

**STAFF REPORT TO: THE AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: MAY 13, 2014**

ITEM 3 - Request for a Variance from County Code Sections 19.26.010A and 19.26.010B to allow for the placement of a 15'x26' single family dwelling instead of the required 800 square feet with a minimum wall projection of 20 feet. (APN 044-230-044).

APPLICANTS: Steve & Mai Murray

SUPERVISORIAL DISTRICT: 1

LOCATION: 16893 Aubry Lane, approximately ½ mile north of Butte Mountain Road about 1 ½ miles east of Jackson

- A. GENERAL PLAN DESIGNATION:** A-T, Agricultural Transitional (5-acre minimum)
- B. PRESENT ZONING:** "R1A," Single Family Residential & Agricultural
- C. DESCRIPTION:** The applicant is proposing to install a 390 square-foot manufactured dwelling on the site, with the smallest projected building width being 15 feet, 2 inches. Section 19.26.10A requires that "every one family dwelling shall have a smallest projected building width of not less than twenty feet. For purposes of this section "smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, insulated, enclosing walls of the building when projected from every direction. Subsequent additions to existing one family dwellings are not restricted as to width." Section 19.26.010B requires that "every one family dwelling shall have a habitable floor area of not less than eight hundred square feet, exclusive of any appurtenant structures. "Appurtenant structures" shall include items such as garages (attached or unattached), breeze-ways, decks, porches, or any other items that are not part of the living space of the dwelling."
- D. STAFF RECOMMENDATION:** This request has been reviewed by staff which found a technical objection to the variance. Per County Code Section 19.52.020, the variance "shall be subject to such conditions as will assure that the adjustment thereof authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated..." It is staff's opinion that there is no practical manner in which to condition the variance to prevent granting a special privilege. Further, the variance is supposed to provide relief from "special circumstances applicable to subject property, including size, shape, topography, location or surroundings" that prevent the subject property from being used in similar manner as other properties in the vicinity and same zone. There is no evidence in the record to suggest the owner will be denied substantial use of the property without the variance. It is the applicant's plan which creates the hardship, rather than the strict application of the ordinance. Therefore, staff recommends that the request be denied.
- E. FINDINGS AND CONDITIONS:** If the Planning Commission moves to recommend denial of the variance to the Board of Supervisors, the following findings are recommended:

Findings:

1. *This variance would constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;*
2. *There are no physical development constraints of the subject property that the strict application of the minimum dwelling size and minimum dwelling width are found to deprive the subject property of privileges enjoyed by other properties in the vicinity and identical zone.*

If the Planning Commission moves to recommend approval of the variance to the Board of Supervisors, the Commission must cite reasons for the following findings and condition, at a minimum, are required:

Findings:

1. This variance, (**for the following reasons...**) does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;
2. Due to the physical development constraints (**provide description of constraints...**) of the subject property, the strict application of the minimum dwelling size and minimum dwelling width are found to deprive the subject property of privileges enjoyed by other properties in the vicinity and identical zone; and
3. This variance will not have a significant adverse effect on the environment and is categorically exempt per Section 15305 of the State CEQA Guidelines (minor variance not resulting in the creation of any new parcel) and a Notice of Exemption will be filed with the County Recorder.

Conditions:

1. The project shall be substantially the same as that which has been submitted and approved (see attached plot plan);
2. If the variance has not been used within one year after a date of granting thereof, then without further action by the Planning Commission or Board of Supervisors, the variance granted shall be null and void.

Chapter 19.52 VARIANCES

Sections:

- [19.52.010](#) When permitted.
- [19.52.020](#) Application.
- [19.52.030](#) Public hearings.
- [19.52.040](#) Action by planning commission.
- [19.52.050](#) Action by board of supervisors.
- [19.52.060](#) Revocation.
- [19.52.070](#) Effect.

19.52.010 When permitted.

Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title may result from the strict application of certain provisions thereof, variance may be granted as provided in this chapter, but in no case shall a variance be approved to allow a change in the use of land or buildings. (Ord. 351 §13(part), 1962).

19.52.020 Application.

Application for variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by the required fee, no part of which shall be returnable to the applicant and by statement, plans and other evidence showing:

- A. That any variance granted shall be subject to such conditions as will assure that the adjustment thereof authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situate;
- B. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. (Ord. 898 §3, 1982).

19.52.030 Public hearings.

A public hearing shall be held on any application for a variance. The planning commission shall give notice thereof as required by California Government Code Section [65090](#) et seq., as may be amended or renumbered. (Ord. 1701 §2, 2010; Ord. 351 §13.2, 1962).

19.52.040 Action by planning commission.

After conclusion of the public hearing, the planning commission shall make a written finding of facts whether the qualifications under Section [19.52.020](#) apply to the land, building or use for which variance is sought and whether such variance shall be in harmony with the general purposes of this title. Such written finding of facts shall be submitted to the board of supervisors. (Ord. 351 §13.3, 1962).

19.52.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the

planning commission report and if the board of supervisors finds that the qualifications under Section [19.52.020](#) apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

19.52.060 Revocation.

A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

B. In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 351 §13.5, 1962).

19.52.070 Effect.

No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).

**The Amador County Code is current through Ordinance 1727,
passed April 9, 2013.**

Disclaimer: The Clerk of the Board's Office has the official version of the Amador County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

be final.

65904. If a board of appeals has not been created and established the local legislative body shall exercise all of the functions and duties of the board of appeals in the same manner and to the same effect as provided in Section 65903.

65905. (a) Except as otherwise provided by this article, a public hearing shall be held on an application for a variance from the requirements of a zoning ordinance, an application for a conditional use permit or equivalent development permit, a proposed revocation or modification of a variance or use permit or equivalent development permit, or an appeal from the action taken on any of those applications.

(b) Notice of a hearing held pursuant to subdivision (a) shall be given pursuant to Section 65091.

65906. Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits.

65906.5. Notwithstanding Section 65906, a variance may be granted from the parking requirements of a zoning ordinance in order that some or all of the required parking spaces be located offsite, including locations in other local jurisdictions, or that in-lieu fees or facilities be provided instead of the required parking spaces, if both the following conditions are met:

(a) The variance will be an incentive to, and a benefit for, the nonresidential development.

(b) The variance will facilitate access to the nonresidential development by patrons of public transit facilities, particularly guideway facilities.

65908. (a) Any agency which institutes a judicial action or proceeding to enforce zoning regulations may file a notice of the pendency of the action or proceeding in the county recorder's office of the county where the property affected by the action or proceeding is situated. The notice shall be filed at the time of the commencement of the action or proceeding, and, upon recordation of such notice as provided in this subdivision, shall have the same effect as a notice recorded pursuant to Section 409 of the Code of



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

Page 6 of 21
PHONE: (209) 223-6439

FAX: (209) 223-6228

WEBSITE: www.amadorgov.org

EMAIL: ACEH@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

MEMORANDUM

TO: Chuck Beatty, Planning Department

FROM: Michael W. Israel, Environmental Health Department *mwi*

DATE: March 24, 2014

SUBJECT: Amador County APN 044-230-044; Murray
Variance Request

This office does not oppose the requested variance but would like to clarify a few points for the applicants.

At present no permit for on-site sewage disposal exists for this parcel. An application has been filed and preliminary field work suggests that an engineered, modified conventional system could be designed by a qualified consultant. Prior to the issuance of a building permit for any residential structure, including the wee house, the applicants must retain the services of such a consultant to develop and submit a sewage system design for plan review and obtain an on-site sewage permit based on the approved design.

The proposal indicates that the wee house will become a guest house upon completion of the larger residence. The applicants should be aware that residential on-site sewage systems are sized based on the number bedrooms served and that, pursuant to Section 14.12.100.E, Amador County Code, additional lawful units (such as a guest house) on the single-family dwelling parcel shall be considered as adding an additional bedroom to the number of bedrooms contained within the main single-family dwelling. It is recommended that in developing the on-site sewage system design, the applicants make their consultant aware of all anticipated uses which will generate wastewater.



16893 Aubrey Lane

1 message

Greg Peacock <[REDACTED]>
Reply-To: [REDACTED] <[REDACTED]>
To: "planning@amadorgov.org" <planning@amadorgov.org>

Tue, May 6, 2014 at 6:27 AM

Greg Peacock & Joan Cabral
16951 Aubrey Lane
Jackson, CA 95642
May 6, 2014

Re: Request for variance at 16893 Aubrey Lane

Amador County Planning Staff,

We are not in support of this project. The placement of a 15' x 26' single family dwelling instead of the required 800 sq. foot minimum does not meet County standards. If this project were being considered in an area closer to the Jackson City environment it would be considered an eyesore. This appearance does not improve when you place it on a 5 acre lot on a very visible hilltop. Such a development does not match the surrounding neighborhood. Within one half mile of this proposed development there are many large and attractive homes. Just off Butte Mountain Road close to where Aubrey Lane joins Butte Mountain Road there is actually a horse stable and a solar panel installation both of which are larger than this proposal. A development of this size would fit better as part of in an urban high density multi-story environment with dozens of other such units where land and development costs are at a premium.

Sincerely,

Joan Cabral & Greg Peacock

received as an
email attachment

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May 7, 2014

Amador County Planning Commission
County Administration Center
810 Court Street
Jackson, CA 95642

**Re: Letter of Comment; Request by Steve and Mai Murray for a Variance
16893 Aubry Lane, Jackson, CA**

We object to the variance request by Steve and Mai Murray from County Code Sections 19.26.010A and 19.26.010B to allow for the placement of a 390 square foot single family dwelling instead of the required 800 square foot with a minimum wall projection of 20' for the following reasons:

1. There is no special circumstance applicable to this property that by denying this request would deprive the property of the privileges enjoyed by other properties in the vicinity and under the same zoning classification. The size, shape, topography and location of this property are not unusual and therefore should not require a smaller dwelling.
2. The subject building site is located on top of a hill that is visible from many surrounding residences. The requested smaller dwelling will not be in harmony with the other single family dwellings in the same neighborhood and amongst the surrounding hills of the neighboring properties.

The proposed building site has been cleared and graded for several years. There are no trees, shrubs or any type of natural landscape remaining which means that the proposed smaller structure would be clearly visible to everyone who lives in the surrounding hillsides.

Sincerely,

Larry and Diane Blanc
16887 Aubry Lane
Jackson, CA 95642



**PLANNING DEPARTMENT
LAND USE AGENCY**

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County Administration Center
810 Court Street ▪ Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.co.amador.ca.us
E-mail: [planning @amadorgov.org](mailto:planning@amadorgov.org)

APPLICATION REFERRAL

TO: Michael Israel, Environmental Health
Jered Reinking, Transportation and Public Works
Rich Millar, Building Department
Greg Gillott, County Counsel
Jim McCart, AFPD
George Allen, Surveying Department

DATE: March 21, 2014

FROM: Chuck Beatty, Planning Department

PROJECT: Request by Steve & Mai Murray for a Variance from County Code Sections 19.26.010(A) & (B) to allow for the construction of a 390 square-foot single family dwelling with a maximum width of 15 feet.

Section 19.26.010(A) requires that *“every one family dwelling shall have a smallest projected building width of not less than twenty feet.”*

Section 19.26.010(B) requires that *“every one family dwelling shall have a habitable floor area of not less than eight hundred square feet, exclusive of any appurtenant structures.”*

LOCATION: 16893 Aubry Lane, approximately ½ mile north of Butte Mountain Road (APN 044-230-044).

REVIEW: At this time, staff anticipates that a Categorical Exemption will be adopted for this project per Section 15305 of the CEQA Guidelines which allow minor alterations in land use limitations that do not result in changes in land use or density. Please provide your written comments, including any proposed conditions of approval, no later than **Friday, March 28, 2014**. Please contact the Planning Department if you feel the project needs to be reviewed by TAC.



PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95842-2132
Telephone: (209) 223-6380

website: www.co.amador.ca.us
e-mail: planning@co.amador.ca.us

**PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE
REQUEST**

Application for a Variance request shall include the following:

- X 1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
- N/A 2. Letter of authorization if landowner is being represented by another party.
- X 3. Submit a plot plan of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (500 Argonaut Lane, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
- X 4. Copy of deed(s) to property.
- X 5. Completed Environmental Assessment Form.
- X 6. Filing fee of \$ 444.00
- X 7. Application Form to be signed at the time of project presentation in the Planning Department.

NOTE: IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

NOTE: Pursuant to County Code Section 19.52.060 B, "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."

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ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant; use additional sheets as necessary.)
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: Murray weeHouse

Date Filed: March 6, 2014 File No. _____

Applicant/ Developer Steve & Mai Murray Landowner _____

Address 3615 Orinda Drive Address _____
San Mateo, CA 94403

Phone No. _____ Phone No. _____

Assessor Parcel Number(s) 044-230-044 site address 16893 Aubry Lane

Existing Zoning District County of Amador, California Jackson, CA 95642

Existing General Plan None

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: _____

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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Environmental Information Form

Page 2

PLANNING DEPARTMENT

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

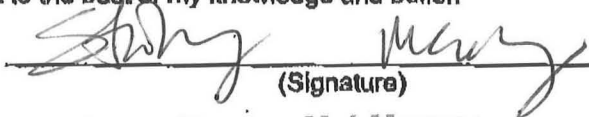
- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date March 12, 2014


(Signature)

For Steve Murray, Mai Murray



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PROJECT TITLE

Murray weeHouse

CLIENT/LANDOWNER

Steve and Mai Murray
3615 Orinda Drive
San Mateo, CA 94403

PURPOSE OF REQUEST

This letter will serve as a formal application for Variance 19.52.020 in which the adjustment authorized shall not constitute special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

DESCRIPTION OF VARIANCE

The intent of the project is to provide a minimal dwelling for the landowners through permitted modular construction in accordance with the Residential Building Code (RBC) and International Building Code (IBC). This structure also complies with the California Code of Regulations/California Building Standards Code (Title 24), including a hydraulically designed automatic sprinkler system that complies with Local Jurisdiction fire suppression. The desire for an off-the-grid structure that generates little impact reflects the scale of construction.

The consideration of environmental impact prompts a number of efficiency measures to be incorporated in the project. For example, a solar array will be the source of power for LED lighting and an electric water heater. (For a more detailed project description, please refer to Page 7 of this document.)

Current county regulations restrict new construction under 800 square feet, with no exterior wall measuring less than 20 feet. The project is planned in two phases, with placement of the permanent studio weeHouse module structure of 390 square feet as the first phase. The second phase is a planned structure of roughly 1000 square feet that will then act as the permanent residence, with the studio weeHouse module to act as a guest house. While the initial phase does not comply with current regulations, the project in total will adhere to these parameters. The corresponding variance will allow phase one of construction to be completed in the interim of development.



DESCRIPTION OF MODULAR FABRICATION

Factory-built housing (FBH) as defined and approved by the Department of Housing and Community Development (HCD) of the State (not to be confused with manufactured housing or mobile homes) follows the California Code of Regulations (CCR), Title 24, California Building Standards Code and FBH laws and regulations.

FBH is always installed on a foundation designed to California Code of Regulations/California Building Standards Code (Title 24) requirements and is under the jurisdiction of the local building department for permits and inspection. FBH is comprised of residential structures manufactured wholly or partially off-site, in sections or building components which are assembled at the installation site to form part of, or most of a complete unit. FBH components may consist of a wall, floor or roof panels utilizing rigid foam insulation enclosed by interior and exterior sheathing materials; or also may be a conventionally framed closed-system wall or roof panel containing plumbing, electrical, and other systems enclosed within plywood panels.

FBH law and regulations establish methods of quality control, using HCD's preemptive statewide authority for the design review and construction approval in the factory. The compliance with California requirement is demonstrated by placement of HCD "Insignia of Approval" on each unit or component. The Design Approval Agencies (DAA) certified by HCD review the FBH designs and supporting calculations to both the requirements of the CBC and FBH regulations contained in Title 25 Chapter 3, Subchapter 1. FBH designs may only consist of the portions of the dwelling manufactured off-site, but may also include the entire project including the foundation and other site-installed elements. If the FBH design submitted for HCD review consists only of a closed-system component or comprises only a portion of the entire dwelling, the approved FBH plans will provide all details addressing transfer of the design loads to the rest of the site-built structure and foundation, in order to allow the local building department to complete their review of the entire project.

OTHER INFORMATION

The following documents are to be included with this letter for purpose of pre-application:

- Copy of the deed to the property
- Completed Environmental Information Form (written project description on following pages)
- Filing fee (\$444.00)

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PREVIOUS WORK AND PROJECT PRECEDENTS

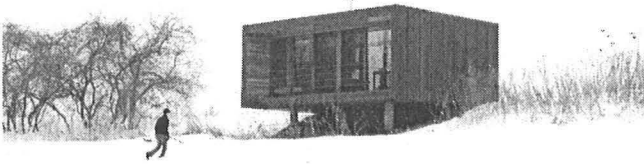
(Work from Alchemy Architects can be viewed at www.weehouse.com)

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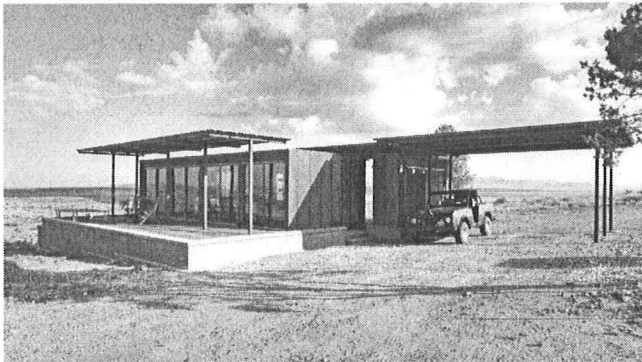
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Arado weeHouse
Pepin, Wisconsin
336 SF



Marfa weeHouse
Marfa, Texas
440 SF



McGlasson weeHouse
Two Harbors, Minnesota
756 SF



Manilow weeHouse
Two Harbors, Minnesota
784 SF





ENVIRONMENTAL INFORMATION FORM: WRITTEN PROJECT DESCRIPTION

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1. **Site Size:** 5.02 acres
2. **Square Footage of Proposed Structure:** 390 square feet
3. **Number of Floors of Construction:** 1 floor
4. **Amount of Off-Street Parking Provided:** 3 Parking Spaces
5. **Source of Water:** Private well, previously permitted and constructed on site.
6. **Method of Sewage Disposal:** On-site modified conventional, pressure-dosed, sewage disposal system to be permitted and constructed at the same time as the weeHouse Studio Module.
7. **Attached Plans:** See Page 2.0 of the attached document
8. **Proposed Scheduling of Project Construction:** TBD
9. **If project is to be developed in phases, describe anticipated incremental development.**
The project is planned in two phases. The first phase entails placing a studio module of 390 square feet on a permanent foundation on site to act as a primary residence until the second phase can be completed. The second phase is planned to include a 1000 square foot residence that will then serve as the primary structure, while the studio module will remain on site to act as a guest house for the property.
10. **Associated Projects:** None
11. **Subdivision/Land Division Projects:** Not Applicable
12. **Residential Projects:**
 - a. **Number of Units:** 1 Unit
 - b. **Schedule of Unit Sizes:** Not Applicable
 - c. **Range of Sale Prices or Rents:** Not Applicable
 - d. **Type of Household Size Expected:** Single-Family Home
13. **Commercial Projects:** Not Applicable
14. **Industrial Projects:** Not Applicable
15. **Institutional Projects:** Not Applicable
16. **If the project involves a variance, conditional use permit, or rezoning application, state this and indicated clearly why the application is required.** None Required.



(Please see application form for items 17-28)

29. Describe the project site as it exists before the project.

The site is located at the end of Aubry Lane, a private access road to several properties, off of Butte Mountain Road in Amador County. The existing graded building pad is approximately 10 feet higher than the end of Aubry Lane. The property slopes down from the existing building pad in all directions, offering magnificent views of the valley below and hills beyond. The bottom of the property is approximately 150 feet lower than our building pad. The property has several mature Oak trees that will be maintained, though the property is primarily covered with 6-8-foot tall manzanita. From the graded boundary intended for development, there are approximately 6-7 existing homes in view in the surrounding landscape. A water well and a small shed are existing on site. The well is powered by solar panels on the shed. There are no other structures on the property. With the exception of the graded area, shed, and well, the property is and will remain unmodified.

30. Describe the surrounding properties.

The surrounding properties are single family homes situated to take advantage of the beautiful views of the valley and hills. All of the surrounding properties are at least 5 acres in size with one or more buildings constructed on them. These homes are visible from the property. The style of homes range from older single-story ranch-style to two-story log cabin to two-story traditional. Most of the homes appear to have been constructed many years ago. The most recent home built that can be seen from the property was built approximately 4-5 years ago.



31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc.

None that the applicants are aware of on the property.

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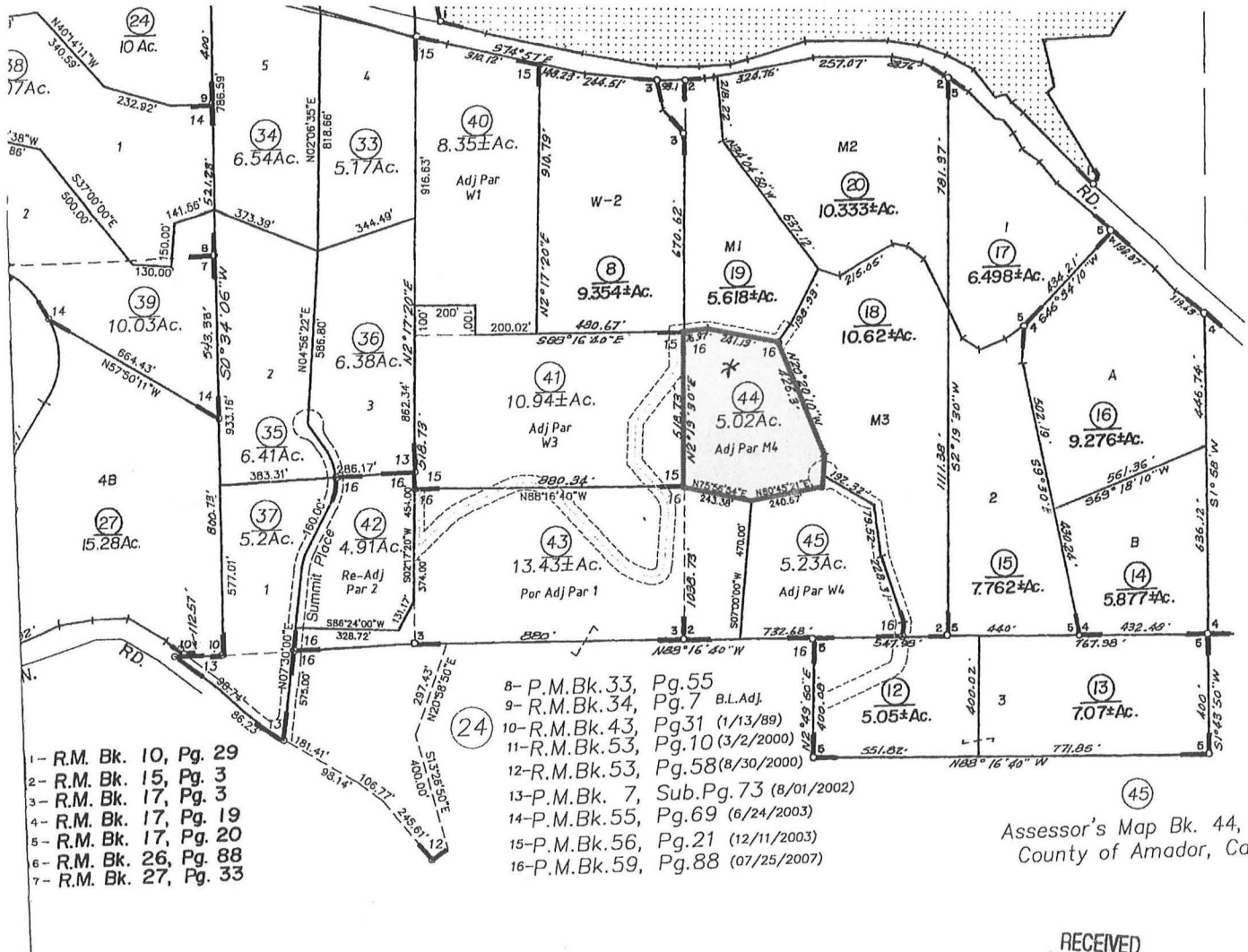
MAR 17 2014

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LOT INFORMATION

Below is the assessor's plat map indicating the location of parcel #44, highlighted in red.



- 1- R.M. Bk. 10, Pg. 29
- 2- R.M. Bk. 15, Pg. 3
- 3- R.M. Bk. 17, Pg. 3
- 4- R.M. Bk. 17, Pg. 19
- 5- R.M. Bk. 17, Pg. 20
- 6- R.M. Bk. 26, Pg. 88
- 7- R.M. Bk. 27, Pg. 33

- 8- P.M. Bk. 33, Pg. 55
- 9- R.M. Bk. 34, Pg. 7 B.L. Adj.
- 10- R.M. Bk. 43, Pg. 31 (1/13/89)
- 11- R.M. Bk. 53, Pg. 10 (3/2/2000)
- 12- R.M. Bk. 53, Pg. 58 (8/30/2000)
- 13- P.M. Bk. 7, Sub. Pg. 73 (8/01/2002)
- 14- P.M. Bk. 55, Pg. 69 (6/24/2003)
- 15- P.M. Bk. 56, Pg. 21 (12/11/2003)
- 16- P.M. Bk. 59, Pg. 88 (07/25/2007)

Assessor's Map Bk. 44, P
County of Amador, Calif

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SITE DESIGN

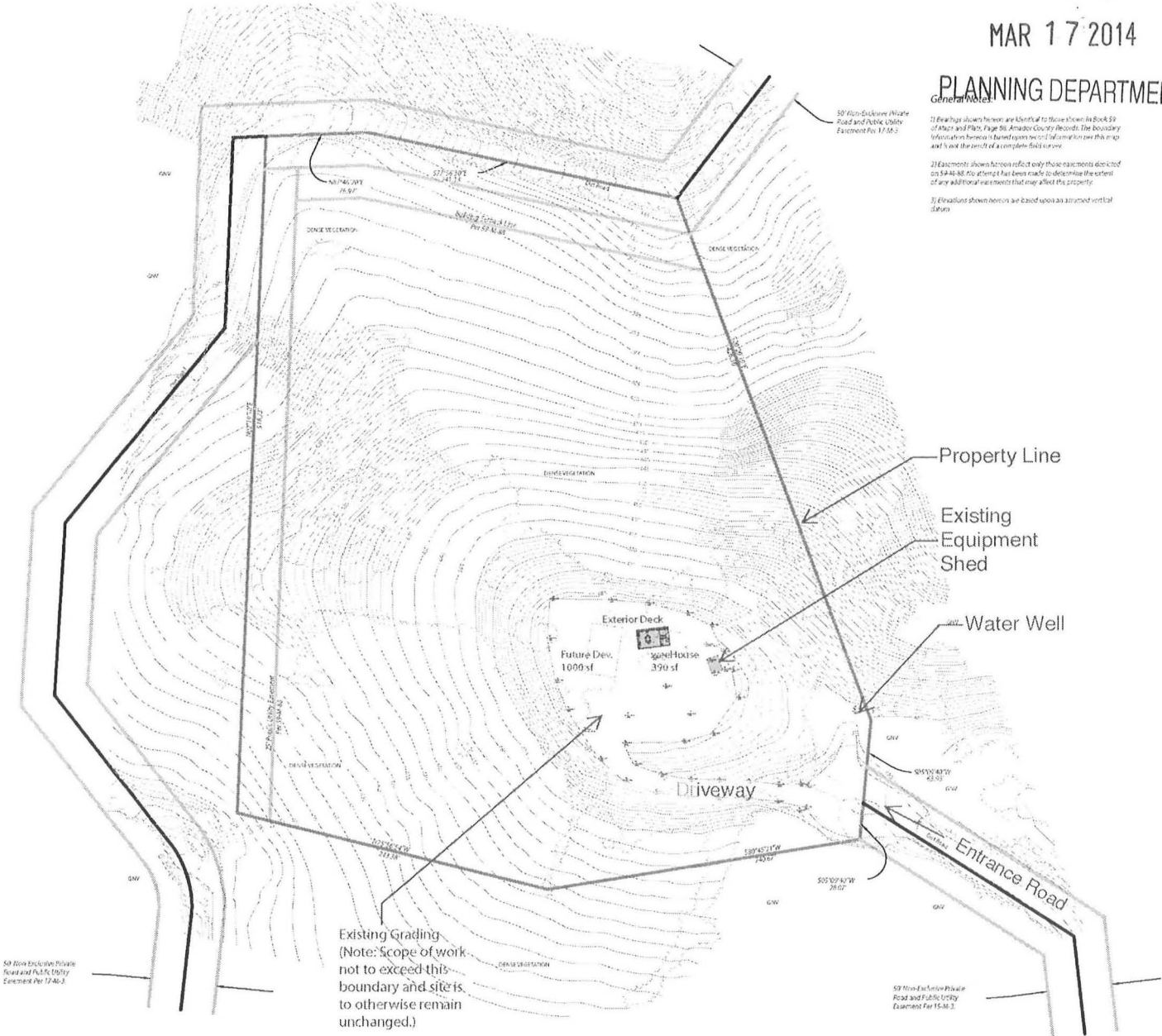
Below is a plot plan of the parcel showing the location of the project in relation to property lines and other structures that are on the property. A water well and equipment shed are existing on site. A portion of the site has been graded with the intent of locating residential structures. Shown here is location of the 390 square-foot weeHouse (highlighted in red) and the intended 1000 square-foot future development (indicated with a red dashed line). Exterior decking will join the two structures. Aside from the existing infrastructure and the intended development on the graded area, the site will otherwise remain undeveloped.

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- General Notes:
- 1) Drawings shown herein are identical to those shown in Book 59 of Plans and Maps, Page 86, Amador County Records. The boundary information herein is based upon record information on this map and is not the result of a complete field survey.
 - 2) Easements shown herein reflect only those easements depicted on S.P. 44-88. No attempt has been made to determine the extent of any additional easements that may affect the property.
 - 3) Elevations shown herein are based upon an assumed vertical datum.



Existing Grading
(Note: Scope of work not to exceed this boundary and site is to otherwise remain unchanged.)

S.P. 44-88 Exclusive Private Road and Public Utility Easement Plat 17-A6-3

S.P. 44-88 Exclusive Private Road and Public Utility Easement Plat 15-M-3

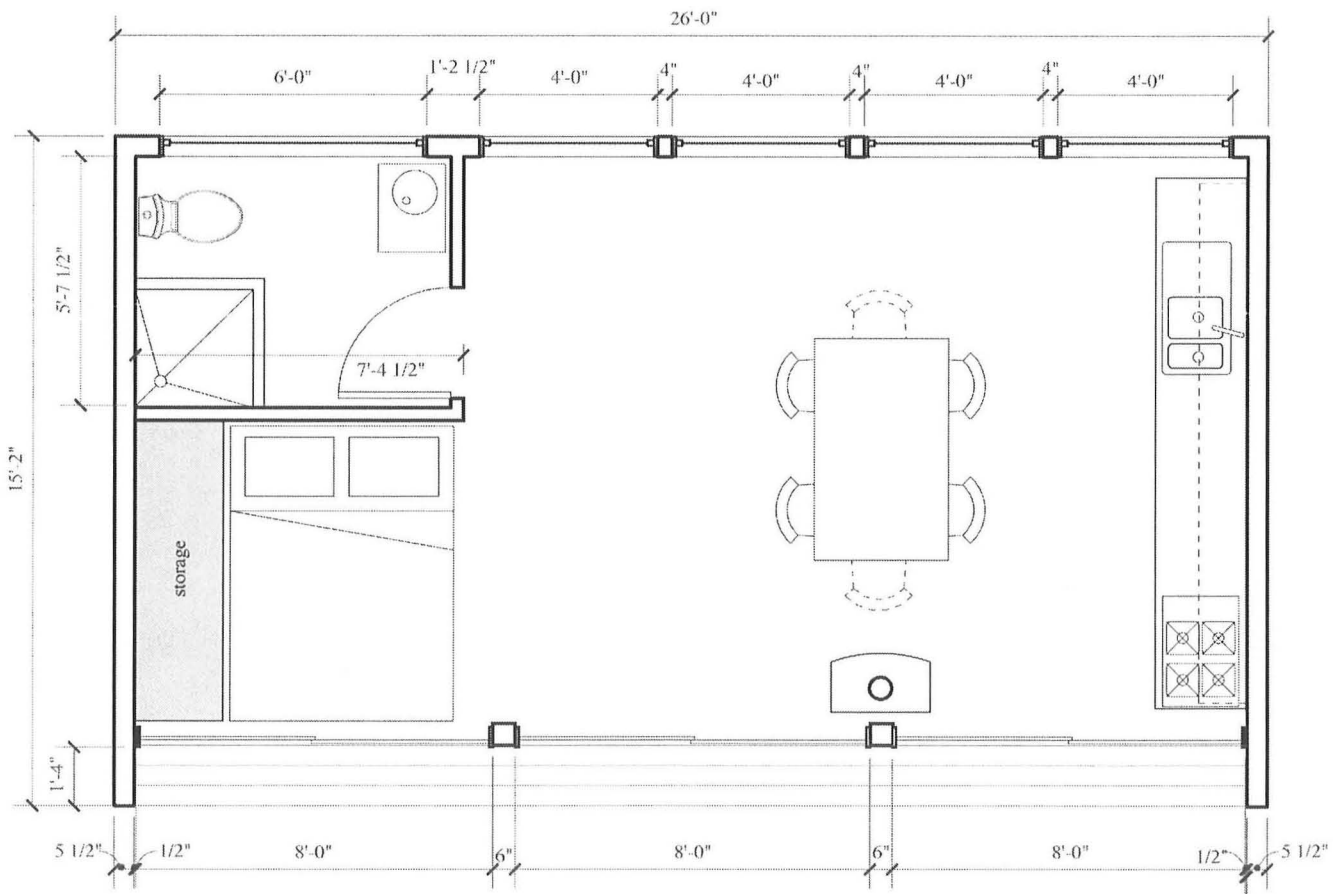
<p>ALCHEMY SURVEYS SAN MATEO, CALIFORNIA JOB NO. 10000001</p>	<p>SCALE 1 INCH=40 FEET</p> <p>CONTOUR INTERVAL 1.0'</p>	<p>PREPARED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATE OF PHOTOGRAPHY 05-18-00 FLIGHT ALTITUDE ABOVE GROUND 1100 FT.</p>
	<p>DATE OF PHOTOGRAPHY 05-18-00 FLIGHT ALTITUDE ABOVE GROUND 1100 FT.</p>	



WEEHOUSE STUDIO MODULE DESIGN

The weeHouse is a modular prefabricated housing system that optimizes many elements of the traditional design-build process. Building in a factory setting allows for increased accuracy, building envelope tightness, less waste material, time efficiencies and numerous other factors that make modular construction both economical and ecologically sound. Every weeHouse is custom built to suit the homeowner's specific site and budgetary needs.

This single-story, stand alone structure is intended to act as a residential studio. While the modular unit is constructed off site, it will be placed and secured on a pier foundation to act as a permanent structure. The 390 square-foot unit includes 1 full bathroom, a sleeping area, wall kitchen, and open living area with a free standing fireplace. High-efficiency spray foam insulation, solar powered lighting and water heater, dual-flush toilet, water-saving fixtures, LED lighting, and sustainably harvested finish materials are all elements that help reach the sustainability goals set for the project.



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DIMENSION NOTE:
ALL WALL DIMENSIONS NOTED TO
FACE OF STUD U.N.O.
FACTORY TO VERIFY DIMENSIONS
IN QUESTION W/ ARCHITECTS.

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February 24, 2014

To the Planning Director of Amador County,

Steve & Mai Murray have asked their neighbors to write a letter if we support their plans to build a small cabin/guesthouse on their property on Aubrey Lane, Jackson. They would be building a larger full-time residence in a few years.

We were very excited to see this adorable wee house that they are talking about putting up. These are modular buildings of architecturally-designed small homes which are becoming more and more popular due to high costs of development, PG&E, etc. They can be added onto as families grow or they can be used as family/guest quarters after the main residence is completed. These are NOT mobile/trailer homes. The one they want to put up is apx. 400 sq. ft. which is smaller than what the county is currently requiring. Steve & Mai have done a wonderful job preparing their land to build on and they are not going to be putting up a cheap mobile home.

There are many small homes under 800 sq. ft. in our county, 3 of them are on the market now and many have sold over the years. I feel that the county requirements should consider changing the code to allow these small modular, architecturally designed homes.

Jim & I would support a variance allowing Steve & Mai Murray to build this wonderful WEE HOUSE on their property on Aubrey Lane, Jackson.

Sincerely,

Handwritten signatures of Jim and Karen Buell in cursive script.

Jim & Karen Buell
16675 Butte Mountain Rd.
Jackson