



County of El Dorado

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Legislation Text

File #: 11-1234, **Version:** 1

Supervisor Briggs recommending the Board consider direction to the Department of Development Services to conduct the final inspections and to issue the final permit approval/approval for occupancy for Permit #196580/APN 090-060-05, contingent upon the project satisfying the standards to receive the final inspection and final permit, with the exception of the square footage limits for a secondary residential unit.

Chapter 17.15 of the County Ordinance Code provides for second residential units on single family lots.

Applicant Justin Anderson owns APN 090-060-05, a 9.92 acre parcel with an existing and permitted 1,547 square foot residential structure. Permit #196580 is for a second residential unit (2,728 square feet) on the same parcel. The applicant's intent was to modify the existing residential unit and convert 340 square feet to a covered porch in order to reduce the 1,547 square feet of living space to 1,199 square feet; within the 1,200 square foot limit for secondary residential units. Permit #196949 was issued for this reconstruction. In preparing for the reconstruction it was determined that the proposed modifications would significantly affect the structural integrity of the residential unit. Potential alternatives dramatically alter the floor plan and will result in a significant loss of square footage, well beyond the proposed 340 square feet.

The applicant's in-laws will reside in the smaller residential unit; it is not intended for use as rental housing.