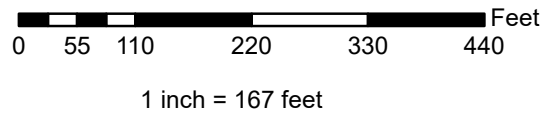


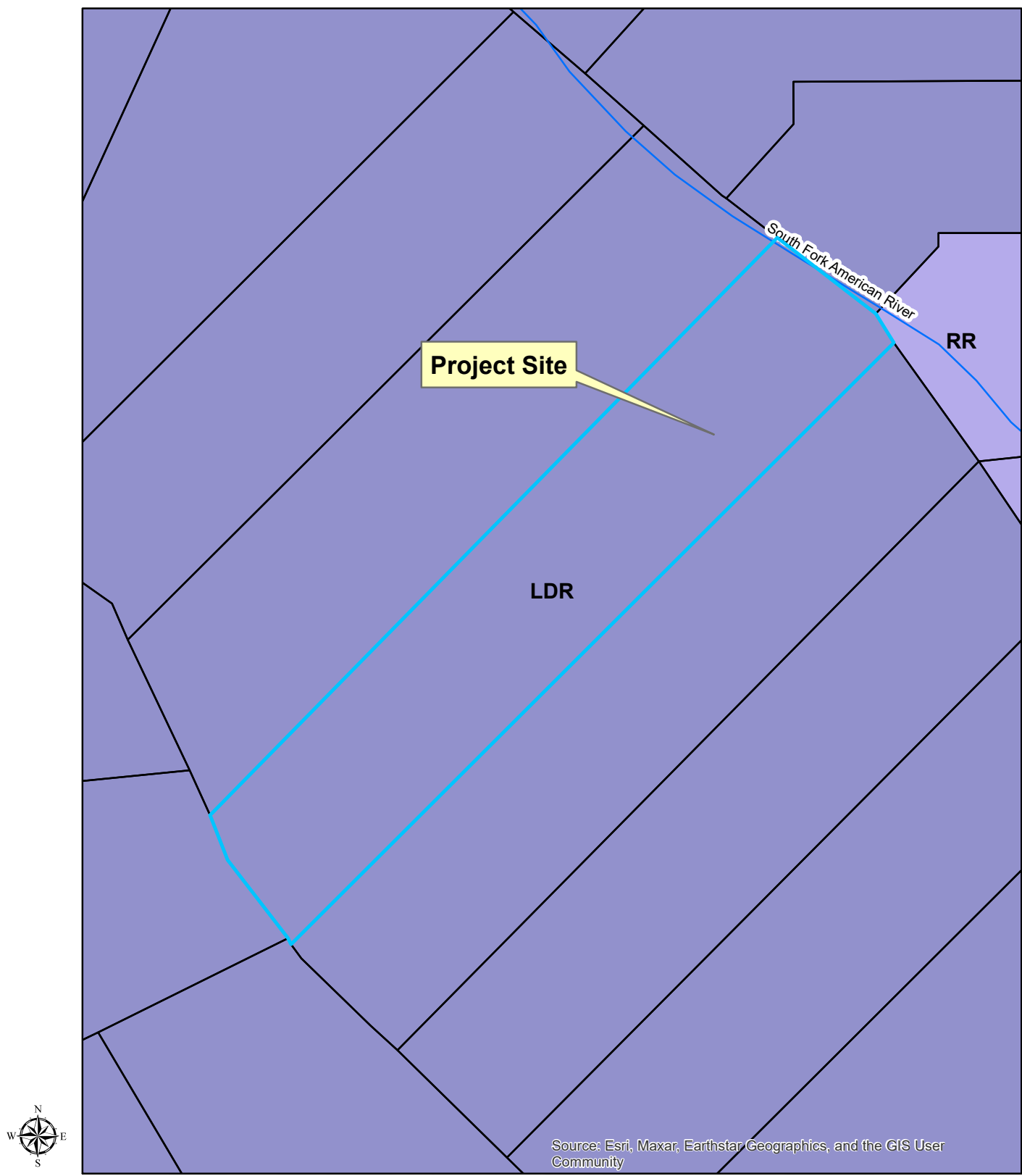
Exhibit A - Vicinity Map



V24-0002 Hasser Variance
Exhibit A: Vicinity Map

Map prepared by:
Spencer McKenna
May 2025

General Plan



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

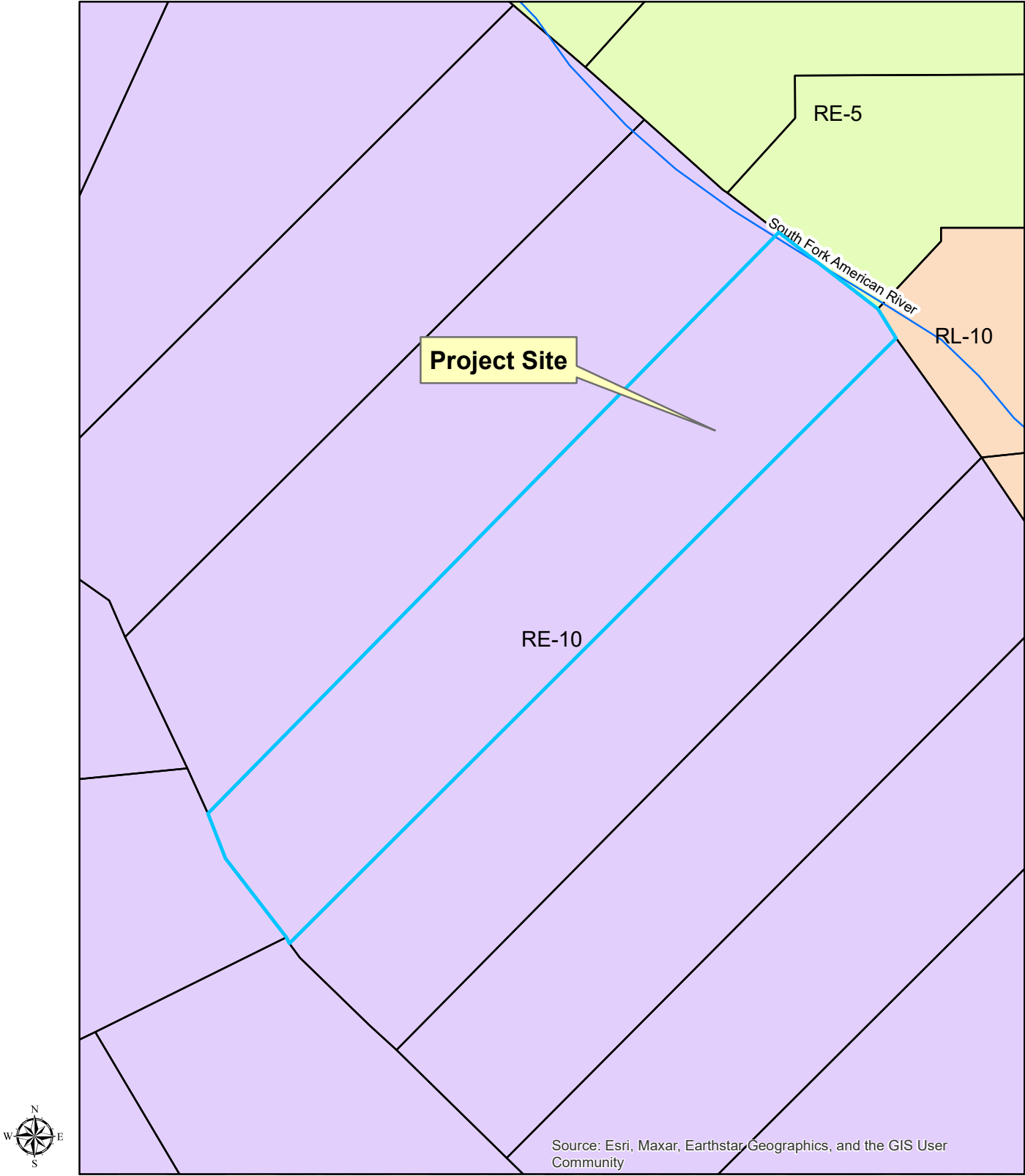
0 55 110 220 330 440 Feet

1 inch = 167 feet

V24-0002 Hasser Variance
Exhibit B: General Plan Land Use
Designation

Map prepared by:
Spencer McKenna
May 2025

Zoning



0 55 110 220 330 440 Feet

1 inch = 167 feet

V24-0002 Hasser Variance
Exhibit C: Zoning

Map prepared by:
Spencer McKenna
May 2025

RECORD OF SURVEY

19-66

A PORTION OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 11
NORTH, RANGE 9 EAST, M.D.B. & M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SHEET 1 OF 1
SEPTEMBER, 2024



REFERENCES

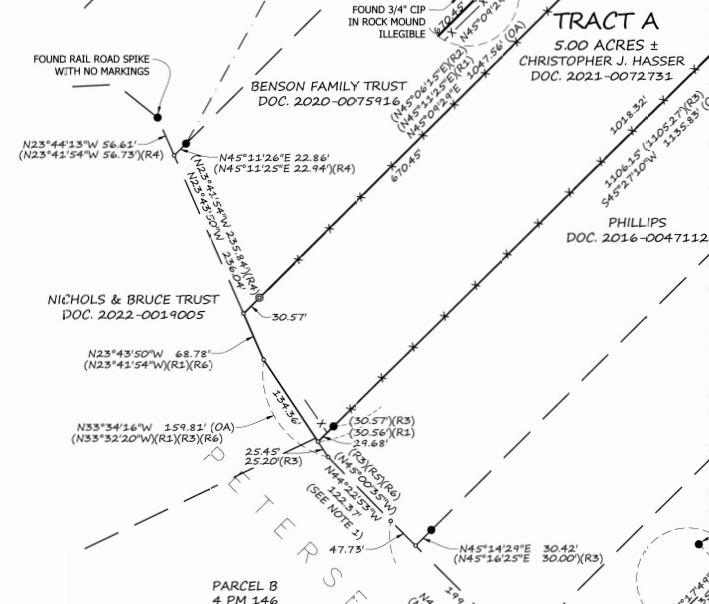
- (R1) DOC 2021-0072731
- (R2) DOC 2020-0075716
- (R3) DOC 2016-0047112
- (R4) RS 15-9
- (R5) 1212 OR 367
- (R6) PM 4-146

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF BOOK 15 OF RECORD OF SURVEY AT PAGE 9 AND IS BASED ON THE FOUND MONUMENTS SHOWN HEREON.

LEGEND

- DIMENSION POINT (NOTHING SET)
- FOUND 1-1/2" IRON PIPE STAMPED "LS 2725 1968" UNLESS OTHERWISE NOTED
- SET 1-1/4" IRON PIPE STAMPED "PLS 9585"
- SET 3" MAG NAIL WITH BRASS WASHER STAMPED "MONUMENT LS 9585" IN LARGE BOULDER
- (OA) OVERALL DISTANCE
- (R) RECORD
- PROPERTY LINE
- ADJACENT PARCEL LINE
- TIE LINE
- X — X — X — FENCE LINE



NOTES

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THAT TRACT OF LAND DESCRIBED IN DOCUMENT # 2021-0072731 AS FILED IN THE OFFICE OF THE COUNTY OF EL DORADO RECORDER-CLERK AS REQUIRED BY 8762(b)(4)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.

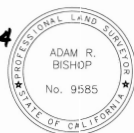
- WHEN REVIEWING DOCUMENT 2021-0072731, I FOUND A BEARING AND DISTANCE THAT WERE OMITTED IN ERROR. AFTER RESEARCHING THE CHAIN OF TITLE, I WAS ABLE TO LOCATE THE OMITTED BEARING AND DISTANCE ON BOOK 1212 O.R. PAGE 367(R5).
- THE NORTHWESTERN LINE DESCRIBED IN DOCUMENT # 2021-0072731 DEFINES A LINE WITH A CONSISTENT BEARING OF N45°11'25"E, WITH "TO" CALLS TO SEVERAL MONUMENTS WHICH ARE SHOWN ON THIS SURVEY. BASED ON THE SURROUNDING DEEDS AND MAPPING, THE BEST LOCATION FOR THE NORTHWEST LINE WAS TO HOLD THE BEARING AND REJECT THE MONUMENTS ALONG SAID LINE.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CHRISTOPHER J. HASSER IN JUNE, 2024.

ADAM R. BISHOP, PLS 9585

9-17-24
DATE



COUNTY SURVEYORS STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 19th DAY OF SEPTEMBER, 2024.

BRIAN K. FRAZIER

BRIAN K. FRAZIER, PLS 9190

COUNTY SURVEYOR

COUNTY OF EL DORADO, CALIFORNIA

JUSTIN E. OSNEROS, PLS 9539

DEPUTY SURVEYOR

COUNTY OF EL DORADO, CALIFORNIA

V24-0002 Hasser Variance
Exhibit D: Record of Survey



COUNTY RECORDERS STATEMENT:

FILED THIS 19 DAY OF SEPTEMBER, 2024 AT
09:23:23, IN BOOK 39 OF RECORD OF SURVEYS AT
PAGE 61, AT THE REQUEST OF CHRISTOPHER J. HASSER.

DOCUMENT NO. 2024-0026703

JANELLE K. HORNE
COUNTY RECORDER - CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY [Signature]

EXISTING FEE PARCEL NUMBERS: 105-080-008-000

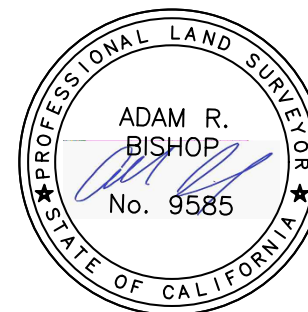
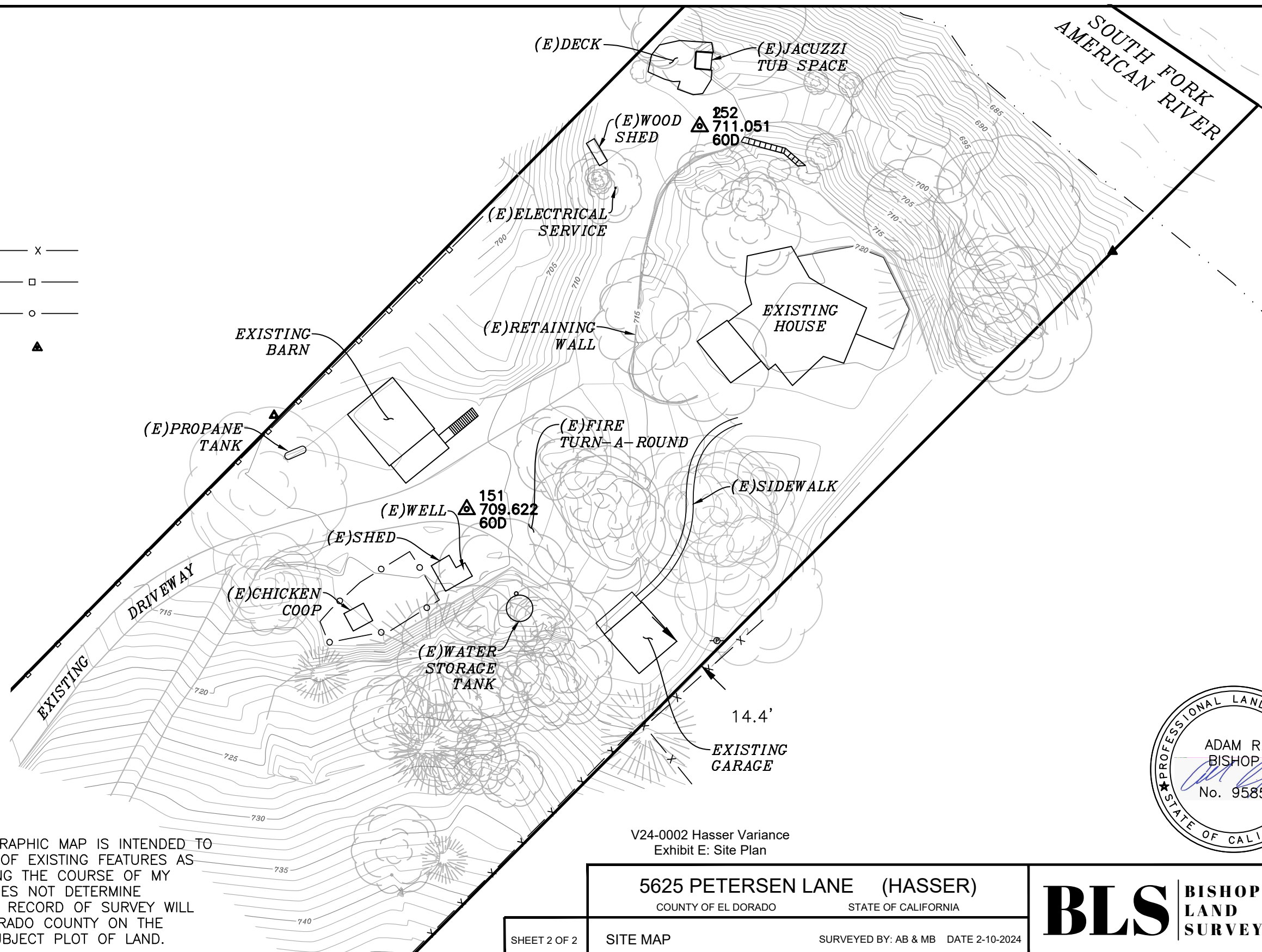
LEGEND

BARBWIRE FENCE — x —
 WIRE FENCE — □ —
 CHICKEN COOP — ○ —
 MONUMENT ▲



SCALE: 1" = 40'

NOTE: THIS TOPOGRAPHIC MAP IS INTENDED TO PROVIDE THE LAYOUT OF EXISTING FEATURES AS FOUND ON SITE DURING THE COURSE OF MY SURVEY. THIS MAP DOES NOT DETERMINE OWNERSHIP RIGHTS. A RECORD OF SURVEY WILL BE FILED WITH EL DORADO COUNTY ON THE BOUNDARY OF THE SUBJECT PLOT OF LAND.



V24-0002 Hasser Variance
 Exhibit E: Site Plan

5625 PETERSEN LANE (HASSER)

COUNTY OF EL DORADO

STATE OF CALIFORNIA

SHEET 2 OF 2

SITE MAP

SURVEYED BY: AB & MB DATE 2-10-2024

BLS | BISHOP
 LAND
 SURVEYING

Garage Side Setback Variance Application

Supporting Information

Chris Hasser
5625 Petersen Lane, Lotus
APN 105-080-008-000
July 2024

With the support of my neighbors I am asking for a side setback variance for a garage that was built by a previous owner of my property in the 1970's. This document contains responses to the four required findings for approving a variance, with supplemental site information to help describe the unusual constraints on the property that make the variance necessary.

The four requirements this document responds to are that:

- 1) There are exceptional or extraordinary circumstances or conditions applying towards the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings and uses in the vicinity and the same zone, and have not resulted from any act of the owner or applicant.
- 2) 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.
- 3) The variance is the minimum necessary for the reasonable use of the land or building
- 4) 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.

1. Exceptional or Extraordinary Circumstances

The property at 5625 Petersen Lane is a 175-foot-wide lot, much narrower than typical RA-5 lots in the county and the local area, with extraordinary features that make the siting of the existing garage (built in 1977) the only viable location for a garage. Several features further constrict the width of the lot to create this situation, most notably the Fire Safe required (14 CCR § 1273.05) 80-foot turnaround (surrounding an island of oak trees) that takes up most of the width of the property between side setbacks and a depressed drainage area far below grade that takes away the remaining width of the property. Oak groves and a slope greater than 30% eliminate any other possible placements. See the Site Layout section below for more information.

2. Ordinance Deprives Reasonable Use

Strict application of the planning ordinances would require removal of a garage that has been on the parcel since 1977, two owners ago, well before any existing neighbors purchased their homes. Building a new garage meeting the setback requirements would not be possible

because there are no other reasonable buildable sites for a garage (see the Site Layout section below). The garage is a basic necessity for reasonable use of the property.

3. Minimum Necessary Variance

The garage is 14.4 feet from the property line, requiring a variance of 15.6 feet to meet the minimum 30 foot setback requirement.

4. Not Detrimental to the Public or the Neighborhood

The garage has stood in its present location since 1977 -- 47 years -- without any detriment to the neighborhood. It lies over 250 yards from Petersen Lane and cannot be seen from any roads. The variance would enhance neighborhood safety by maintaining easy fire department access to a 5,000 gallon water tank. Both adjacent neighbors and the neighbors across the street have written in support of this variance.

Site Layout

The garage is an integral part of a site layout that has existed on this property for at least 47 years. The layout includes a 750-foot driveway ending in a required FireSafe turnaround near the main home, an island of oak trees in the center of the turnaround, the main home, the garage, a shop building, and a 5,000 gallon water tank with fire department drafting hydrant for local fire defense. Figure 1 shows an annotated site plan closeup with the garage in the bottom

center of the image (red annotations describe vantage points for photographs later in this document).

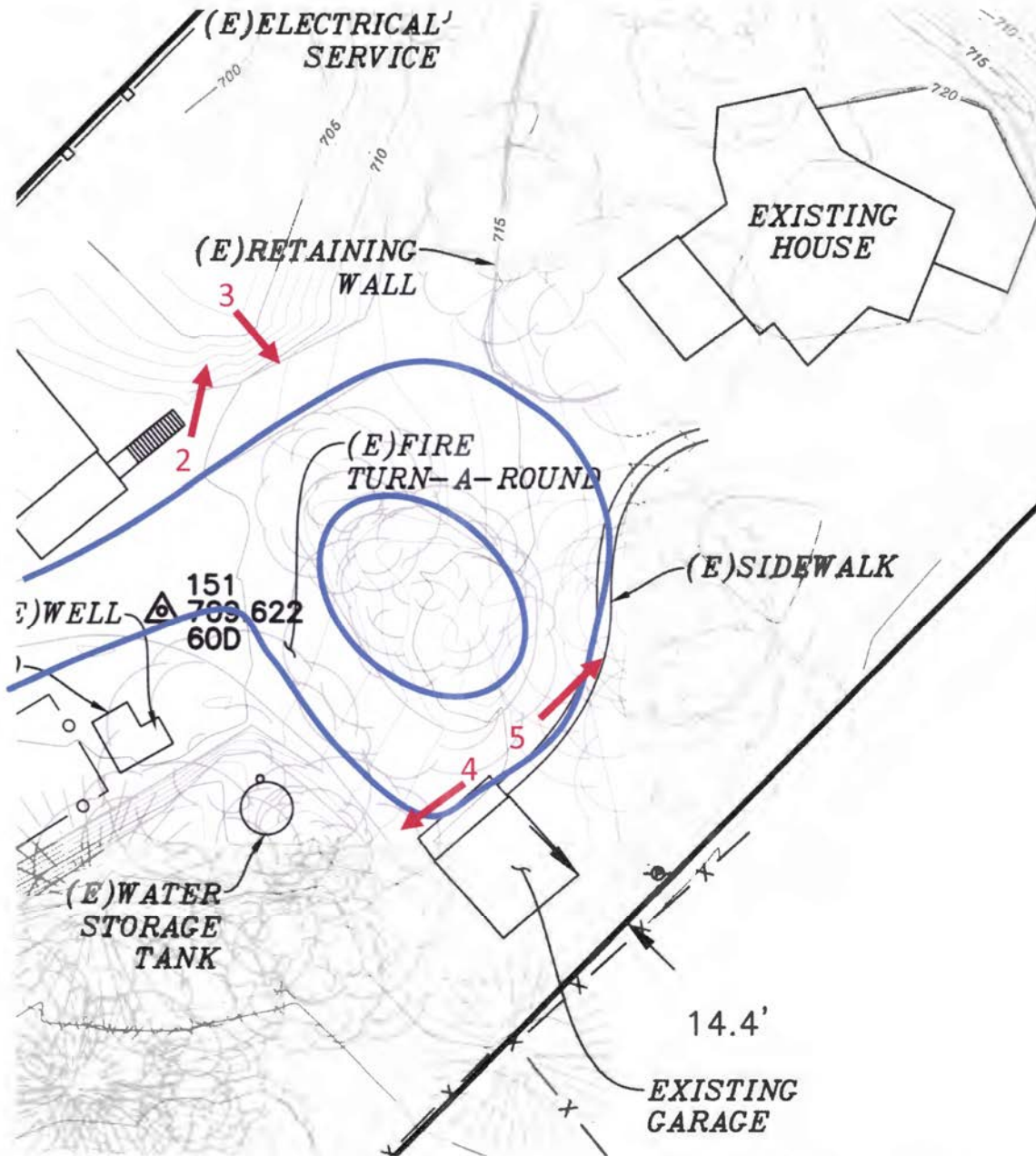


Figure 1: Annotated site plan showing depressed drainage area (top left), existing garage (bottom center) and other features. Red numbers and arrows represent vantage point and view direction for each of the photo figures

No Other Possible Placements

Four photographs will augment the 2D plan view of Figure 1 to show how terrain and trees contribute to preventing any other possible placements for a garage. The red annotations in Figure 1 indicate the vantage points and directions of view of the photographs in Figures 2 through 5. The red numbers correspond to the figure numbers, and the arrows indicate direction of view (imaging you're standing on the red number and looking in the direction of the arrow).

Figure 2 shows the view from the driveway by the barn looking North towards the depressed area on the side of the property that restricts the buildable width of the property. Moving forward from this vantage point down into the depressed area, then turning right, gives the vantage point shown in Figure 3 which shows how far below grade the drainage is.



Figure 2: View from driveway by barn to the North, into the drainage that reduces the buildable width of the property (house appears in the background on the right)



Figure 3: View from the depressed area beside the barn, looking towards the Southeast side boundary of the property (towards the garage, visible on the right, and the house, visible on the left)

Oak groves and a slope greater than 30% eliminate any other possible placements. Figure 4 shows the view from the garage to the Southwest, with an oak grove on a rocky slope. Figure 5 shows the view from the garage towards the house, with an oak grove, large rocks, and the side setback precluding alternative placement.



Figure 4: View from garage, Southwest towards Petersen Lane, showing oak grove on rocky slope exceeding 30% grade, and 5,000 gallon water tank



Figure 5: View from garage to the Northeast, towards the house, showing oak grove, large rocks, and side setback (indicated by orange line in photo)

5625 Petersen Lane
Lotus, CA 95651
(530) 503-0225

July 24, 2024

Ms. Bianca Dinkler
El Dorado County Planning Department
2850 Fairlane Ct # C,
Placerville, CA 95667

Dear Ms. Dinkler,

Please find enclosed my application for a setback variance for the existing garage at the address listed above. The application covers these nine required items:

- 1) Application Form – see attached
- 2) Letter of Authorization – not applicable; only one owner
- 3) Proof of Ownership (Grant Deed) – not required; my name is on tax roll
- 4) Location Map – see attached
- 5) Name & address of applicant – included in this letter
- 6) Variance Findings Support Information Form – see attached
- 7) Plant Survey – not applicable; this parcel, APN 105-080-08, is not in a Rare Plant Mitigation Area
- 8) Road Maintenance Association – Coloma/Lotus PRC, PO Box 584, Lotus, CA 95651
- 9) Archeological Resources Record Search – A search has been conducted at the North Central Information Center; please see attached Sensitivity Letter

I appreciate the large amount of staff time that goes into handling these applications, and also appreciate staff assistance helping me to the point that this application was possible.

Sincerely,


Christopher J. Hasser

RECEIVED

AUG - 2 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

V24-0002

V24-0002 Hasser Variance
Exhibit F: Application & Variance Testimony

April 12, 2024

To: Bianca Dinkler
El Dorado County Planning Department
2850 Fairlane Ct # C,
Placerville, CA 95667

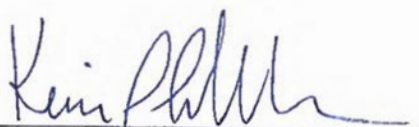
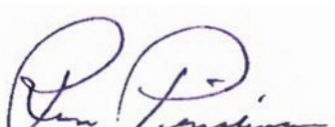
Re: Variance approval for Chris Hasser

Fr: Keri and Richard Phillips
5641 Petersen Lane
Lotus, CA 95651

This letter is being submitted by Kerith (Keri) and Richard (Rich) Phillips, neighbors to Chris Hasser. Chris is asking for a permit variance clearance for a boat garage. The garage has been in the current location prior to either of us purchasing the property. We are fine granting - and in fact support - the variance request since that building is longstanding.

We support the request under the condition that the building is redone without adding any restrooms or height to the building without our knowledge. There are multiple buildings on the property, and as long as this does not add space for any level of rental or income property, Rich and I approve of the granting of the variance from 30' to 14'.

Respectfully,
Richard and Keri Phillips


Keri Phillips
Rich Phillips

RECEIVED

AUG - 2 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

V24-0002

V24-0002 Hasser Variance
Exhibit G: Neighbor Testimony

April 8, 2024

Bianca Dinkler
El Dorado County Planning Dept
2850 Fairlane Ct Bldg C
Placerville, CA. 95667

Dear Bianca,

I'm writing on behalf of Chris Hasser in full support of his request for a zoning variance to reduce the required setback for a garage on his property.

The structure in question is on the other side of a hill from the road and cannot be seen from the road or from my house. Considering how long this garage has been there, and the zero impact that it has on the neighborhood and community, I recommend that a zoning variance is issued. This would also keep the structure standing and eliminate the need to take down a viable structure.

Please do not hesitate to contact me if you have any questions.



Tom Freer
5660 Petersen Lane
Lotus, CA. 95651

(530) 642-1702

RECEIVED

AUG - 2 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT