011-008, located on the west side of Braden Road, approximately five miles south of Myers Road in the Camino area.

The variance request is to allow the as-built accessory dwelling unit (ADU) with an attached garage to encroach within the required 30-foot front setback. The property encompasses 37.55 acres and is zoned RL-10 (Residential Lands, 10-acre minimum) with a general plan designation of RR (Rural Residential).

I would like to highlight the following points in support of this variance:

1. **Historical Presence:** The property has had an existing dwelling in this location for at least 75 years. Google Earth only goes back to 1997 however the building has been there since at least the 1950's.
2. **Site Size and Location:** The overall property is quite large, 37.5 acres with a minimum of 500 feet in any direction to the nearest property line, ensuring no impact on surrounding properties.
3. **No Additional Impact:** The new construction is within the footprint of the original structure, meaning there is no additional impact to the surrounding area.

#3 ADDENDUM: Footprint of ADU with attached garage exceeds original structure footprint.

Given these points, I respectfully request that the variance be granted.

Thank you for your consideration. I am happy to provide any additional information or answer any questions you may have.

Sincerely,
Elizabeth Butler

RECEIVED

JUL 14 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

VARIANCE FINDINGS SUPPORT INFORMATION

The following information must be provided to support your request and assist the Zoning Administrator or Planning Commission in making the necessary legal findings to approve the variance. (Attach additional sheets and photographs, if necessary.)

- A) There are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the vicinity and the same zone, and have not resulted from any act of the owner or applicant. Please explain:

This property contains an existing building, which has been in place for many decades, then re-built with same foot print & garage facing Braden Rd. The requested variance is necessary to allow reasonable use of the property

- B) The strict application of the provisions of the ordinance requested to be varied would deprive the applicant of the reasonable use of the land or building, allowed for other land in the vicinity and the same zone. Please explain:

The existing old building was constructed prior to the adoption of current zoning standards, then was re-built on same foot print @ garage facing Braden Rd. Denial of the variance would result in an unnecessary hardship

- C) The variance is the minimum necessary for the reasonable use of the land or building. Please explain:

Granting this variance would legalize the current placement of the building without altering the use, or character of the property

- D) The variance is in conformity with the intent of this article and not detrimental to the public health, safety and welfare, or injurious to the neighborhood. Please explain:

Granting the variance respects the rural character of the area, maintains responsible land use, and poses no injury to the surrounding neighborhood. This unique configuration does not impact public health, safety or welfare, and the location of the structure has no detrimental effect on neighboring properties due to the substantial size of the property and the road's internal placement

FILE # **V25-0003**

V25-0003 - Butler Setback Reduction
Exhibit H: Photos of Existing Attached Garage and ADU



V25-0003 - Butler Setback Reduction
Exhibit H: Photos of Existing Attached Garage and ADU



01/29/2026 14:46

V25-0003 - Butler Setback Reduction
Exhibit H: Photos of Existing Attached Garage and ADU



V25-0003 - Butler Setback Reduction
Exhibit H: Photos of Existing Attached Garage and ADU





01/29/2026 14:47



V25-0003 - Butler Setback Reduction
Exhibit H: Photos of Existing Attached Garage and ADU

V25-0003 - Butler Setback Reduction
Exhibit H: Photos of Existing Attached Garage and ADU



