

Public comment for Planning commission item 24-0049

P.C. 01/11/2024

Item #3

Lee Tannenbaum <lee.tannenbaum@gmail.com>

Fri 1/5/2024 5:47 PM

To: Planning Department <planning@edcgov.us>

Commissioners,

Respectfully, both as a citizen and the head of the EDC Growers Alliance, we object to this variance (V23-0001). According to Supervisors Thomas, Turnbo and Parlin during the meeting held in November 7, 2023, El Dorado County does not rule by variance. So, what applies to one request for a variance, should apply to all requests for a variance.

The entire reason variances are in place is to allow for potential bad code to be addressed. However, the majority of the current sitting Board of Supervisors has decided that variances are not to be a part of our governance, and as such, this and every variance coming before this commission, or the BoS should be rejected.

Thank you for your consideration.

Lee Tannenbaum

CEO Cybele Holdings, Inc.

President El Dorado County Growers Alliance

650.515.2484



Comment of support for planning commiV23-0001, Atkins variance

P.C. 01/11/2024
item #3

Pam Poletti-Jones <pamppj@gmail.com>

Sat 1/6/2024 2:18 PM

To:Planning Department <planning@edcgov.us>

My name is Pam Poletti-Jones. I live at 1632 Player Court and have for 47 years. 1627 Player Court (Josh and Amy) and I are the only full-time residents of Player Court. I support the building of the proposed garage and believe that having a garage is an important aspect of mountain living.

Comments on V23-0001; Atkins Garage


jennifer@gordonconsultinginc.com <jennifer@gordonconsultinginc.com>

Mon 1/8/2024 9:24 AM

To: Planning Department <planning@edcgov.us>

Cc: 'Joshua Atkins' <josh@ascendantcom.com>; Melanie V. Shasha <Melanie.Shasha@edcgov.us>

P.C. 01/11/2024
item # 3
11 Pages

 1 attachments (3 MB)

GCI Comments for Atkins Garage item at 1.11.2024 EDC PC hearing.pdf;

Hello,

I am submitting the attached comments to be distributed to the Planning Commission for Item V23-0001 at the 1/11/2024 hearing.

Please confirm receipt and distribution.

Thank you,
Jennifer

Jennifer Quashnick
Gordon Consulting Inc.
PO Box 4470 (USPS)
297 Kingsbury Grade, Suite 1185 (Fedex/UPS)
Stateline, NV 89449-4470
(530) 577-4233 voice/text
(888) 389-8072 fax

GORDON CONSULTING INC.

El Dorado County Planning Commission
330 Fair Lane, Building A
Placerville, CA 95667

January 8, 2024

Subject: *Application for Variance to Setbacks, V23-0001, 1627 Player Court, El Dorado County, CA.*

Dear Members of the El Dorado County Planning Commission,

Thank you for the opportunity to comment on the proposed Atkins Variance (V23-0001). Gordon Consulting Inc. (GCI) was hired by the owner, Joshua Atkins, in August 2022 to review options for the proposed garage and work with the affected agencies and utilities to pursue permit approvals. As Mr. Atkins documented in his letter to you, since August of 2022 we have spent a significant amount of time consulting with the county and utility companies and applying for numerous approvals per direction from county staff (as obtained through ongoing coordination and per a Pre-Application meeting process). This letter focuses on the TRPA-related coverage requirements that have necessitated seeking a Variance, our process for reviewing various options, and the current and future permitting steps involved in the process.

TRPA Land Coverage Limitations:

While the coverage and design requirements will be fully scrutinized by the building department when a project application is submitted (per their Memorandum of Understanding [MOU] with TRPA), the allowable/permissible coverage has been a significant component of pre-project due diligence for the proposed garage because it is the primary driving factor in the location for the garage.

There are two factors affecting the permissible coverage on the property:

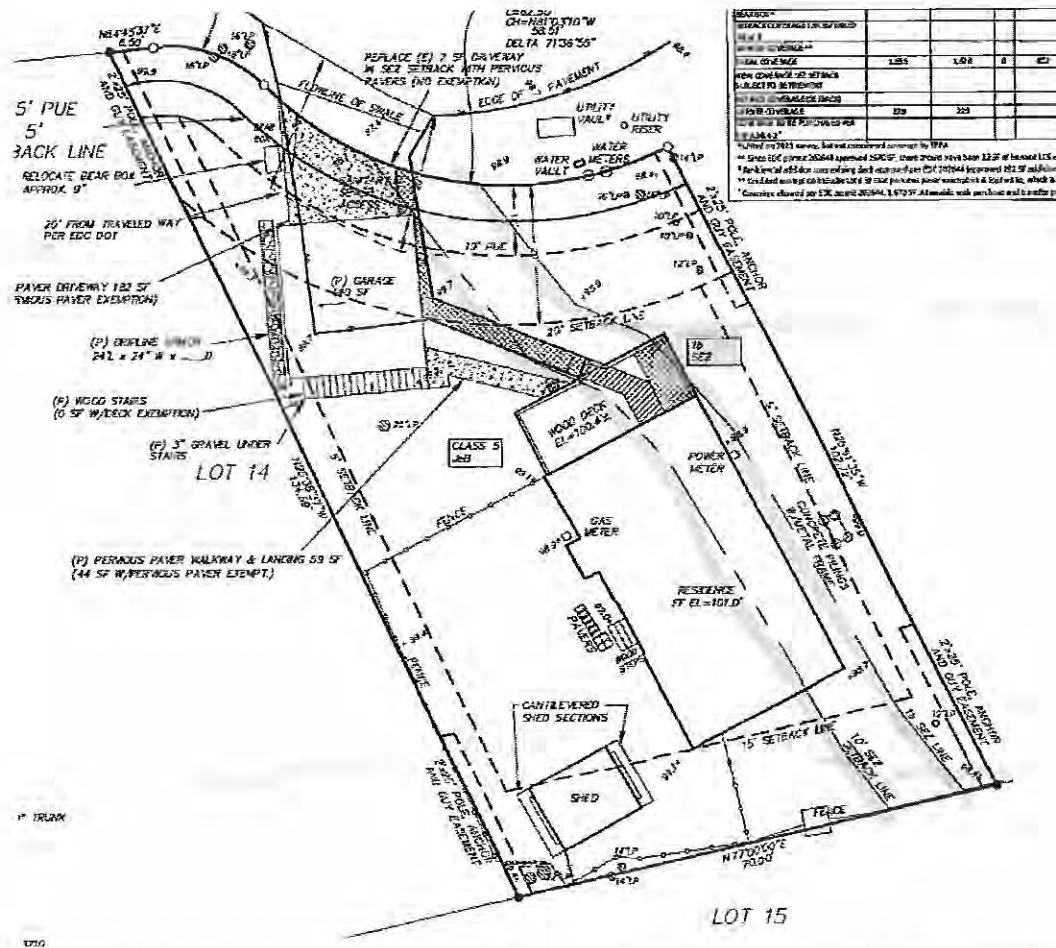
1. Land Capability (aka Land Class)
2. Verified Land Coverage

As Mr. Atkins notes, the county completed a Site Assessment in 2007 which evaluated both of these categories. The Land Class was determined to be 1b ("Stream Environment Zone" or SEZ) and verified (aka "grandfathered") land coverage was 1,655 SF.¹ The SEZ determination would allow for just 1% coverage and severely restricts development on the property. For example, if covered is moved around ('relocated') on the same parcel, for every 1 SF relocated, ½ SF must be permanently retired from the total permissible coverage (i.e. if you move 10 SF, you have to retire 5 SF).

In 2022, Mr. Atkins applied to TRPA for a re-verification of Land Capability. The TRPA soils expert dug three holes on the property and determined a large portion to be Land Class 5 based on soil characteristics (results and associated map are attached). A 10' 'buffer' or SEZ Setback is required, which

¹ In 2011, the county approved a permit (#202644) to expand the residence over the then-existing deck, which resulted in approving 1,670 SF total.

is treated the same as the SEZ portion in terms of coverage allowances. The result is as shown below and in the attached Staff Report Exhibits, p. 6. All areas to the right (east side) of the yellow line are subject to the SEZ-based coverage restrictions. This means new coverage would not be allowed and for any coverage that is moved around, ½ SF of allowed coverage is then deducted and permanently retired from the property, meaning it can never be used on the property.



As a result, the only location a garage could be considered is on the west side of the property. However, the coverage is still limited on this side. With regards to alternative options, we examined several different configurations. In sum:

- There is not enough coverage to extend the driveway length in order to move the proposed garage south (outside of the front setback).
- Shifting the garage clockwise would place the garage and driveway farther into the SEZ setback, which coverage will not allow.
- Shifting counter-clockwise would require more coverage on the west side of the driveway and there is not enough Class 5 coverage to achieve this.

We submitted a plan showing examples of three configurations and the associated coverage ramifications with the pre-application documentation submitted to the county in November 2022. I've attached the annotated site plan and associated coverage table showing several options for reference. It was not necessary to include further iterations in any direction/configuration further modifications would only put options farther out of coverage limits.

The proposed location also relies on removing a majority of the existing access path out of the SEZ setback, removing a portion of deck that was built without a permit by the previous owner, and retiring SEZ coverage in order to account for retaining small portions of the deck leading to the residence's front door. No benefit would be gained from removing any of the deck in Land Class 5 as it already is exempted from TRPA's calculations.

Questions have been raised about the proposed 1,800 SF of coverage. While the property had 1,670 SF of permissible coverage after the 2011 county permit, TRPA's Code (Section 30.4.2.A.1; excerpt below) allows for coverage to be purchased and transferred up to 1,800 SF for this size of parcel (coverage can only be transferred and used on non-sensitive land, thus Class 5 on this property).

A. General Standards Applicable in All Locations

1. Residential Facilities (One to Four Units)

The maximum land coverage allowed on a parcel for residential facilities of four units or less shall be the land coverage allowed pursuant to the coefficients in Table 30.4.1-1, or as follows, whichever is greater:

a. Maximum Parcel Coverages

TABLE 30.4.2-1: MAXIMUM PARCEL COVERAGE	
Project Area (Sq. Ft.)	Maximum Land Coverage
0 - 4,000	Base Land Coverage Only
4,001 - 9,000	1,800 sq. ft.
9,001 - 14,000	20% of Project Area
14,001 - 16,000	2,900 sq. ft.

In this case, because 10 SF of SEZ coverage has to be retired to mitigate the "relocation" of coverage in the SEZ and setback areas, the total proposed (permissible) coverage is 1,790 SF, although Mr. Atkins will have to purchase/transfer 130 SF (the difference between 1,800 - 1,670 SF).

Stormwater runoff, water quality, and Best Management Practices (BMPs):

TRPA's regulations address the impacts of stormwater runoff from hard surfaces like buildings and paved driveways through their Best Management Practice (BMP) requirements. In order for this project to be approved, it will need to include adequate BMPs based on the amount of runoff from the surfaces. BMPs typically include systems such as landscaping, gravel infiltration trenches and sediment traps. BMPs would be reviewed and approved as part of the building department's review. BMP installations have been certified on the property (Certificate # 15107) for the existing development and additional BMPs would be included in the design for the new elements of the project.

Snow storage:

The EDC Dept. of Transportation (DOT) currently uses a publicly-owned undeveloped lot (managed by the California Tahoe Conservancy [CTC]) across the cul-de-sac from Mr. Atkins property for snow storage. The DOT was included in the pre-application consultation discussions and has agreed to the reduction in the front easement recognizing the location of existing snow storage. The location and an image of the CTC property is attached.

Process outline:

Questions have been raised about the process and order of approvals for the proposed garage. The following discusses the process to date and the order of future required approvals. Per the MOU with TRPA, El Dorado County's building department will conduct the reviews of TRPA requirements on behalf of TRPA, therefore a separate application to TRPA is not required.

Preliminary steps/approvals:

- Pre-Application Consultation with planning dept., Dept. of Transportation, utility companies, and other partners – completed February 2023
- Consultation with Tahoe Valley Fire Dept. and Defensible Space Inspection – May 2023
- Variance – subject of this hearing
- Subdivision Map Amendment* – application submitted to EDC planning; later determined by EDC to be covered through Abandonment Of Easement process
- Abandonment of Easement (AOE) – submitted to EDC Surveyor; pending approval of Variance

** Note: Subdivision Map Amendments to easements and Rights of Way are not regulated by TRPA; TRPA's Code (Chapter 39) regulates only new subdivisions of land with regards to the impacts on the number of development commodities (e.g. residential units, tourist/commercial units, etc.) in the Basin.*

Project applications:***El Dorado County Building Dept. and California Tahoe Conservancy:***

Once all above approvals have been obtained, we would then submit a building application to EDC. Prior to building department application and/or issuance, Mr. Atkins would need to purchase and transfer the additional coverage. This is typically done through the California Tahoe Conservancy (CTC)² and cannot be applied for until preliminary review by the county's building department has determined the project to be permissible.

Tahoe Valley Fire Dept.:

The Tahoe Valley Fire Department would also be required to approve the proposed garage. Per previous review of the property, fire personnel felt the location would be acceptable as long as all fire-related codes (such as materials used) are met.

² <https://tahoe.ca.gov/programs/tahoe-livable-communities/coverage-development-rights/prices-forms/land-bank-program-inventory-and-price-list-land-coverage-and-restoration-credit/>

Utility Companies:

We would also ensure any required utility project-level approvals are obtained.

Thank you again for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Quashnick".

Jennifer Quashnick

jennifer@gordonconsultinginc.com

(530) 577-4233



**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

July 28, 2022

Joshua Atkins
1627 Player Ct.
South Lake Tahoe, CA 96150

**LAND CAPABILITY VERIFICATION, 1627 PLAYER COURT, EL DORADO COUNTY, CALIFORNIA
APN 081-132-003, TRPA FILE NUMBER LCAP2022-0067**

Dear Mr. Atkins:

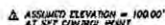
Tahoe Regional Planning Agency (TRPA) staff recently completed a Land Capability Verification on the subject parcel and now recognizes the following:

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 1b	1%	1,299	13
Class 5	25%	6,273	1,568
Total		7,572	1,581

Thank you for your attention to this matter. If you have any questions, please contact me by phone at (775) 589-5247 or by e-mail at jroll@trpa.gov.

Sincerely,

Julie Roll
Senior Planner
Current Planning Department



LAND CAPABILITY VERIFICATION
FILE LCAP2032-0087

TABLE 1 PLANNING	DETERMINATION
---------------------	---------------

**Julie
Roll**

7

$$1'' = 10'$$


LEGEND

- 0117P TREE WITH 12" THIN
DIAMETER AT GROUND HEIGHT
LP LODGE POLE
A/C ASPHALT CONCRETE
Δ CONTROL POINT
+ 08.6 SPOT ELEVATION
PUE PUBLIC UTILITY EASEMENT
FOUND 3/4" IP W/PLUG RCE 13710
OR AS NOTED

OWNER & MAILING ADDRESS

WILLIAM FOLLNER
740 HALLET ROAD
VICKSBURG, MS 39180

COVERAGE

RESIDENCE	815
A/C DRIVEWAY & WALKWAY	501
WOOD DECK	170
NOT A PART	
A/C DRIVEWAY W/ RIGHT OF WAY	226

LAND AREA

7572 SQUARE FEET

NOTES

LOT DIMENSIONS SHOWN HEREON ARE RECORD INFORMATION
OBTAINED FROM THE RECORDED SUBDIVISION MAP OR DEED.
NO ACTUAL BOUNDARY SURVEY WAS PERFORMED AS PART
OF THIS SURVEY.

M. Munnecke
LCV
7-28-2022

TOPOGRAPHIC MAP
LOT 13, COUNTRY CLUB HEIGHTS UNIT NO. 6
1627 PLAYER COURT, A.P.N. 81-132-03
EL DORADO COUNTY, CA

InSite Land Surveys, P.O. Box 551085, South Lake Tahoe, California 96155 530-577-4815

Attachment G - Coverage Table

MAX. ALLOWED COVERAGE PER EDC SITE ASSESSMENT (5/23/2007) 1,555 SF (1,670 SF)*	OPTION A-2												OPTION B-2												OPTION C-2																			
	VERIFIED/PROPOSED COVERAGE BY LAND CLASS BASED ON LCA/0823-0057						EXISTING COVERAGE PER JULY 2002 IN SITE SURVEY			EXISTING COVERAGE JULY 2002 BY LAND TYPE			PROPOSED COVERAGE (weight given, restricted to existing day) OPTION D w/35' day						PROPOSED COVERAGE			PROPOSED COVERAGE option D2 w/56' day						PROPOSED COVERAGE			PROPOSED COVERAGE option C2 w/56' day						COVERAGE EXEMPTIONS			PROPOSED COVERAGE				
	Verified (5/23/07) All 1b		Approved 2021 EDC Permit 202644 All 1b		1B		LC 5		1B		LC 5		1B		LC 5		1B		LC 5		1B		LC 5		1B		LC 5		1B		LC 5		1B		LC 5		1B		LC 5					
	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5	SE2 SETBACK	S	TOTAL LC 5					
A/C DRIVEWAY & WALKWAY	561	561		78	463	561		517		78	461	510		35	257	772		64		206		30	504	224		46		376		32	345	157		86		113								
PATH FROM GARAGE TO DECK (PROPOSED)														28	24			7		17			48	46		72		34			68	68		27		51								
GAIRAGE														440	450			440		440			440	440		440		440			440	440		440			440							
RESIDENCE**	892	892		220	764	1,004		1,003		219	754	1,003		312	761	1,003		1,003		322		322	753	1,003		1,003		322		322	761	1,003		1,003			1,003							
WOOD DECKS W/1.5	177	162				218	5	100		115	218		50	115	165		123	50		50		50	115	165		215	50		50		50	115	165		215	50		50						
STEPS	25	25		4	9	13		14		5	8	14			9			9		9			9	9		9		9			9	9		9			9							
PREVIOUS WALKWAY TO FRONT DECK + STEP (VERIFIED) (WHERE COVERAGE IS NOT COUNTED WITH DRIVEWAY COVERAGE)																																												
A/C WALKWAY UNDER DECK						3		3		9	3		0		0		0		0		0		0	0		0		0		0		0	0		0		0		0		0		0	
PAVERS						9		9		0	0		0		0		0		0		0		0	0		0		0		0		0	0		0		0		0		0		0	
SHED						137		137		137	137		137		137		120		17		137		137	137		120		17		137		137	120		137		137		120		137		137	
REAR BOX*						5		5		5	5		0		0		0		0		0		0	0		0		0		0		0	0		0		0		0		0		0	
BANKED COVERAGE**						12																																						
TOTAL COVERAGE	1,555	1,670	0	402	1,256	1,610		1,080	1	905	1,402	1,910		387	1,730	2,130		315	1,811		602	3,605	2,106	305	1,803		388	1,046	2,059	297	1,790		388	1,046	2,059	297	1,790							
NEW COVERAGE SETBACK SUBJECT TO RETIREMENT														20							20						20																	
RETIRE COVERAGE														16							16						16																	
OPPOSITE COVERAGE	229	229				229		229												164							164																	
(lower, available setback cong = 14 ft)														75					75		50					75																		

LAND AREA: 7,572 SF PER 2021 SURVEY

release 20 SF in setback for deck = retire 30 SF
This option would bank 9 SF cong in setback for future use, or can add 2 SF to deck and retire another 2 SF

Over-covered in LC 5

release 20 SF in setback for deck = retire 10 SF
This option exceeds need/allowable SIZ setback coverage

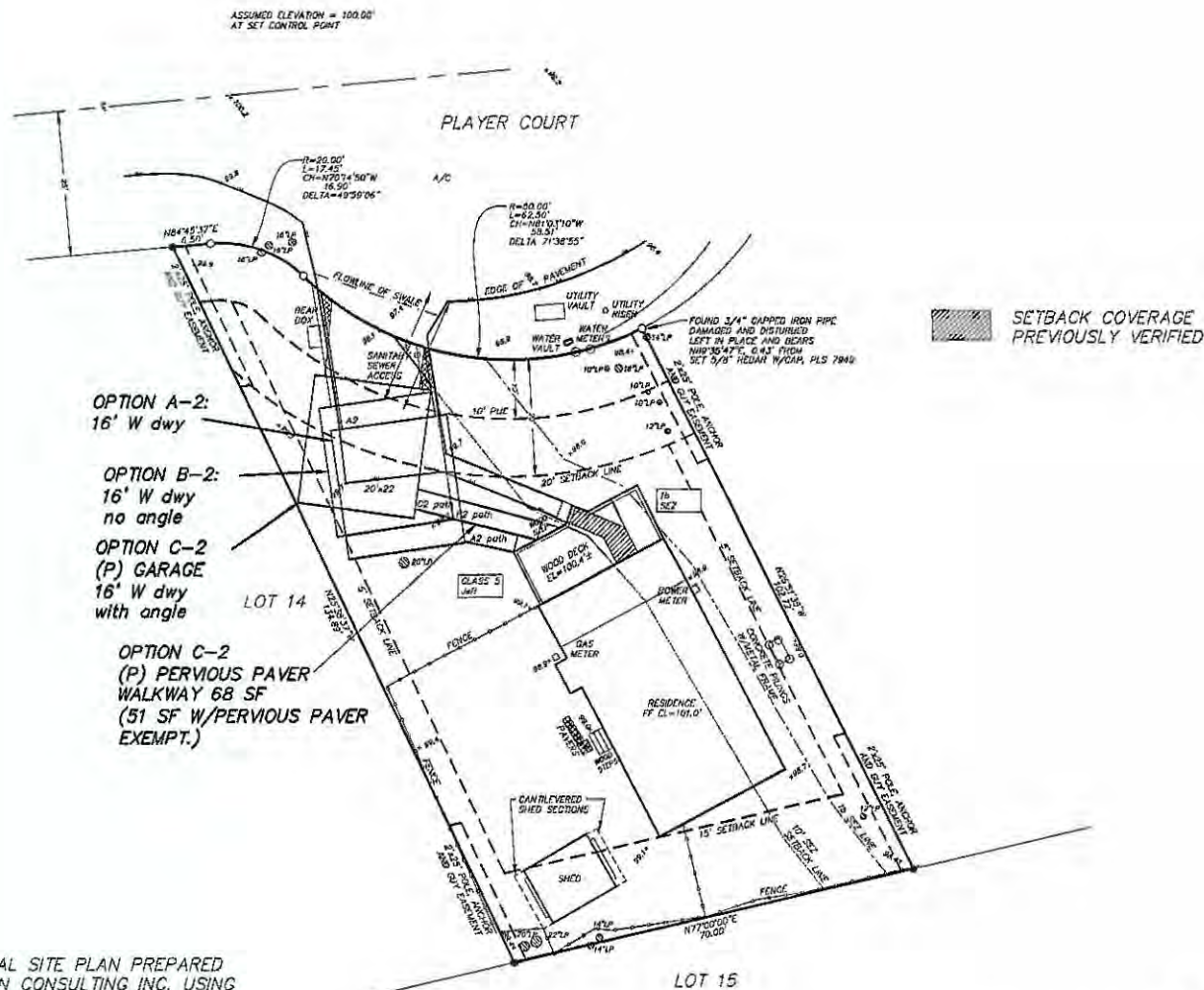
Over-covered in LC 5 and SE2 setback

release 20 SF in setback for deck = retire 10 SF
This option would bank 8 SF cong in setback for future use or use 4.5 SF on deck and retire 3.5 SF

* Listed on 2021 survey, but not considered coverage by TRPA

** Since EDC permit 202644 approved 1670 SF, there should have been 12 SF of banked LC 5 coverage.

** RESIDENTIAL ADDITION OVER EXISTING DECK APPROVED PER EDC 202644 (APPROVED 135 SF ADDITION TO BE CONSTRUCTED OVER EXISTING 177 SF DECK); VERIFIED COVERAGE + 15 SF = 1,670 SF



CONCEPTUAL SITE PLAN PREPARED BY GORDON CONSULTING INC. USING JULY 2022 TOPOGRAPHIC SURVEY PREPARED BY INSITE LAND SURVEYS

SITE PLAN PREPARED FOR DISCUSSION PURPOSES ONLY WITH PERMITTING AGENCIES

TOPOGRAPHIC MAP LOT 13, COUNTRY CLUB HEIGHTS UNIT NO. 6 1627 PLAYER COURT, A.P.N. 081-132-003-000

EL DORADO COUNTY, CA

InSite Land Surveys, P.O. Box 551085, South Lake Tahoe, California 96155 530-577-4815

PROPOSED CONCEPTUAL
SITE PLAN (REVIEWED OPTIONS)

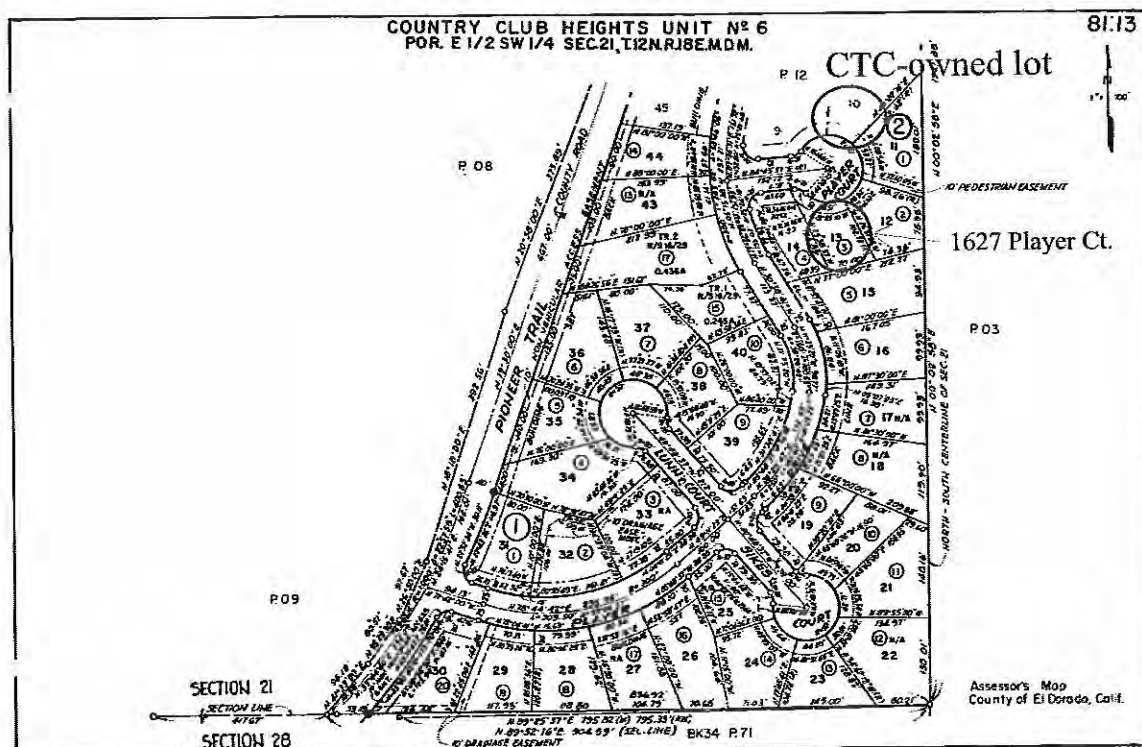
ATKINS GARAGE
1627 PLAYER COURT
SOUTH LAKE TAHOE, CA 96150
APN 081-132-003

SECTION

DATE: 11/19/2022

PSP-1

Attachment I



Snow storage on CTC lot




Re: Comments on V23-0001; Atkins Garage

Joshua Atkins <josh@ascendantcom.com>

Mon 1/8/2024 11:26 AM

To: Planning Department <planning@edcgov.us>; Melanie V. Shasha <Melanie.Shasha@edcgov.us>;
jennifer@gordonconsultinginc.com <jennifer@gordonconsultinginc.com>

P.C. 01/11/2024
Item #3
6 Pages

 1 attachments (1 MB)

Atkins comments for variance at 2024-11-1 PC.pdf;

Hi all,

Apologies, the attachment didn't send through correctly, please see corrected version attached.

Cheers,
Josh

On Mon, 8 Jan 2024 at 11:03, Joshua Atkins <josh@ascendantcom.com> wrote:

Hi all,

I am submitting the attached comments to be distributed to the Planning Commission for Item V23-0001 at the 1/11/2024 hearing.

Please confirm receipt and distribution.

Cheers,
Josh

Chair and members of the planning committee,

Thank you for your time and consideration regarding my variance application V23-0001 for APN 081-132-003.

While I feel as though the Planning Department did an excellent job representing the request in their staff report, I thought I might use this opportunity to summarize what I feel are some of the most important aspects of the application:

- This application is for a variance to the front and side setback. Land coverage limits are not part of this application other than in how the limits affect the proposed location of the garage. Coverage will be confirmed by the El Dorado Building Department as part of a bi-lateral agreement with the TRPA when a building permit is applied for. A building permit cannot be applied for until this application progresses.
- Existing coverage was verified by the County in 2007 and a TRPA soil scientist assessed the property for Land Capability reclassification in 2022 after on-site digging. As this classification was done directly by the TRPA, any concerns with that classification should be raised directly with them.
- The proposed location of the structure is a result of a Stream Environment Zone (SEZ) and a 10-ft SEZ setback imposed by the TRPA on the eastern side of the parcel.
- The parcel has an existing best management practices (BMP) certificate (certificate #15107), which addresses storm water runoff concerns, and the proposed location of the structure includes BMP to continue to do so.
- The proposed location of the structure moves the vehicle storage on this parcel further away from the road.
- 70% of the houses in the notification area for this application have a garage. The houses on either side of this property are two stories with two car garages. The house on the western side of the property is twice the square footage of the application property.

A brief history of the property and its land coverage.

My understanding is that land coverage is verified by the El Dorado County Building Department and that determination is required prior to applying for permits that affect coverage. Although we have not applied to the building department yet since the variance is required first, the coverage plays a significant role in how we got here so I want to be transparent about the process.

In 2007, the property had been classified as entirely Class 1B/Stream Environment Zone (SEZ) after a full site assessment was completed by El Dorado County. Existing land coverage was also verified by the county at this time (see the 9/23/2007 results letter).

In 2022, I submitted a request for a land capability re-verification directly with the TRPA (LCAP2022-0067). In July 2022, a TRPA soil scientist was dispatched and dug three soil pits and determined that the property was largely Class 5 (see the 7/28/2022 results letter and map showing the dig locations). However, with the remaining area of SEZ and the required 10' buffer (see p. 6 of Staff Report Exhibits A-F), the location for a garage remains constrained to the west side of my property.

Overview of process with County and Utility Companies:

- Following the TRPA land capability verification, we began consultation with El Dorado County in August 2022. At the county's recommendation, a pre-application review process was initiated in November 2022 and concluded in March 2023 without any notable concerns from the Department of Transportation, Lake Valley Fire Department or any utility company.
- The El Dorado County Department of Transportation, when presented with the application and invited to the pre-application review, had no concerns with the variance application in regard to right-of-way or snow storage (which primarily occurs on the publicly-owned California Tahoe Conservancy lot across the cul de sac). They required only their standard hold harmless agreement.
- A review with an architect confirmed that the proposed location allows for appropriate best management practices (BMP) to address stormwater runoff and snow shedding requirements along with meeting land coverage requirements.
- Per determination by the County, we submitted three applications that require approval prior to applying to the building department:
 - Proposed Variance before you today
 - Subdivision Map Amendment (now being processed by the county surveyor)
 - Abandonment Of Easement
- The Abandonment of Easement (AOE) application noted above has to be submitted to the county surveyor's office, which requires the impacted utility companies to agree to allow for the intrusion into the public utility easement and for the map to be amended. The South Tahoe Public Utility District (water/sewer), Liberty Energy, AT&T and Southwest Gas have signed Vacation (Abandonment) Release of Interest letters.

In summary, every effort has been made to determine the most optimal location that will meet the requirements of TRPA, the County, affected utility companies, and the Dept. of Transportation.

The proposed garage and associated location is the result of countless hours of my own time as well as 76+ planning consultant hours pursuing the following:

- Reviewing every possible combination of locations within TRPA's coverage limitations (which is reflected on page 6 of attachment 4 [D - Staff Report Exhibits A-F] on this agenda),

- Going through a pre-filing consultation process and meeting with the county and partners,
- Reaching out to all affected utility companies, and
- Submitting three separate applications per direction from the county (for the proposed variance).

The character of the neighborhood is a priority for me.

I am a full-time resident and 1627 Player Court is my one and only home: this neighborhood is my home and I am invested in its character. While the particulars are not part of this application, if approved, I have every intention of building a structure that does justice to this neighborhood and to the surrounding structures.

- The houses either side of 1627 Player Court, specifically 1625 Player Court and 1633 Player Court, are both two story structures with two car garages. Neither of these homes are permanent residences nor is the property across the street at 1595 Player Court.
- The structure on the west side of the property, 1625 Player Court was built in 2002. It is 20 years newer and twice as large as every other structure in the vicinity. While every endeavor will be made to ensure that any new structures built by me on 1627 Player Court fit the style of the neighborhood (which will also be required by any future county approvals), that style was already impacted by the substantially newer, larger structure built on the western property line as well as the surrounding neighborhood.
- While I would strongly prefer this structure be directly attached to my home and further back, the location of the SEZ, SEZ setback and coverage limits do not allow for this. Unfortunately for me, finances do not allow simply knocking down my house and building a new one.
- In terms of existing properties in the neighborhood, as a small mountain community we're not often visited by Google Street View cars and since I live here, I know that the current images are 11 years old.
- **I drove around and viewed all of the homes in the notification area for this application. Of the ~110 houses in the notification area, 77 currently have a garage (70%).**
- The proposed location of the structure will actually move my parked cars *further* from the road (and associated Right of Way). The two images below show wooden markers with orange flags that were installed by a licensed land surveyor based on the proposed location of the structure. As you can see, the current parking locations of my vehicles extend beyond the footprint of the proposed garage.



In order for the actual construction of the structure to proceed, further applications are required.

Based on guidance from the El Dorado County Planning department and established El Dorado County process, this application is only for the variance to the front and side setbacks. In addition to this application we have submitted an abandonment of easement application with the El Dorado County Surveyor's office. This application requires signed Vacation (Abandonment) of Easement letters from impacted utilities all of which have been obtained. The El Dorado County Surveyor's department informed us that a subdivision map amendment is no longer required as this is addressed through the abandonment of easement application.

In addition, prior to construction of the property, an El Dorado County Building Department permit application will be required. Per a signed memorandum of understanding, the building department will verify that the structure meets appropriate TRPA land coverage allowances and that the parcel has no outstanding issues that may prohibit the granting of a building permit.

Filing a building department permit application prior to the approval of a variance would be premature as the structure would not be able to exist without the variance.