

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: April 12, 2022**

ITEM 1 Request for Variance (V-22;1-1 Baggett) from County Code Section 19.24.040, PD-R1, District Regulations which requires a 25 foot front yard building setback, to allow construction of a new home. The request is for a reduction from the required setback of 25' to 14'-7" to the house itself, and from 25' to 6'- 0" to the front deck at the main floor. (APN: 026-172-013).

Applicant: Baggett T & N Trust

Supervisory District: 3

Location: 33889 Fremont Road, Kirkwood, CA 95646

A. General Plan Designation: S-P, Special Planning

B. Present Zoning: PD-R1, Planned Development-Single Family Residential District

C. Acreage Involved: .30 acres

D. Description: On September 25, 2021, the Kirkwood Meadows Association (KMA) Planning Committee (KMAPC) reviewed the project and variance request from the KMA front setback rule (which is also 25'). The KMAPC voted to recommend that the KMA Board of Directions approve the request. On November 16, 2021, the KMA Board of Directors voted to approve the Variance Request. The steep upslope lot combined with a 25' front setback and parking/driveway slope requirements would require a partially buried second floor level. Without a variance, the steep upslope lot combined with the max. 10% driveway slope would require a buried garage and buried main level. The construction, as proposed, requires a variance from County Code §19.24.040, PD-R1 District Regulations which requires a 25-foot front setback.

E. Tri-TAC Review and Recommendation: The application was reviewed by the Tri-County Technical Advisory Committee on February 11, 2022, and was found complete. Tri-TAC subsequently found no technical objections to the Planning Commission recommending approval to the Board of Supervisors.

F. Planning Commission Action: If the Planning Commission moves to recommend approval of the variance to the Board of Supervisors, the following conditions and findings are recommended for adoption:

Conditions:

1. *All necessary building permits shall be obtained from the Building Department for construction of the proposed structure.*

Findings:

1. *This variance 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 location of the existing dwelling and the slope of the lot, the strict application of the front building setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and*
3. *This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305, Class 5 (minor setback variance not resulting in the creation of any new parcel) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.*

December 30, 2021

Amador County Community Development Agency
Planning Department
County Administration Center
810 Court Street
Jackson, CA 95642-2132

Re: **Variance Request Letter**
33889 Fremont Road
Kirkwood, CA 95646
APN 026-172-013-000 (Lot 30)

Dear Amador County Planning Department.

I am writing to explain this Variance Request for a new single-family home on a vacant lot in Kirkwood Meadows, Kirkwood CA. A variance from Amador County front setback rules is requested to reduce the required 25' front yard setback to be similar to both adjacent existing neighboring homes. The request is for a reduction from 25' to 14'-7" to the house itself, and from 25' to 6'-0" to the front deck at the main floor.

On September 25, 2021, the Kirkwood Meadows Association (KMA) Planning Committee (KMAPC) reviewed the project and variance request from the KMA front setback rule (which is also 25'). The KMAPC voted to recommend that the KMA Board of Directions approve the request. On November 16, 2021, the KMA Board of Directors voted to approve the Variance Request. In advance of a fully engineered building permit submission, we are submitting this Variance Request application first to determine acceptance.

The variance is requested for two reasons. 1) The steep upslope lot combined with a 25' front setback and parking/driveway slope requirements would require a partially buried second floor level. Alternatively, garage retaining wall heights in excess of 20" would be required to raise the main level out of grade. 2) Both adjacent existing neighboring homes are located similarly, about the same distance from the street to the requested location for this project. A similar variance request was granted to the northern neighbor on lot 29 within the last 4 years.

I am enclosing a pdf copy of the PowerPoint presentation to the Board for reference. This document includes diagrams of the proposed design as well as designs that show the difficulties that results from full compliance.

Joel Baumgardner, Architect, AIA, LEED™ AP, CGBP SSU
675 South High Street, Sebastopol, CA 95472
joel@baumarch.com
(415) 505-7379

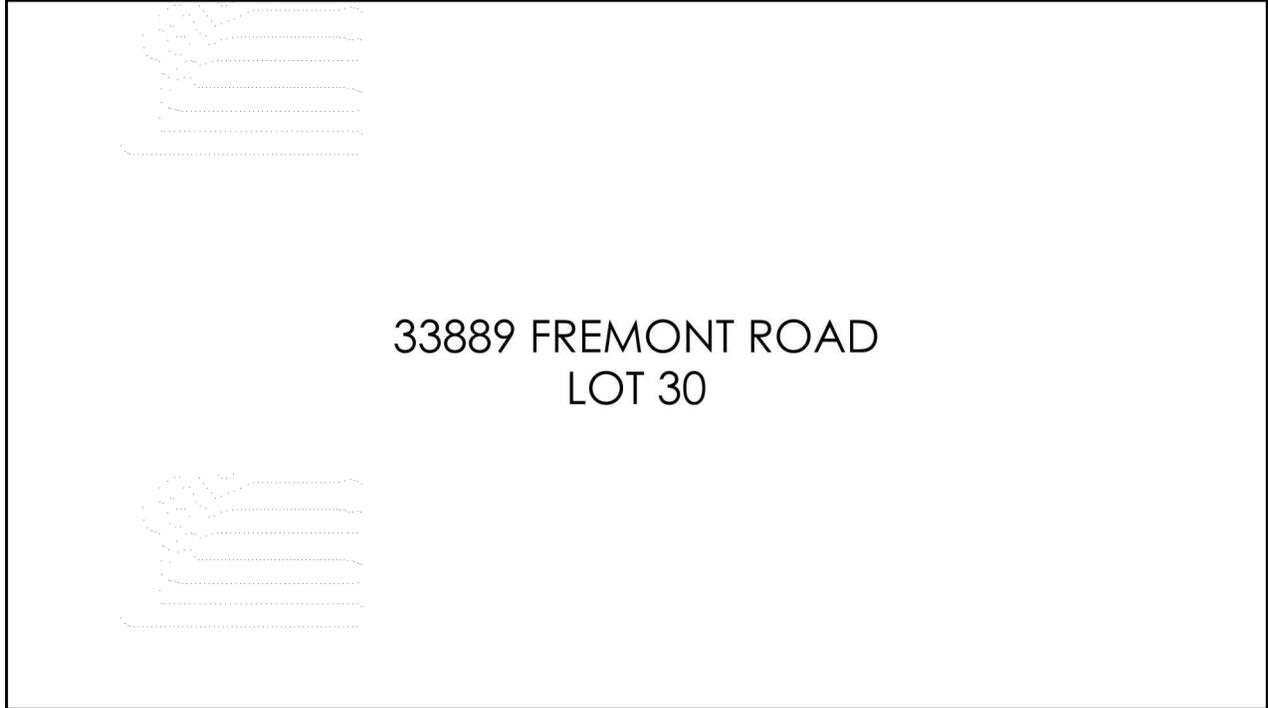
Please email or call with any questions.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a series of loops and a final flourish.

Joel Baumgardner
Architect, AIA, LEED™ AP, CGBP SSU

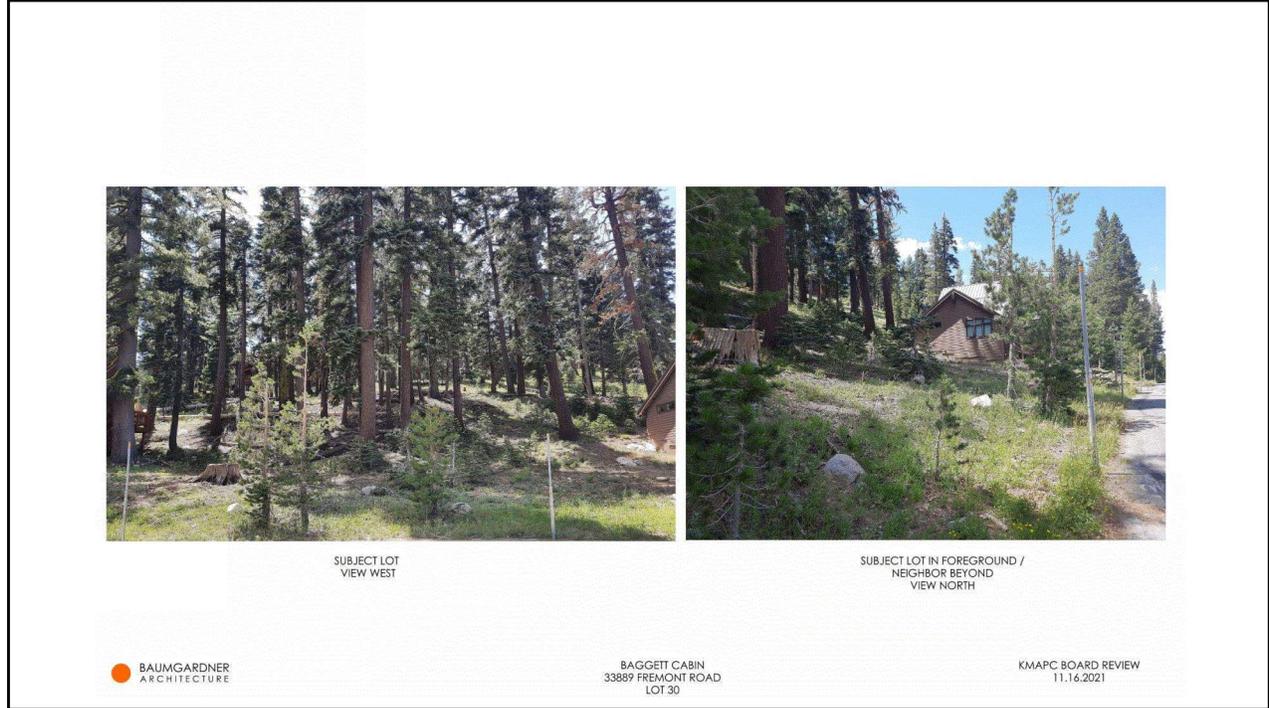
Cc: Ted and Martina Baggett



We are presenting a **proposed new cabin** on vacant **lot 30** on Fremont Road

3 Stories

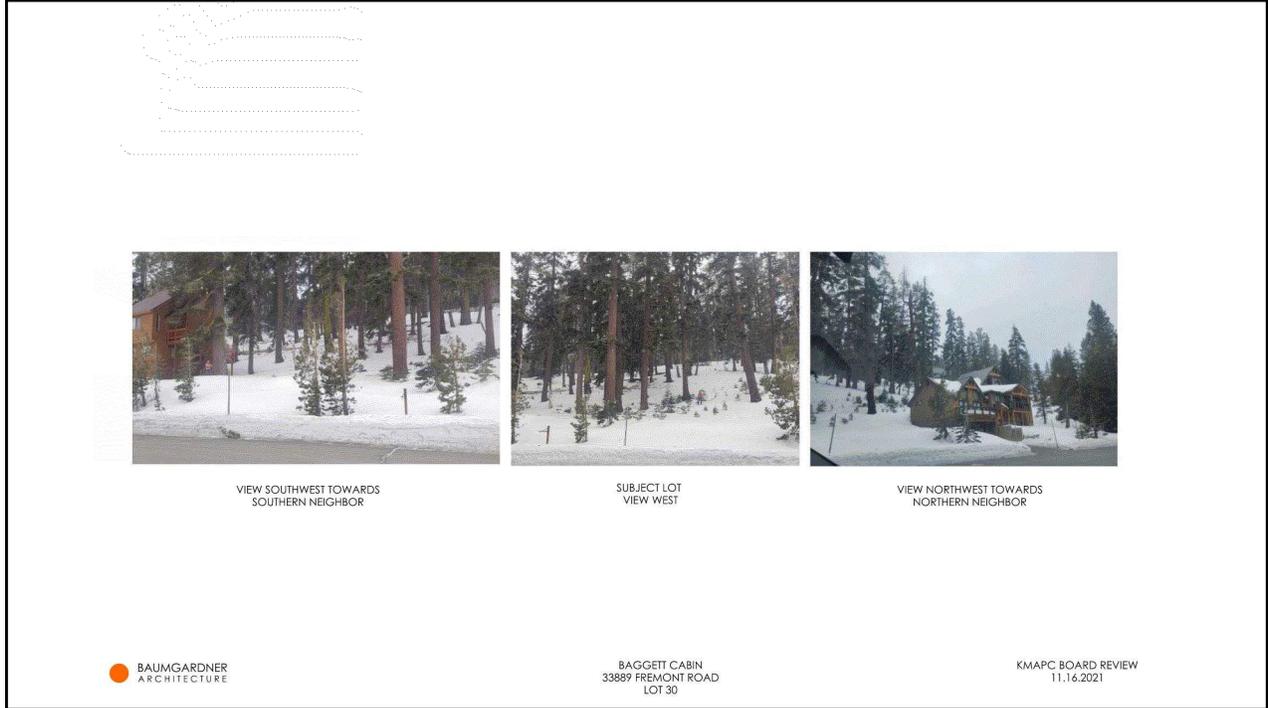
- 2 Living levels over garage
- 3 Bedroom, 2 Bath
- 2,019 sf conditioned space
- 2,804 sf total with garage**



Images of the Site

Left: **View** directly **towards the site** from the street.

Right: **View** north to the **north neighbor**



Images of the Site **from further back**

Looking SW, at the Site and NW



Images **FROM** the Site

Left: View south

Right: View North



Classic Cabin with Modern Features

Distinct, simple **clean Roof** Lines

Rustic Details create interest



Early Layout Inspiration Image

2 levels over a Garage with Deck in Front

Preliminary Planning Commission **Mtg. led to simpler roof ...** omitting the dormers and crossing gables



Led to thinking of it like a Classic European Mountain Chalet



Simple **single Gable** Roof towards the street

Roof protects decks below



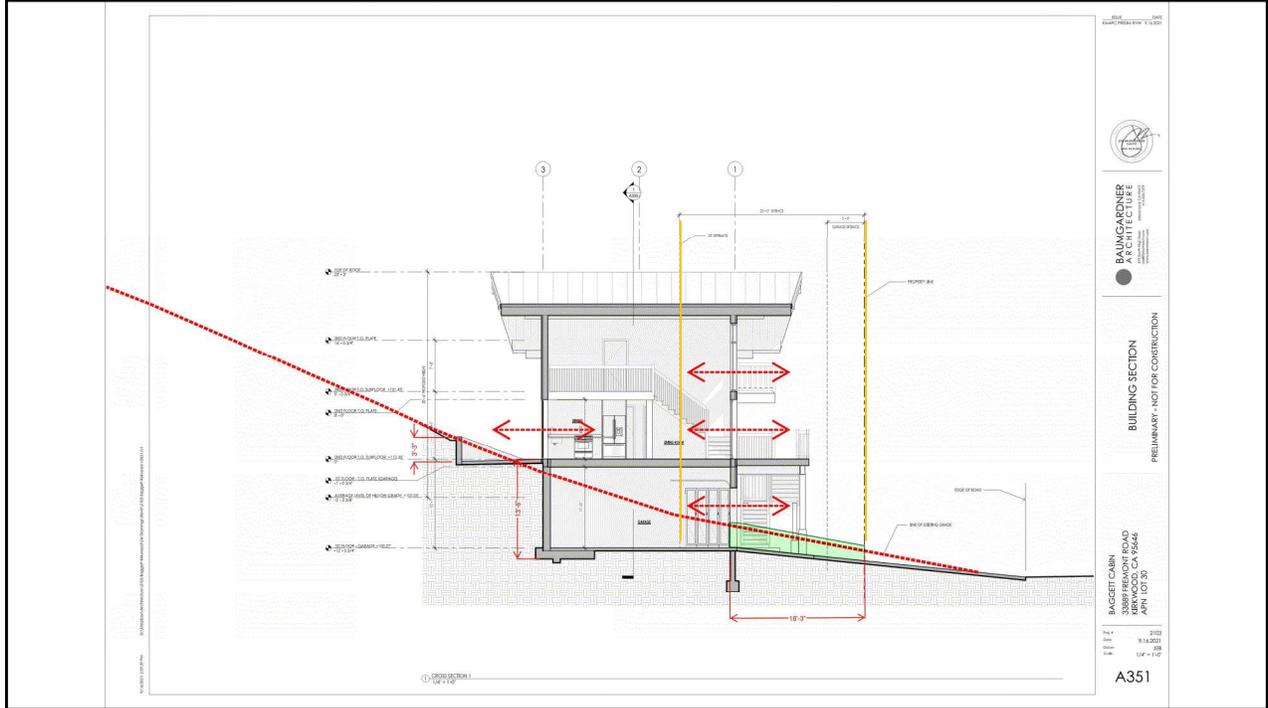
Rear of **Martina Baggett's Parents House** in Austria



These **ideas led to the current design** proposal

- A **modern cabin with rustic details**
- **Pleasing and inviting façade** towards the street
- **Humanely scaled**

Due to the site slope ... the Cabin runs north south like the neighbors, this layout follows the contours of the hill.



Section thru the short direction of the house ...

showing **line of existing grade**
property line
25' Setback and the
10% max. driveway slope defines the garage elevation

Decks, windows and doors create connections to the front and rear on 3 levels

House settles in to the hillside with typical and feasible retaining wall heights ...
In the garage
At the back deck

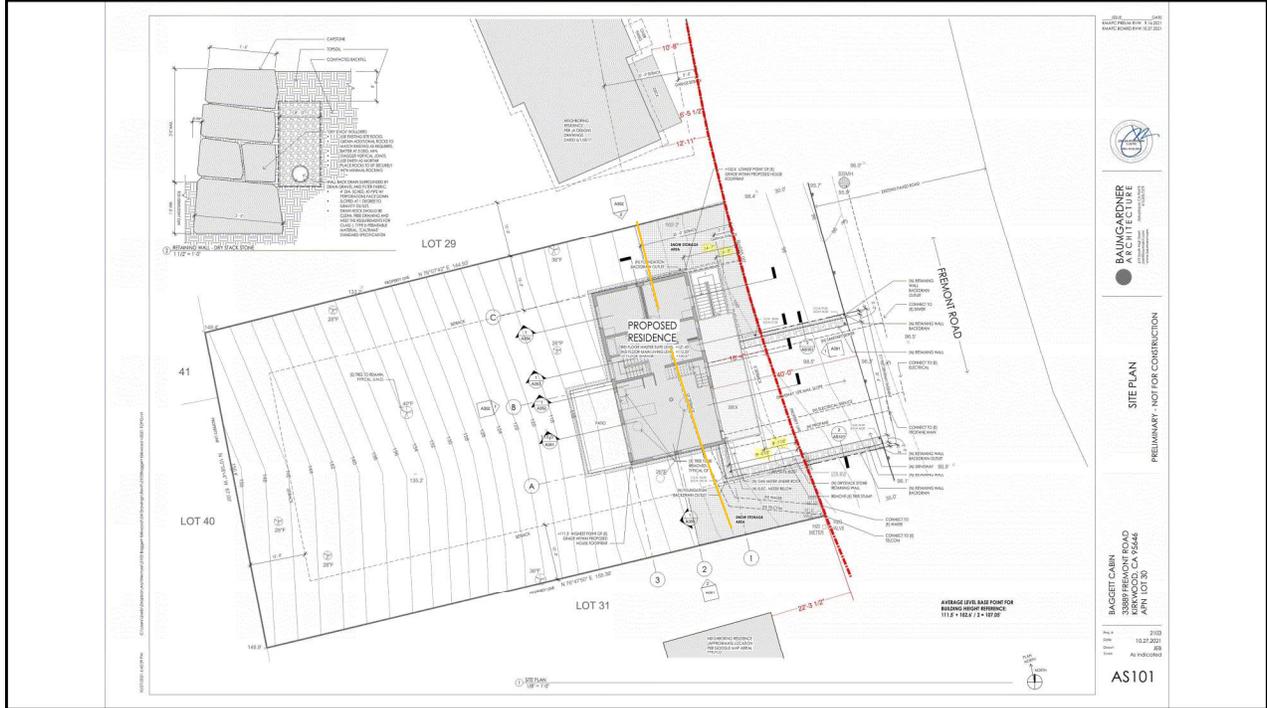


Takes advantage of the views to the east



Side walls on the driveway are low as possible, scaled humanely using dry stacked stone

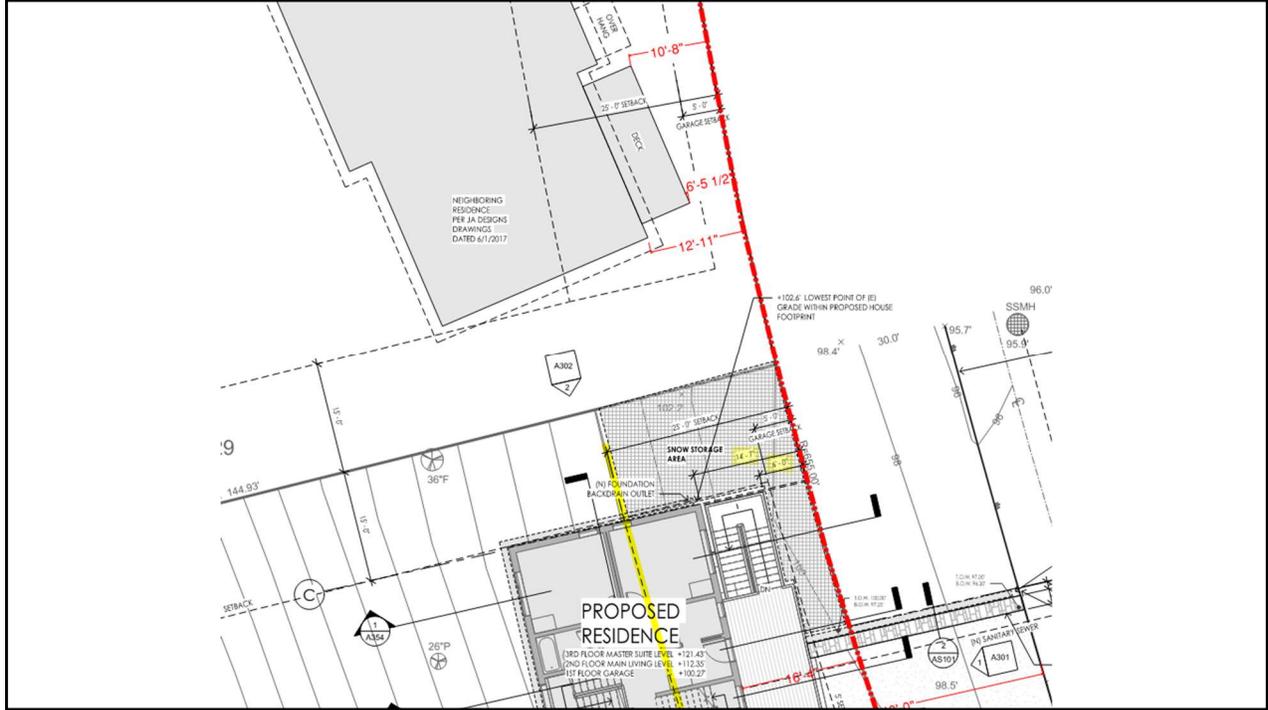




Requesting a Variance from KMAPC and Amador County rules to reduce the 25' front setback ... to be like the adjacent neighbors.

Argument 1

Neighboring Buildings are both similarly located.



North

A **similar variance was granted** to the northern neighbor within the last 4 years:

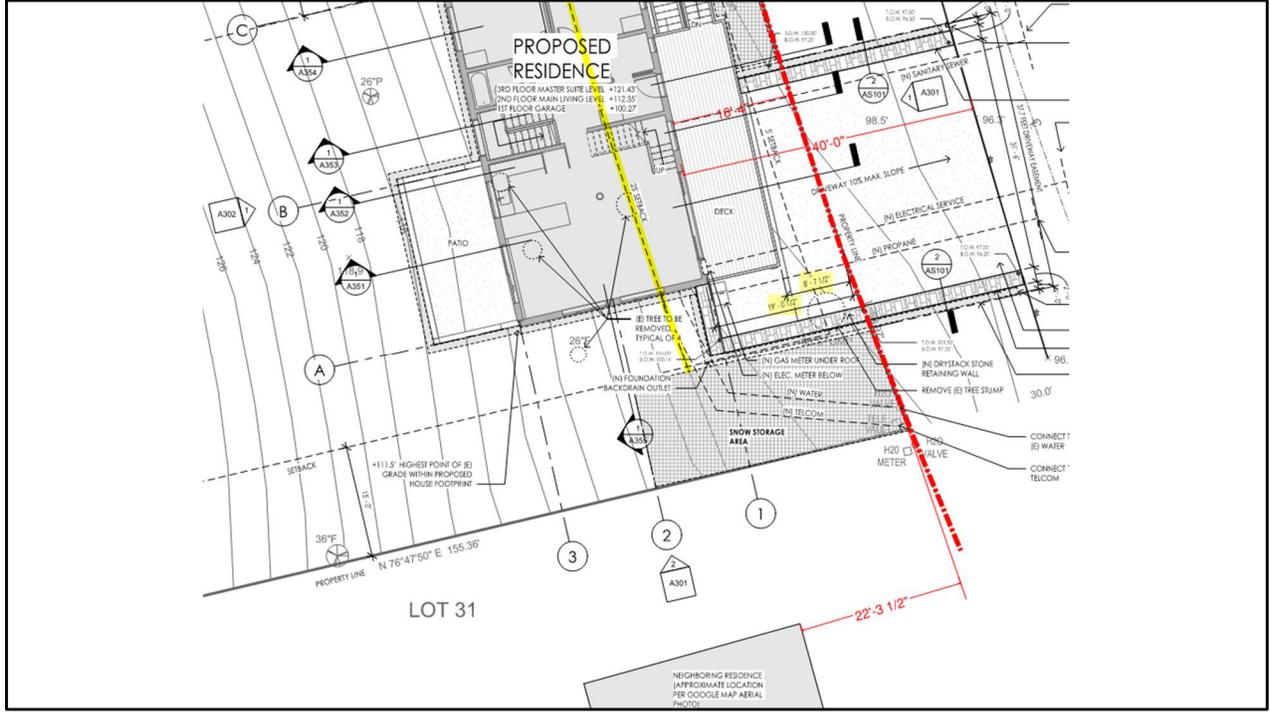
6'-5" to north neighbor **deck**

12'-11" to north neighbor **house**

At the **north side of the proposed** cabin:

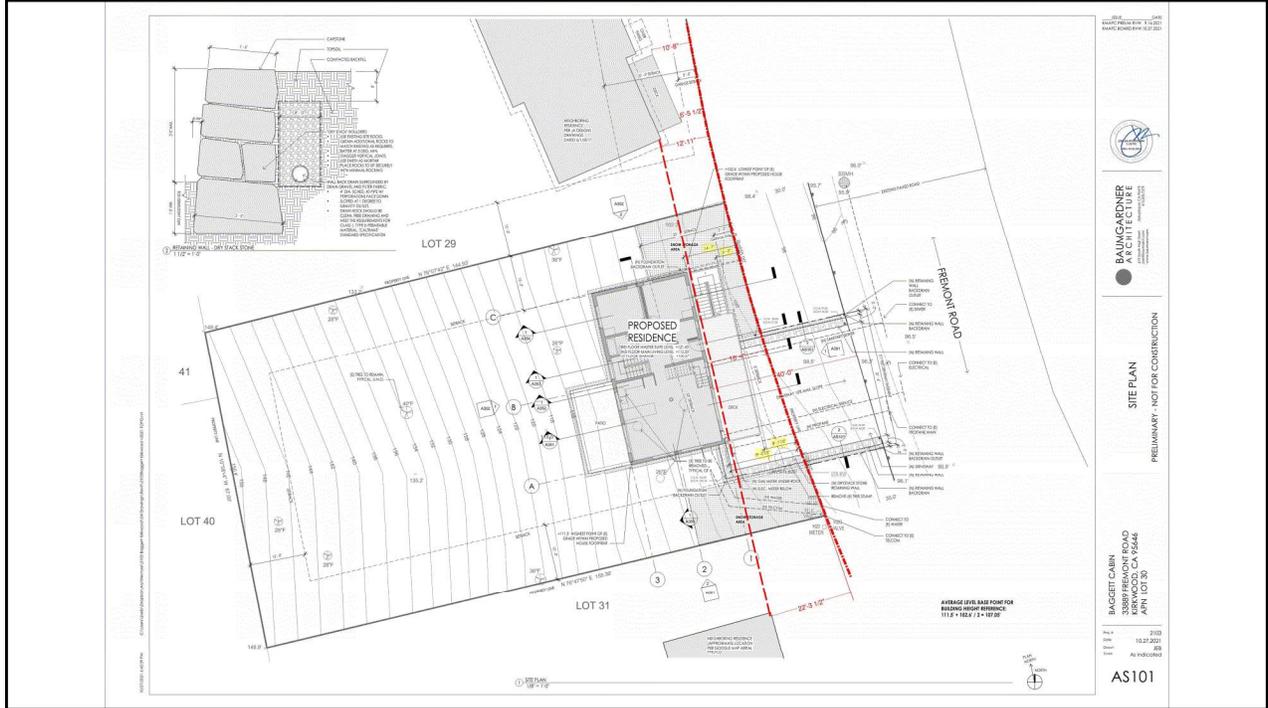
6'-0" to the deck (which respects the 5'-0" garage setback allowance)

14'-7" to the proposed cabin itself



At the south ...
8'-7" to the deck
19'-0" to proposed Cabin

About **40'-0"** to the face of the proposed Cabin from the road edge



Zooming back, I've drawn a line connecting the two neighboring house ...
and you can see that we are respecting that line with the position of the proposed Cabin.
BUT, what about full compliance?

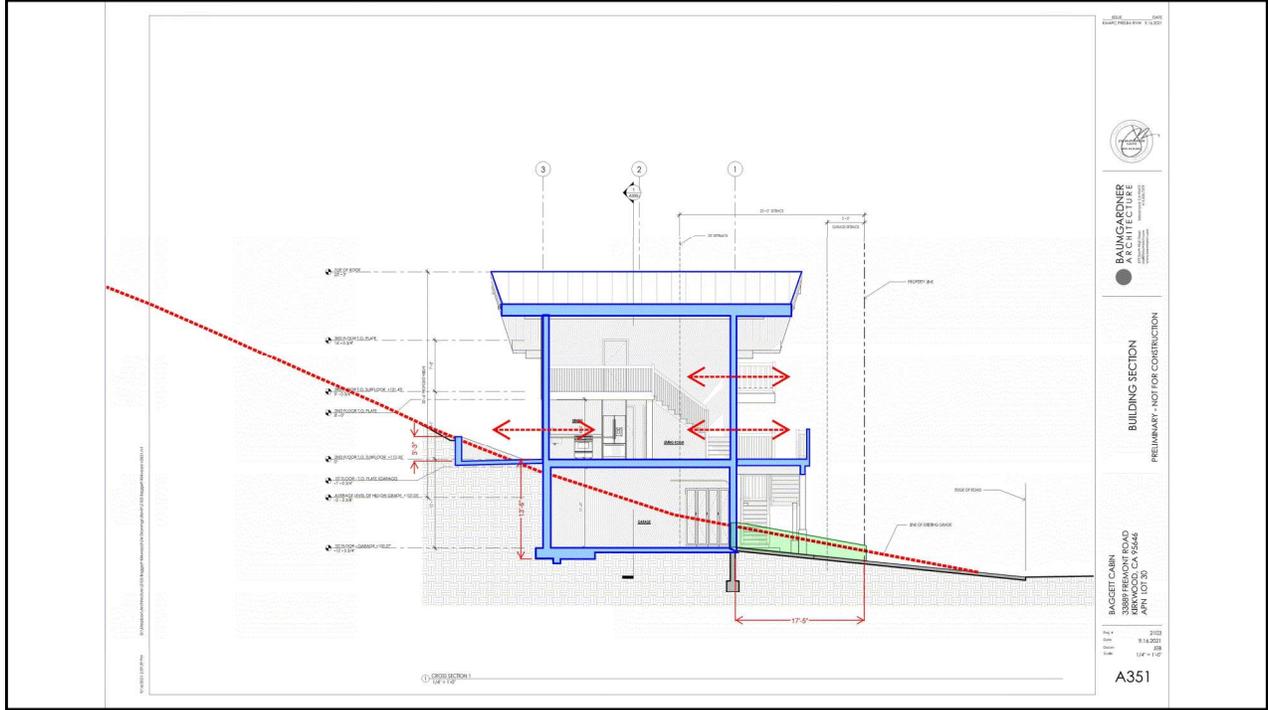


If we pulled the Cabin back to full compliance with the setback ...
You can see how **much further back** we would be **compared to the neighbors**

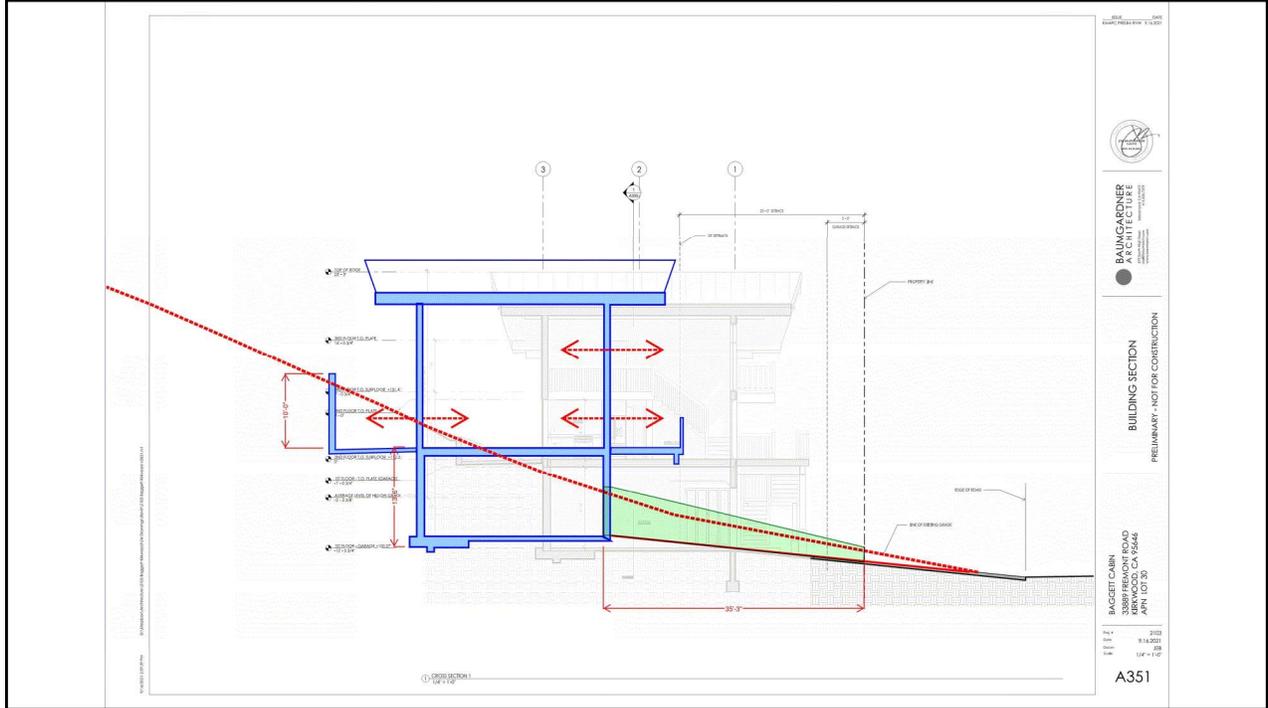
Argument 2

Impacts of **full compliance** with the design constraints **create difficult unreasonable impacts.**

Now I will show some more building sections ...

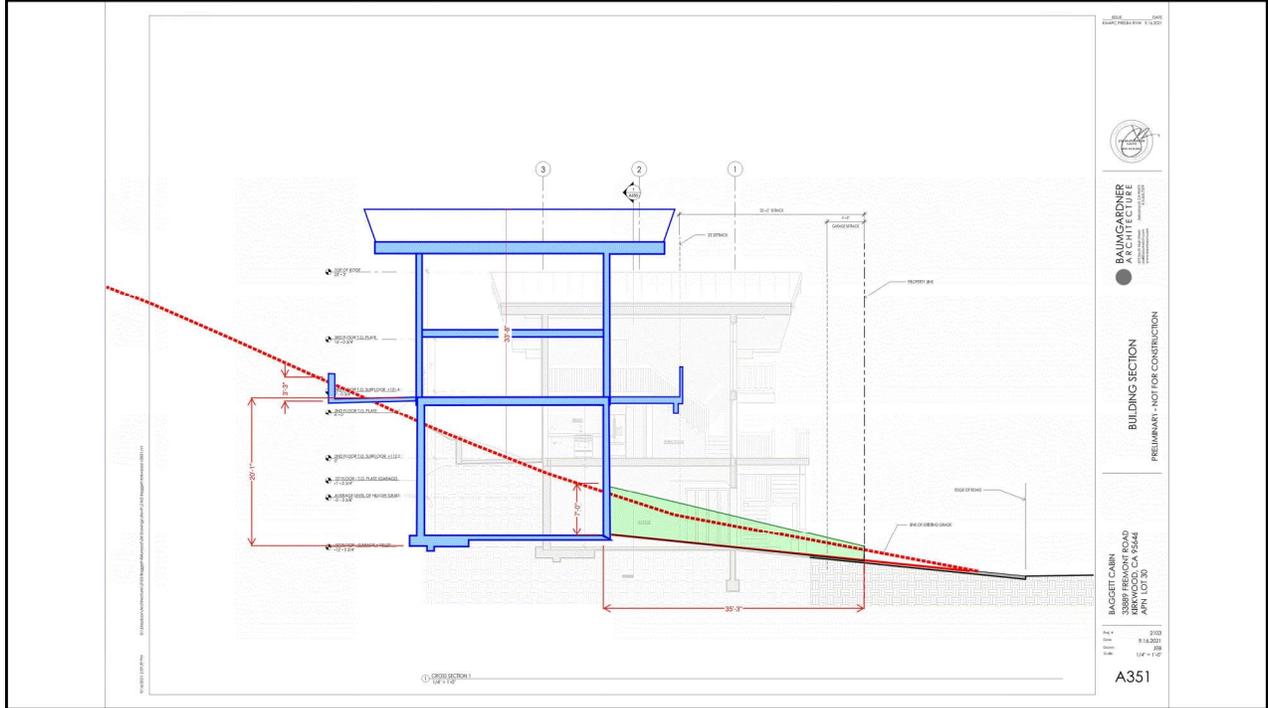


Here is the **section again** showing the **proposed conditions**.



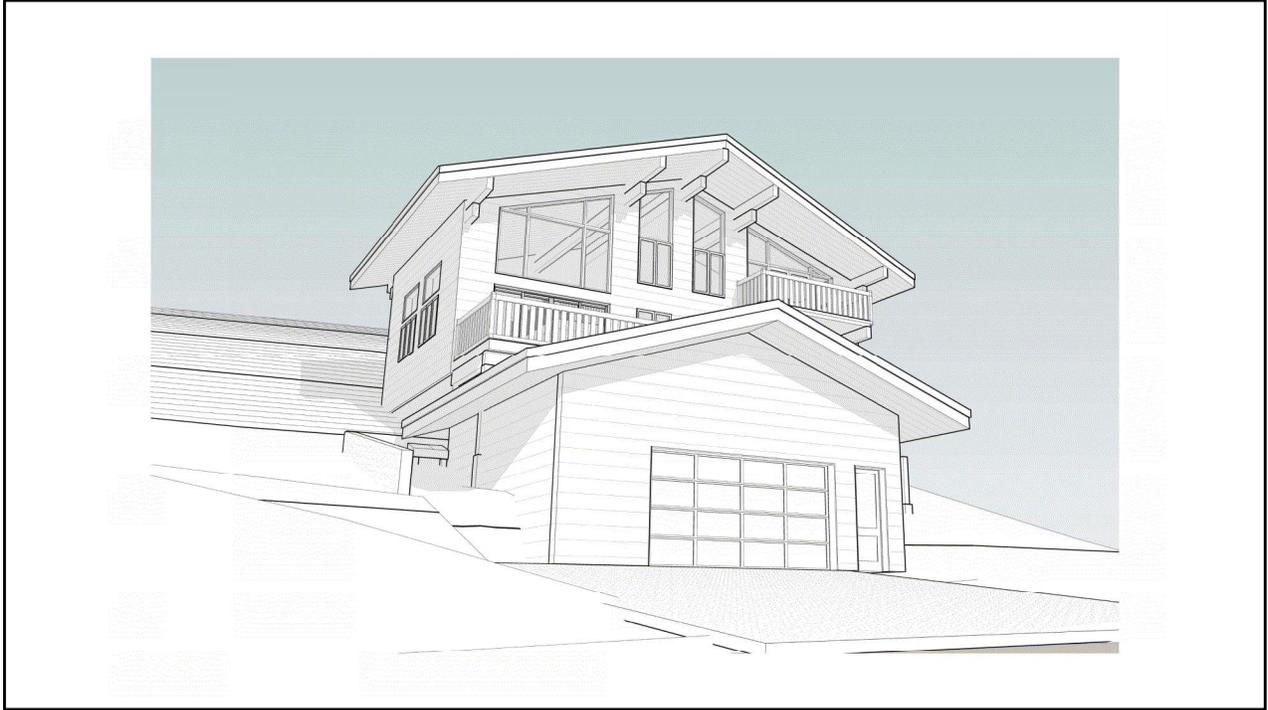
Without a variance, the steep upslope lot combined with the **max. 10% driveway slope** would require ...

- Not just a **buried garage** but also a **buried main level**.
- A **rear patio retaining wall** like a **basement lightwell**, over 9 feet tall
- Very **long** and very **tall walls** flanking the driveway



Then if took the approach of raising the main living level (the second floor) the impacts are ...

- **Garage retaining wall in excess of 20'**
- **3 flights of stairs to get up**
- **Raise the overall apparent height of the house as viewed from the street**











Authorization Letter

1/3/22

To: Amador County Community Development Agency/Planning Department

I, **Ted Baggett**, give full authorization to **Joel Baumgardner (Baumgardner Architecture)** to receive, sign, and transact any communication with any representative of the Amador County Planning Department on behalf of myself.

Regards,

A handwritten signature in black ink, appearing to read 'Ted Baggett', with a long horizontal flourish extending to the right.

Ted Baggett

Ted.baggett2@rabobank.com

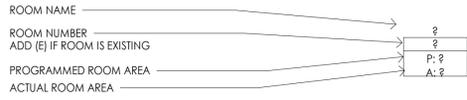
707-206-2653

SYMBOLS

GRID SYMBOL



ROOM IDENTIFIER



CEILING HEIGHT



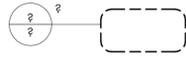
DETAIL SYMBOL



ELEVATION/SECTION SYMBOL



DETAIL REFERENCE



DETAIL SECTION



WALL/BUILDING SECTION



INTERIOR ELEVATION



HEIGHT/ELEVATION DATUM



DOOR SYMBOL



EQUIPMENT/FURNITURE KEY



PARTITION TYPE SYMBOL



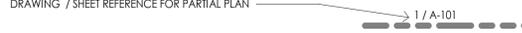
WINDOW TYPE SYMBOL



REVISION SYMBOL



MATCHLINE



ABBREVIATIONS

sq?	SQUARE FEET	ID	INSIDE DIAMETER
& (or +)	AND	INFO	INFORMATION
∠	ANGLE	INSUL	INSULATION
∅	DIAMETER	INT	INTERIOR
L	PERPENDICULAR	JT	JOINT
#	POUND OR NUMBER	KIT	KITCHEN
<	LESS THAN	LAM	LAMINATE
>	GREATER THAN	LAV	LAVATORY
⊕	CENTERLINE	LP	LOW POINT
		LT	LIGHT
ABV	ABOVE	MAX	MAXIMUM
AP	ACCESS PANEL	MC	MEDICINE CAB
APN	ASSESSOR'S PARCEL #	MECH	MECHANICAL
ACOUS	ACOUSTICAL	MEMB	MEMBRANE
AD	AREA DRAIN	MET	METAL
ADJ	ADJACENT	MFR	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM
AGGR	AGGREGATE	MISC	MISCELLANEOUS
AL	ALUMINUM	MO	MASONRY OPENING
APPROX	APPROXIMATE	MUL	MULLION
ARCH	ARCHITECT		
AC	ASPHALTIC CONC (ASPHALT)	(N)	NEW
		N	NORTH
BD	BOARD	NIC	NOT IN CONTRACT
BKG	BACKING	NLB	NON LOAD BEARING
BLDG	BUILDING	NOM	NOMINAL
BLK	BLOCKING	NTS	NOT TO SCALE
BM	BEAM		
BO	BOTTOM OF	OA	OVERALL
BUR	BUILT-UP ROOFING	OC	ON CENTER
		OD	OUTSIDE DIAMETER
CAB	CABINET	OPING	OPENING
CB	CATCH BASIN	OPP	OPPOSITE
CEM	CEMENT	OH	OPPOSITE HAND
CER	CERAMIC		
CI	CAST IRON	PERP	PERPENDICULAR
CJ	CONTROL JOINT	PL	PROPERTY LINE L
CLG	CEILING	PLAS	PLASTIC OR PLATE
CLKG	CAULKING		PLASTER PLYWD
CLO	CLOSET		
CLR	CLEAR	PLYWOOD	
CNTR	COUNTER	PNL	PANEL
CMU	CONCRETE MASONRY UNIT	PT	POINT
CO	CLEANOUT	PR	PAIR
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PTN	PARTITION
CONT	CONTINUOUS	PVC	PRESSURE TREATED
CPT	CARPET		POLYVINYL CHLORIDE
CSWK	CASEWORK	R	RISER OR RADIUS
CT	CERAMIC TILE	RD	ROOF DRAIN
CTR	CENTER	REIN	REINFORCING
CTSK	COUNTERSUNK	REQ	REQUIRED
		RESIL	RESILIENT
		RETG	RETAINING
DBL	DOUBLE	RO	ROUGH OPENING
DET	DETAIL	RDW	ROUGH WOOD
DIA	DIAMETER	RWL	RAIN WATER LEADER
DIM	DIMENSION		
DN	DOWN	S	SOUTH
DO	DOOR OPENING	SC	SOLID CORE
DR	DOOR	SCHED	SCHEDULE
DWR	DRAWER	SH	SHelf
DS	DOWNSPOUT	SHR	SHOWER
DWG	DRAWING	SHT	SHEET
		S&P	SHelf & POLE
(E)	EXISTING	SIM	SIMILAR
E	EAST	SPEC	SPECIFICATION
EA	EACH	SQ	SQUARE
EB	EXPANSION BOLT	SS	STAINLESS STEEL
EJ	EXPANSION JOINT	SSD	SEE STRUCTURAL DWGS
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATION	STL	STEEL
ENCL	ENCLOSURE	STOR	STORAGE
EQ	EQUAL	STRL	STRUCTURAL
EQUIP	EQUIPMENT	SYM	SYMMETRIC
EXP	EXPANSION		
EXT	EXTERIOR	T	TREAD
		TB	TOWEL BAR
(F)	FUTURE	TEL	TELEPHONE
FAU	FORCED AIR UNIT	TEMP	TEMPERED
FD	FLOOR DRAIN	T&G	TONGUE & GROOVE
FDN	FOUNDATION	TH	THRESHOLD
FIN	FINISH	THK	THICK
FLR	FLOOR	TO	TOP OF
FLSHG	FLASHING	TOC	TOP OF CONCRETE
FLUOR	FLUORESCENT	TPD	TOILET PAPER DISP.
FO	FACE OF	TV	TELEVISION
FOC	FACE OF CONCRETE	TOW	TOP OF WALL
FOF	FACE OF FINISH	TS	TUBE STEEL
FOS	FACE OF STUD	TYP	TYPICAL
FP	FIREPROOF		
FT	FOOT OR FEET	UNF	UNFINISHED
FTG	FOOTING	UON	UNLESS OTHERWISE NOTED
FURR	FURRING		
FUT (OR F)	FUTURE	VEN	VENEER
		VERT	VERTICAL
GA	GALVE	VEST	VESTIBULE
GALV	GALVANIZED	VT	VINYL TILE
GB	GRAB BAR	VIF	VERIFY IN FIELD
GL	GLASS		
GFCl	GROUND FAULT CIRCUIT	W	WEST
	INTERLUPT	W/	WITH
GND	GROUND	W/D	WASHER/DRYER
GR	GRADE	WD	WOOD
GYP	GYPsum	WDW	WINDOW
GI	GALVANIZED IRON	WCO	WHERE OCCURS
GWB	GYPsum WALLBOARD	W/O	WITHOUT
		WP	WATERPROOF
HB	HOSE BIB	WR	WATER RESISTANT
HC	HOLLOW CORE	WT	WEIGHT
HDWD	HARDWOOD		
HDWE	HARDWARE		
HDR	HANDRAIL		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR		
HT	HEIGHT		
HWH	HOT WATER HEATER		

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS, WHICH RELATE TO THIS PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY BIDS.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE JOB. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS SHOWN IN THESE DRAWINGS AND SPECIFICATIONS WHETHER OR NOT SHOWN, BUT INTENDED.
- THE CONTRACTOR IS FULLY & SOLELY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS, AND THEIR EMPLOYEES FROM AND AGAINST ANY CLAIMS FOR DAMAGES, INCLUDING ANY INJURY CLAIMS BY THE CONTRACTOR, ITS EMPLOYEES, SUB-CONTRACTORS OR ANYONE ALLOWED ON THE CONSTRUCTION SITE, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKER'S COMPENSATION AND LIABILITY INSURANCE AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS PROJECT, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF ALL EXISTING UTILITIES, AMENITIES AND SITE IMPROVEMENTS DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON DRAWINGS OR UNCOVERED DURING WORK.
- THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE CONSTRUCTION SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS.
- CONTRACTOR SHALL PROVIDE AND UTILIZE FACILITIES NECESSARY TO CONTROL DUST.
- CONTRACTOR SHALL PROVIDE FOR TRAFFIC CONTROL AS REQUIRED.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
- THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS, FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS, PRODUCT SUBMITTALS AND/OR SAMPLES OF MATERIALS AND PRODUCTS, WHICH WERE NOT IDENTIFIED, AS WELL AS ANY MATERIAL, PRODUCTS OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY THE SUBCONTRACTORS AND THEIR COMPLIANCE WITH THESE GENERAL CONDITIONS. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORK OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND/OR THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL FOLLOW DIMENSIONS AND SHOULD NOT SCALE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN EXISTING CONDITIONS, THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT.
- ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING FROM THE ARCHITECT AND OWNER, AND ONLY PROCEED WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT.
- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN ALL SURFACES.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SECTION 4906, CALIFORNIA PUBLIC RESOURCES CODE 4291, AND CALIFORNIA GOVERNMENT CODE 51182.

PROJECT DIRECTORY

OWNER
TED & MARTINA BAGGETT
4021 HESSEL ROAD
SEBASTOPOL, CA 95472
707.206.2653

ARCHITECT
BAUMGARDNER ARCHITECTURE
JOEL BAUMGARDNER, AIA, LEED AP, CGBP
675 SOUTH HIGH STREET
SEBASTOPOL, CA 95472
415.505.7379
joel@baumarch.com

SHEET INDEX

GENERAL	
G000	PROJ. INFO., VICINITY MAP, CODES & ZONING, DEFERRED APPROVALS, SYMBOLS, ABBREVS., GENL. NOTES
ARCHITECTURAL	
A001	3D PHOTO SIMULATION
A002	3D VIEWS
AS101	SITE PLAN
A101	FIRST FLOOR PLAN (GARAGE)
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A105	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A351	BUILDING SECTION
A352	BUILDING SECTION
A353	BUILDING SECTION
A354	BUILDING SECTION
A355	BUILDING SECTION

TOPOGRAPHIC SURVEY, SHEET 1 OF 1

PROJECT DESCRIPTION

A NEW SINGLE FAMILY RESIDENCE.

THE PROPOSED RESIDENCE IS 3 STORIES.

OCCUPANCY TYPE: R-3 (SINGLE-FAMILY RESIDENCE) / U (GARAGE)
CONSTRUCTION TYPE: V-B, SPRINKLED
WUI ZONE: YES

ZONING: PD, R1 COMBINING DISTRICT, SP GENERAL PLAN DESIGNATION
SITE AREA: 0.30 ACRES

SQUARE FOOTAGE:

PROPOSED RESIDENCE AREAS

THIRD FLOOR 767 SF
SECOND FLOOR 1253 SF
HOUSE TOTAL 2019 SF

GARAGE (1ST FLR) 780 SF

REAR PATIO 264 SF
DECK 333 SF
EXTERIOR STAIRS 106 SF

VARIANCE REQUEST

VARIANCES FROM KMAPC RULES AND STANDARDS AND AMADOR COUNTY FRONT SETBACK RULES ARE REQUESTED TO REDUCE THE REQUIRED 25' FRONT YARD SETBACK TO BE SIMILAR TO BOTH ADJACENT EXISTING NEIGHBORING HOMES. THE REQUEST IS FOR A REDUCTION FROM 25' TO 14'-7" TO THE HOUSE ITSELF, AND FROM 25' TO 6" TO THE FRONT DECK AT THE MAIN FLOOR.

THE VARIANCE IS REQUESTED FOR TWO REASONS.

1) THE STEEP UPSLOPE LOT COMBINED WITH A 25' FRONT SETBACK AND PARKING/DRIVEWAY SLOPE REQUIREMENTS WOULD REQUIRE A PARTIALLY BURIED SECOND FLOOR LEVEL. ALTERNATIVELY, GARAGE RETAINING WALL HEIGHTS IN EXCESS OF 15' WOULD BE REQUIRED TO RAISE THE MAIN LEVEL OUT OF GRADE.

2) BOTH ADJACENT EXISTING NEIGHBORING HOMES ARE LOCATED SIMILARLY, ABOUT THE SAME DISTANCE FROM THE STREET TO THE REQUESTED LOCATION FOR THIS PROJECT. A SIMILAR VARIANCE REQUEST WAS GRANTED TO THE NORTHERN NEIGHBOR ON LOT 29 WITHIN THE LAST 4 YEARS.

CODES

2019	CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1)
2019	CALIFORNIA BUILDING CODE (TITLE 24, PART 2)
2019	CALIFORNIA RESIDENTIAL CODE (TITLE 24, PART 2.5)
2019	CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3)
2019	CALIFORNIA MECHANICAL CODE (TITLE 24, PART 4)
2019	CALIFORNIA PLUMBING CODE (TITLE 24, PART 5)
2019	CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2019	CALIFORNIA FIRE CODE (TITLE 24, PART 9), INCLUDING NFPA 13R
2019	CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11)

DEFERRED APPROVALS

- SINGLE FAMILY RESIDENTIAL SPRINKLER SYSTEM
- PHOTOVOLTAIC SYSTEM

VICINITY MAP



BAUMGARDNER ARCHITECTURE
Sebastopol, CA 95472
675 South High Street
joel@baumarch.com
www.baumarch.com

PROJ. INFO., VICINITY MAP, CODES & ZONING, DEFERRED APPROVALS, SYMBOLS, ABBREVS., GENL. NOTES
PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
33889 FREMONT ROAD
KIRKWOOD, CA 95646
APN 026-172-013-000 (LOT 30)

Proj. # 2103
Date 12.30.2021
Drawn JEB
Scale 1/2" = 1'-0"

G000



**BAUMGARDNER
 ARCHITECTURE**
 475 South High Street
 Sebastopol, CA 95472
 joel@baumgard.com 415.505.7979
 www.baumgard.com

3D PHOTO SIMULATION
 PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale

A001





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3D VIEWS
 PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale

A002



② VIEW FROM NE



① VIEW FROM SE



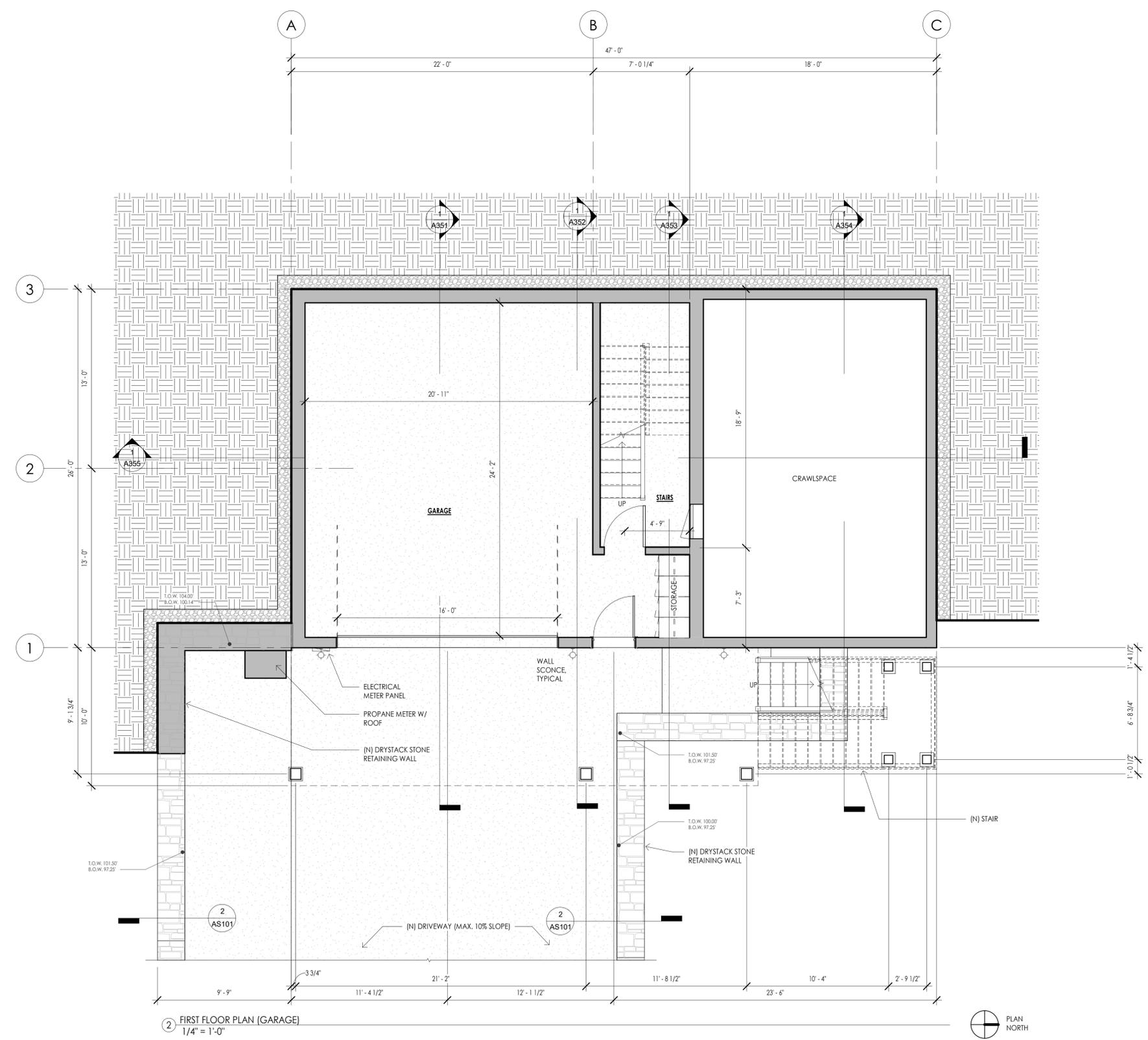
BAUMGARDNER
 ARCHITECTURE
 675 South High Street
 Sebastopol, CA 95472
 415.505.7979
 www.baumgardner.com

FIRST FLOOR PLAN (GARAGE)
 PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A101





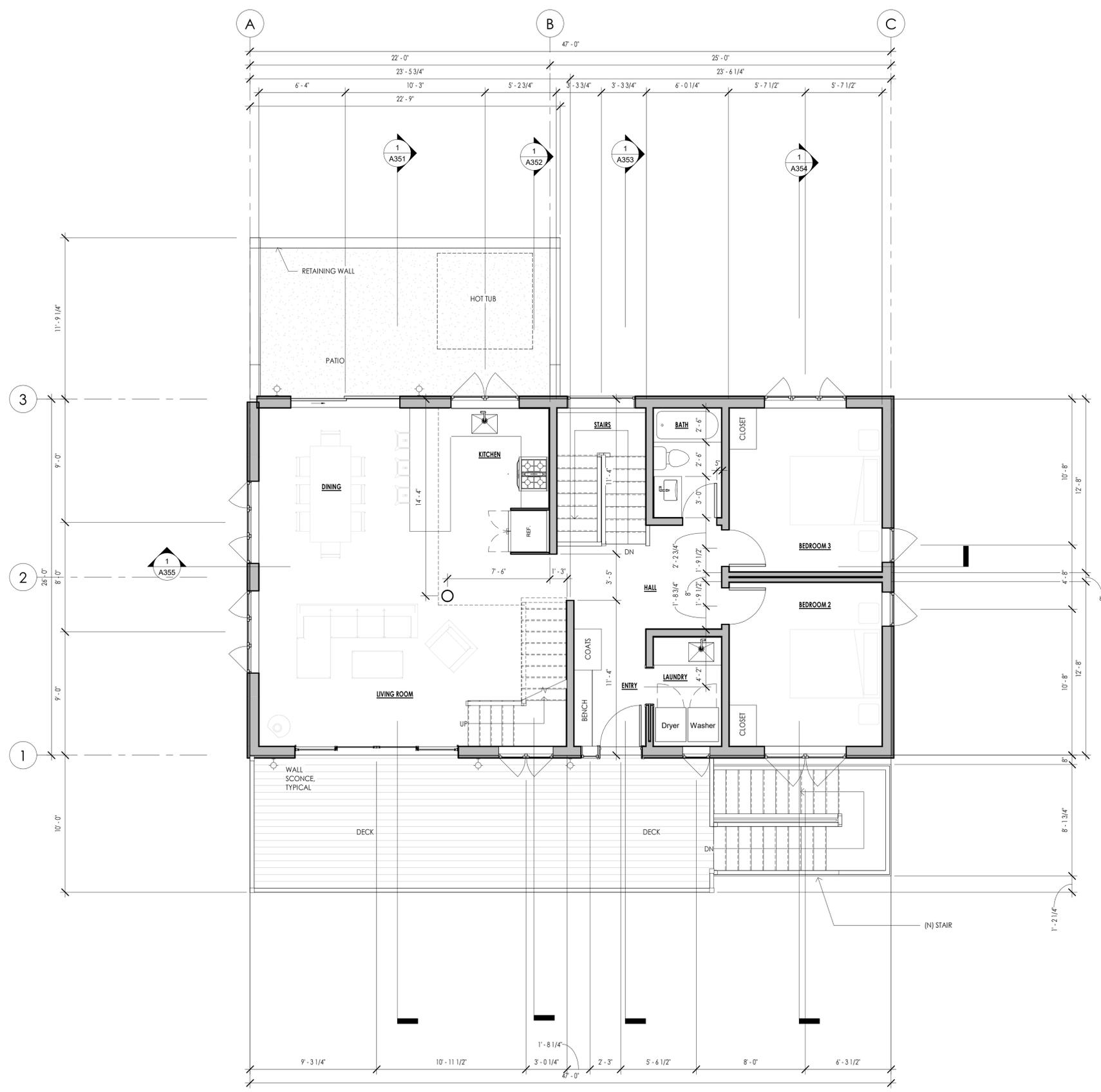
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 415.505.7979

SECOND FLOOR PLAN
 PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A102



① SECOND FLOOR PLAN
 1/4" = 1'-0"





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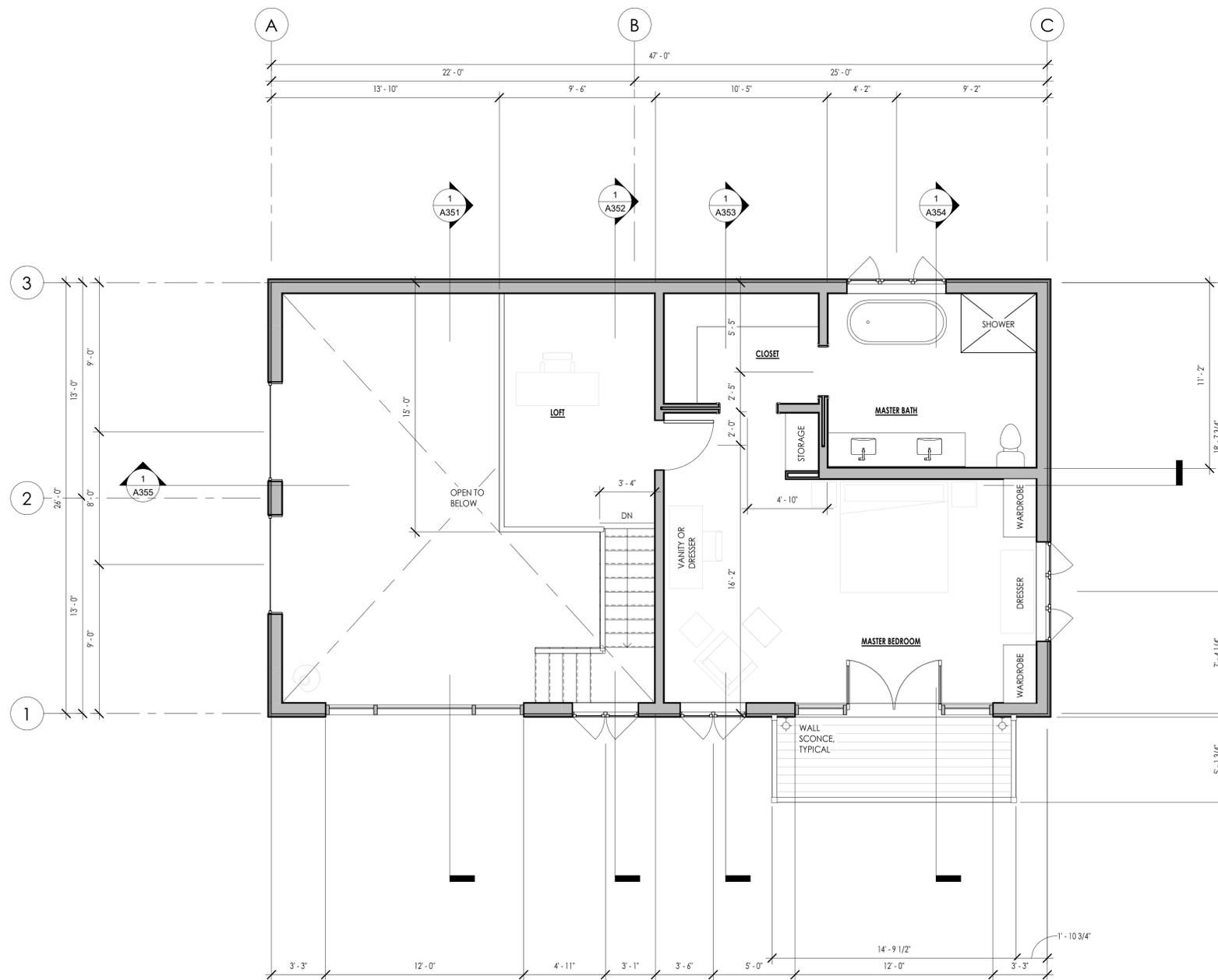
THIRD FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A103



① THIRD FLOOR PLAN
 1/4" = 1'-0"





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 415.505.7979

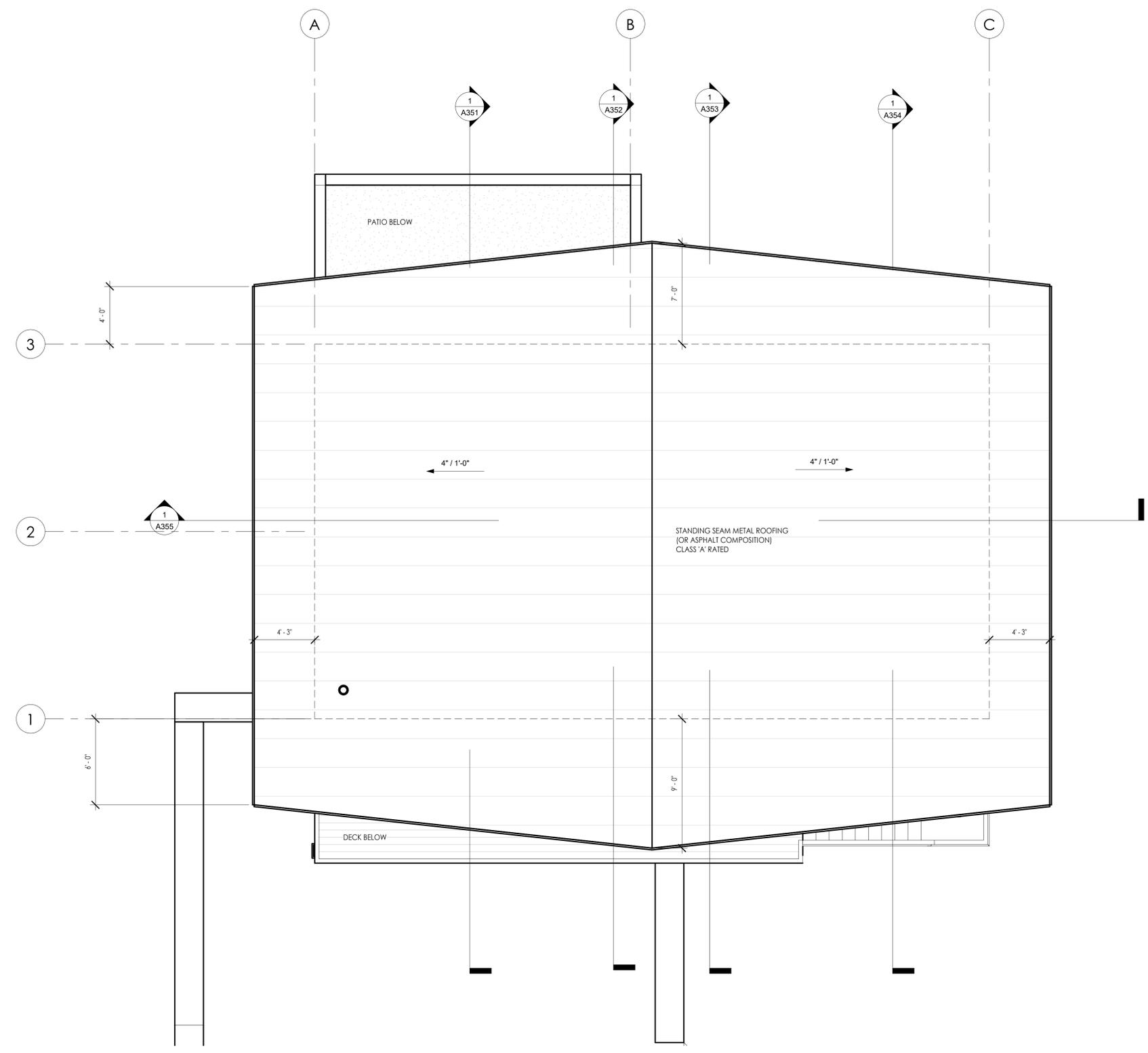
ROOF PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A105



1 ROOF PLAN
 1/4" = 1'-0"





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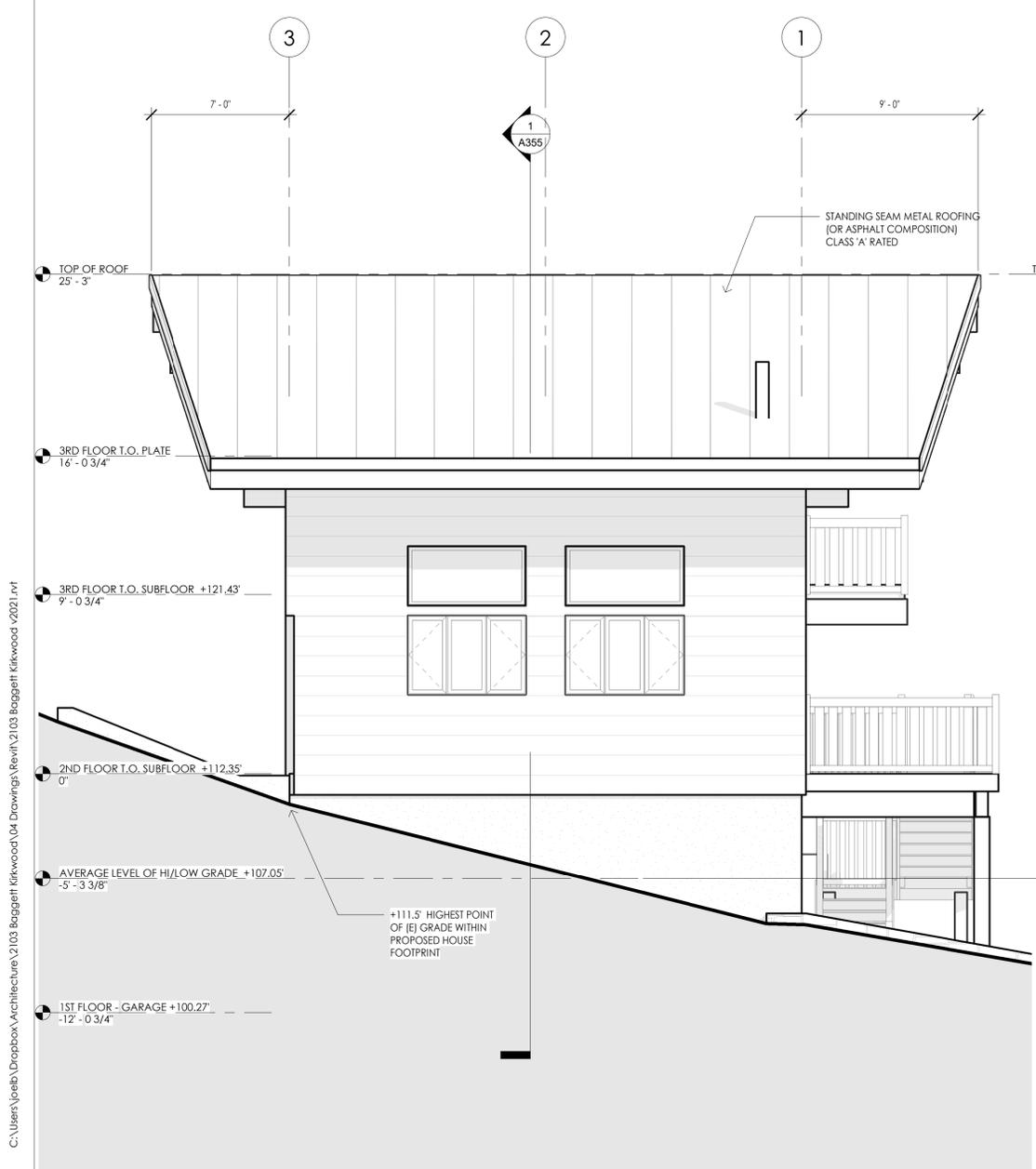
EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

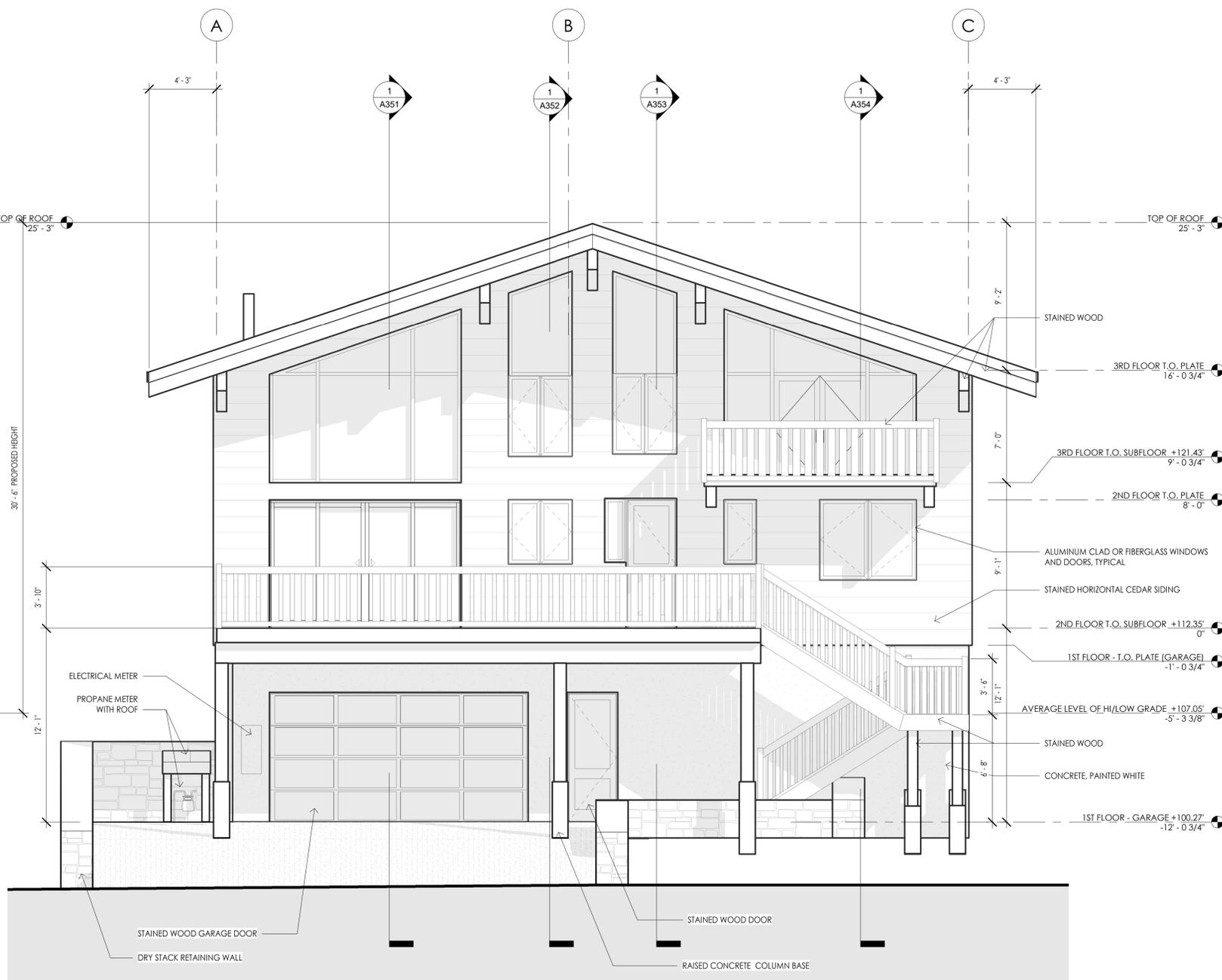
BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A301



② SOUTH ELEVATION
 1/4" = 1'-0"



① EAST ELEVATION
 1/4" = 1'-0"

C:\Users\joeb\Dropbox\Architecture\2103 Baggett Kirkwood\4 Drawings\Revit\2103 Baggett Kirkwood v2021.rvt

12/30/2021 12:31:15 PM



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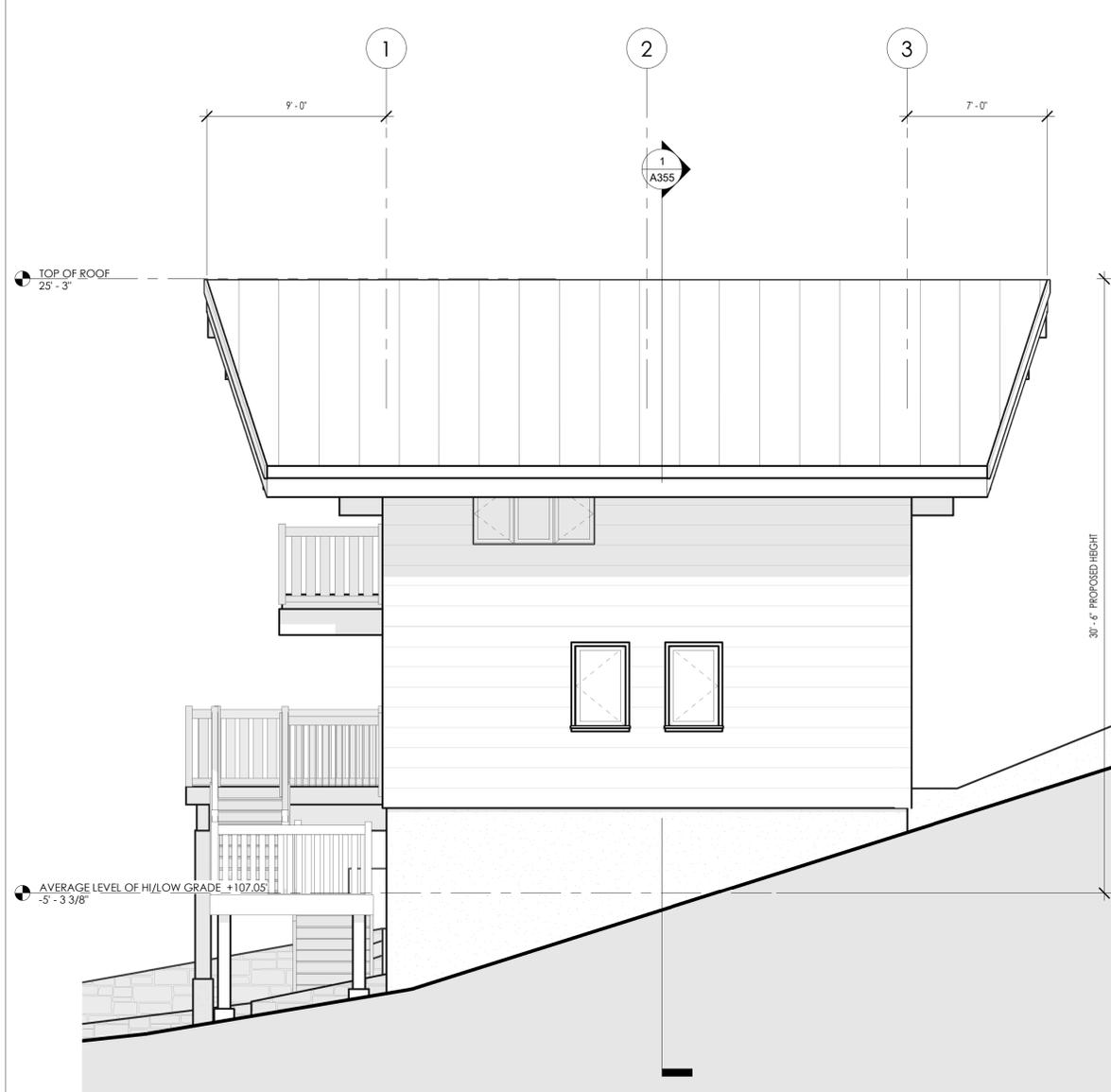
EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

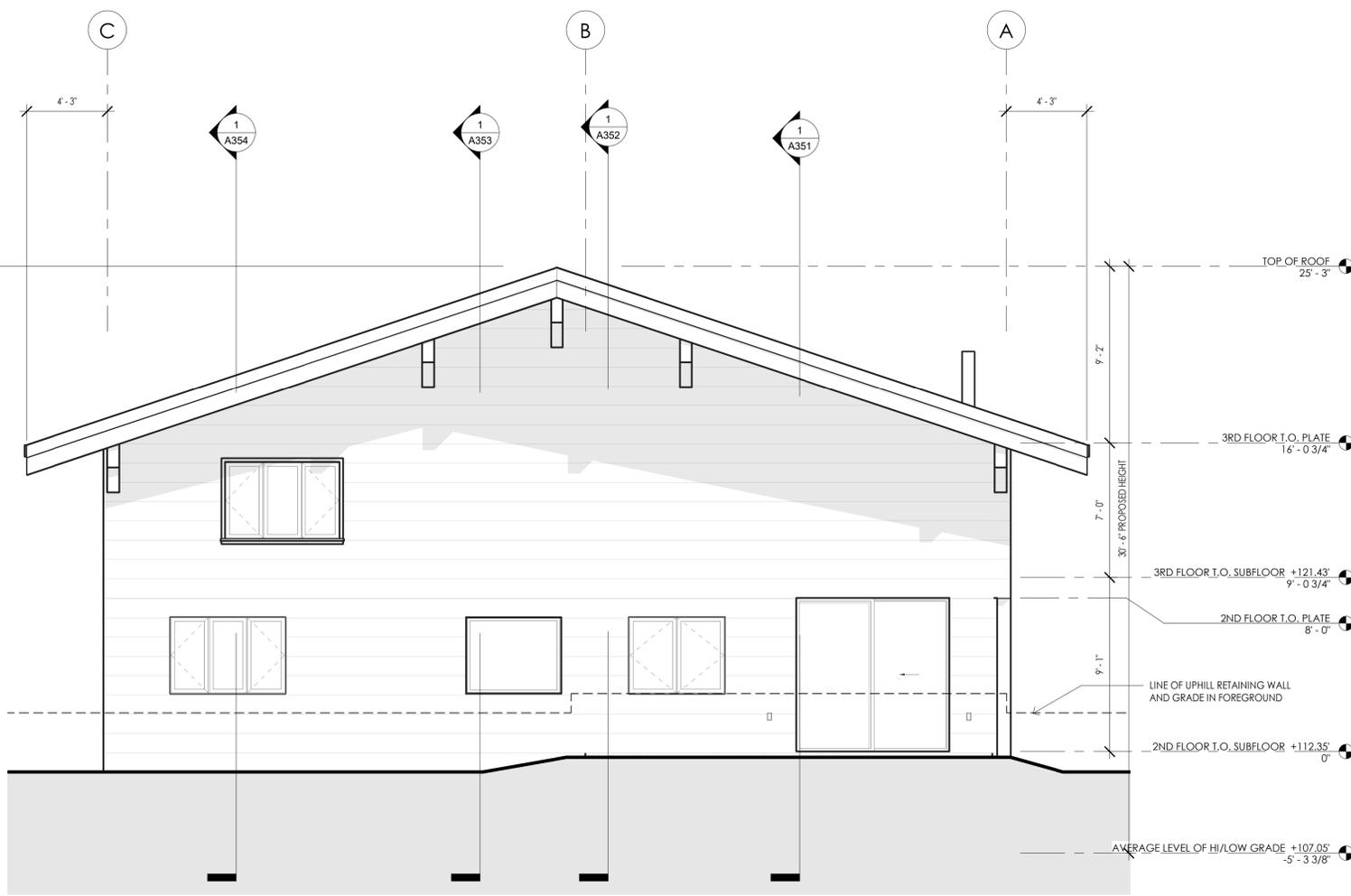
BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A302



② NORTH ELEVATION
 1/4" = 1'-0"



① WEST ELEVATION
 1/4" = 1'-0"

SEE A301 FOR MATERIAL SPECIFICATIONS



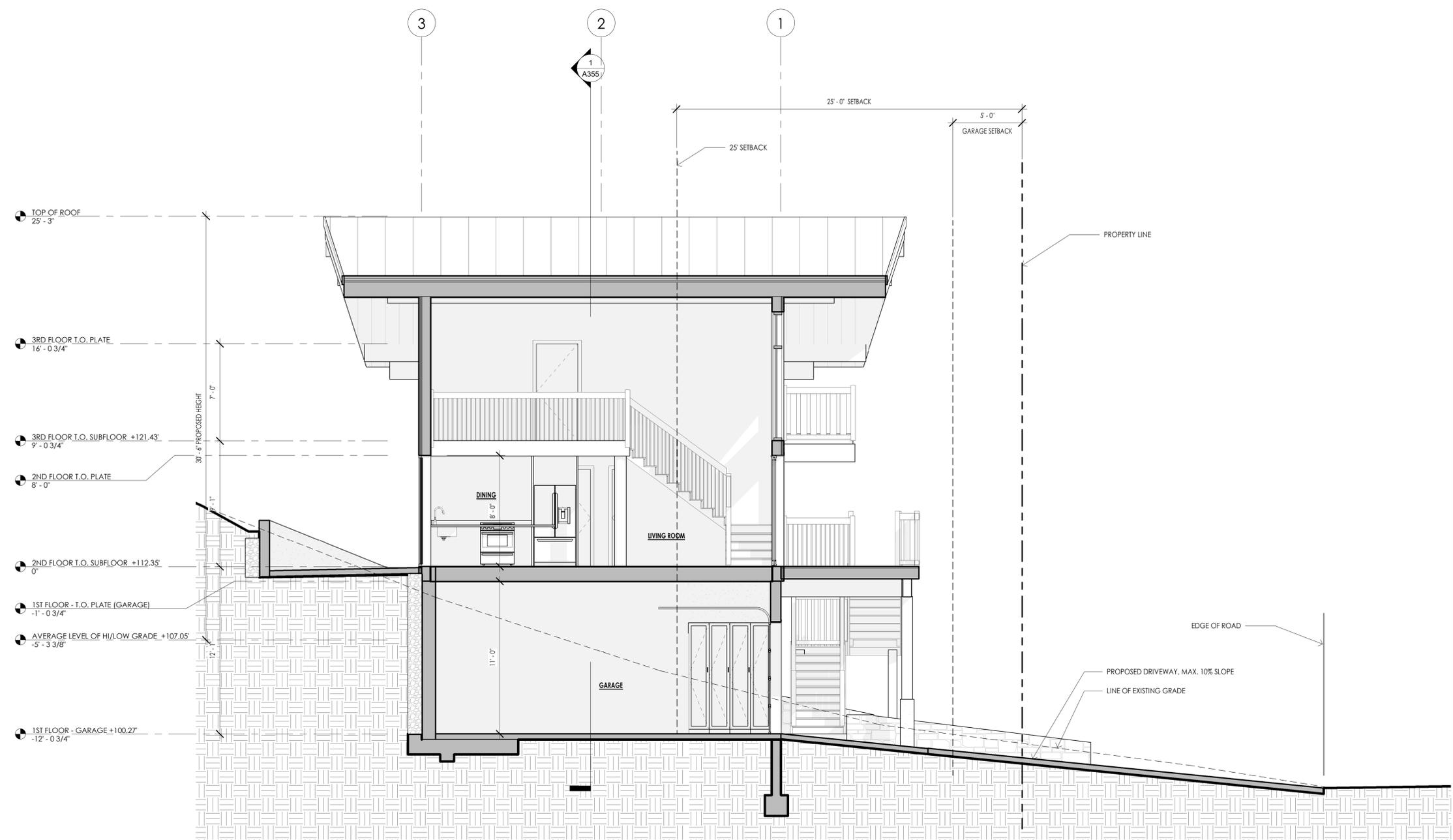
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 Sebastopol, CA 95472
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 415.505.7979

BUILDING SECTION
 PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-01 3-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A351



① CROSS SECTION 1
 1/4" = 1'-0"



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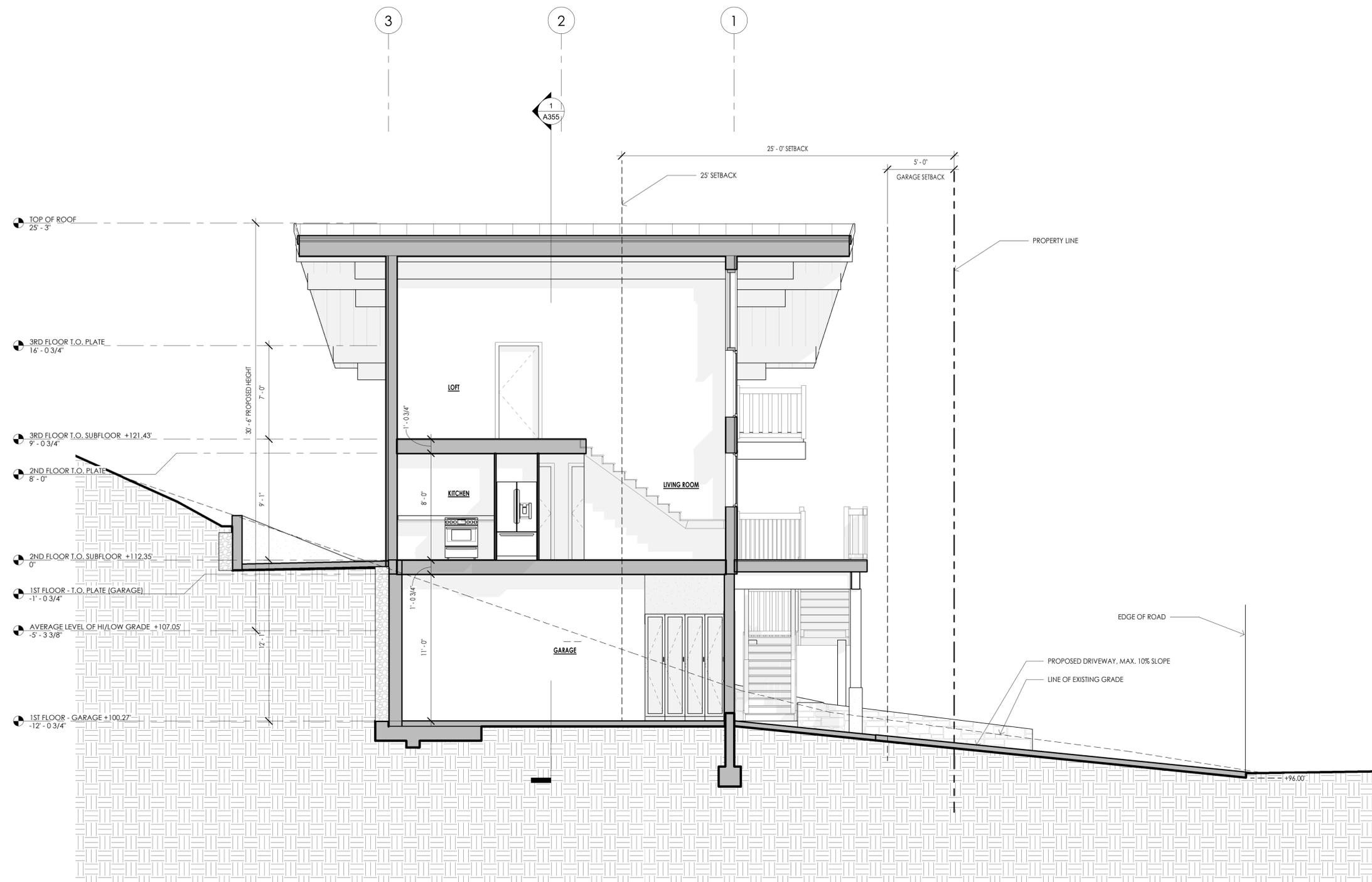
BUILDING SECTION

PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-01 3-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A352



1 CROSS SECTION 2
 1/4" = 1'-0"



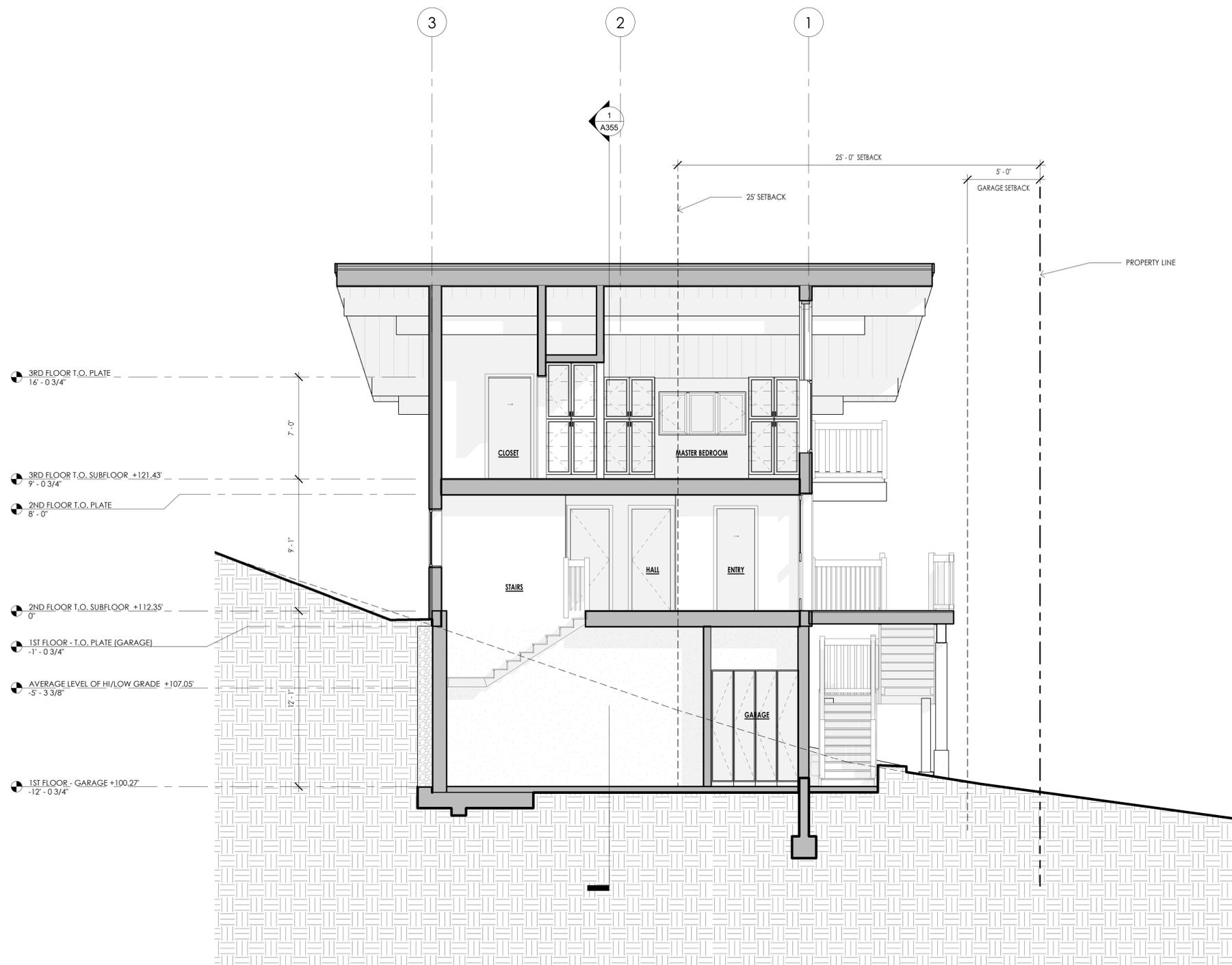
**BAUMGARDNER
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 875 South High Street
 Sebastopol, CA 95472
 www.baumgardner.com
 415.505.7979

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-01 3-000 (LOT 30)

BUILDING SECTION
 PRELIMINARY - NOT FOR CONSTRUCTION

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A353



① CROSS SECTION 3
 1/4" = 1'-0"



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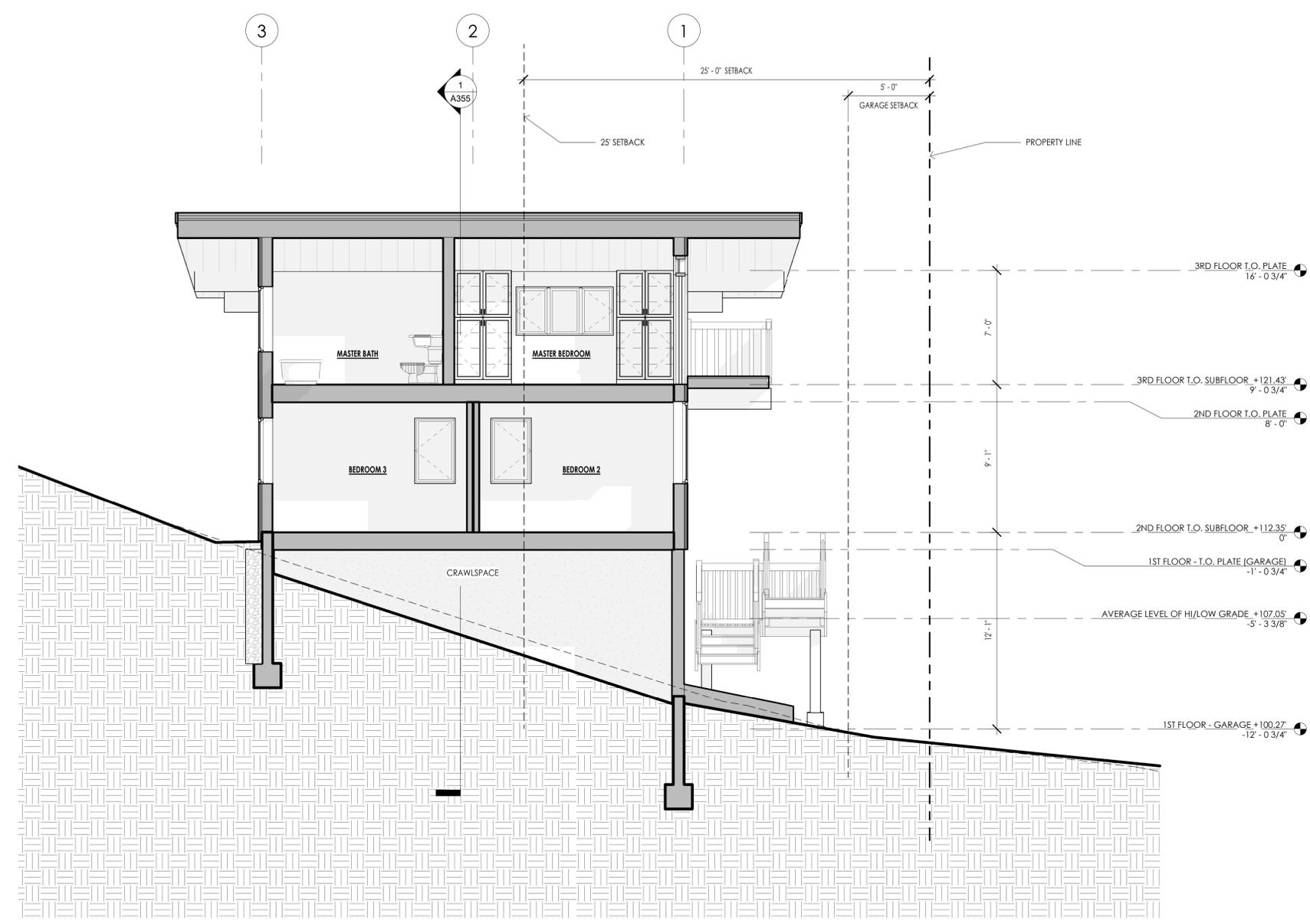
BUILDING SECTION

PRELIMINARY - NOT FOR CONSTRUCTION

BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A354



1 CROSS SECTION 4
 1/4" = 1'-0"



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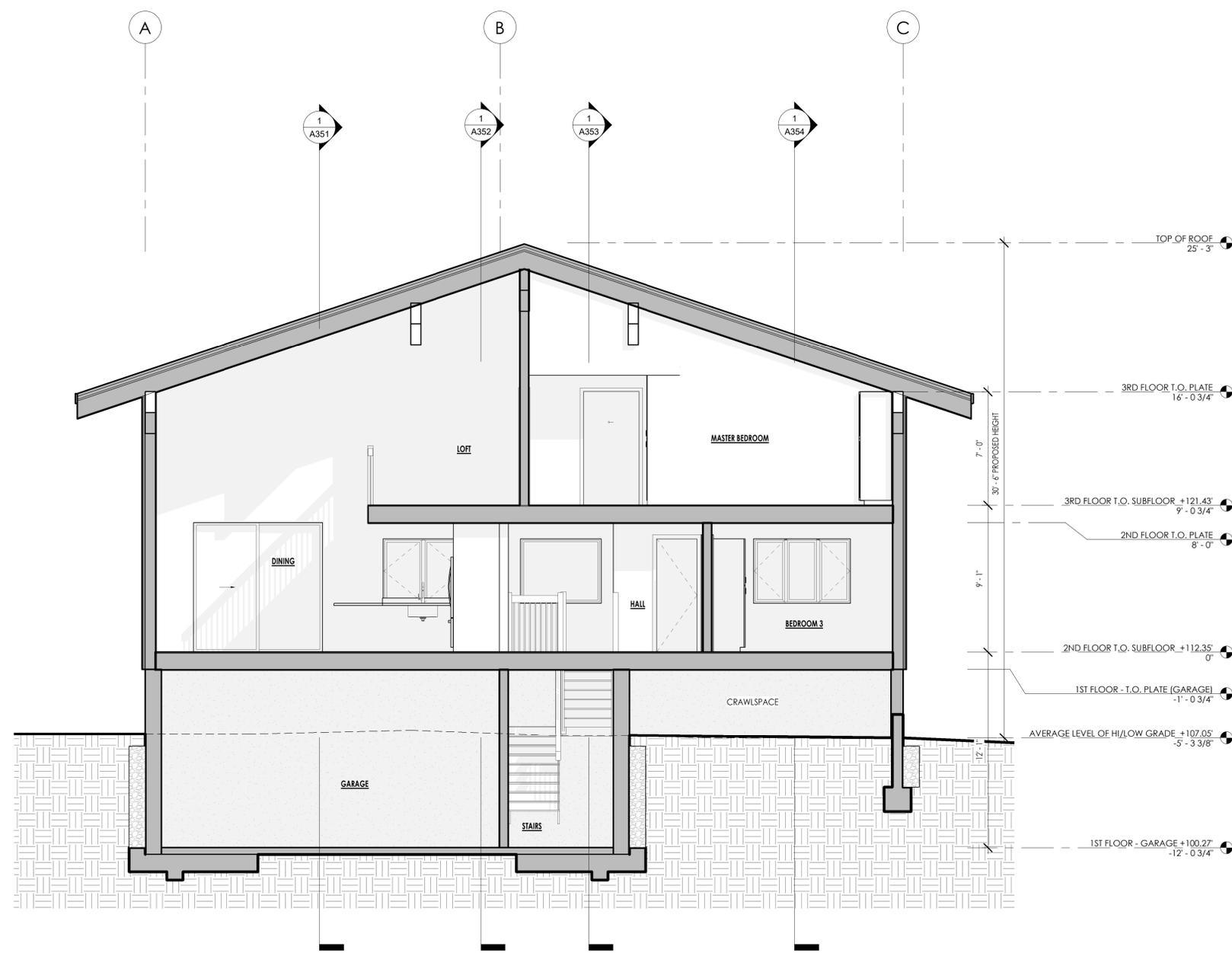
BUILDING SECTION

PRELIMINARY - NOT FOR CONSTRUCTION

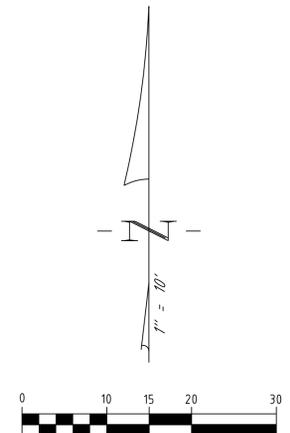
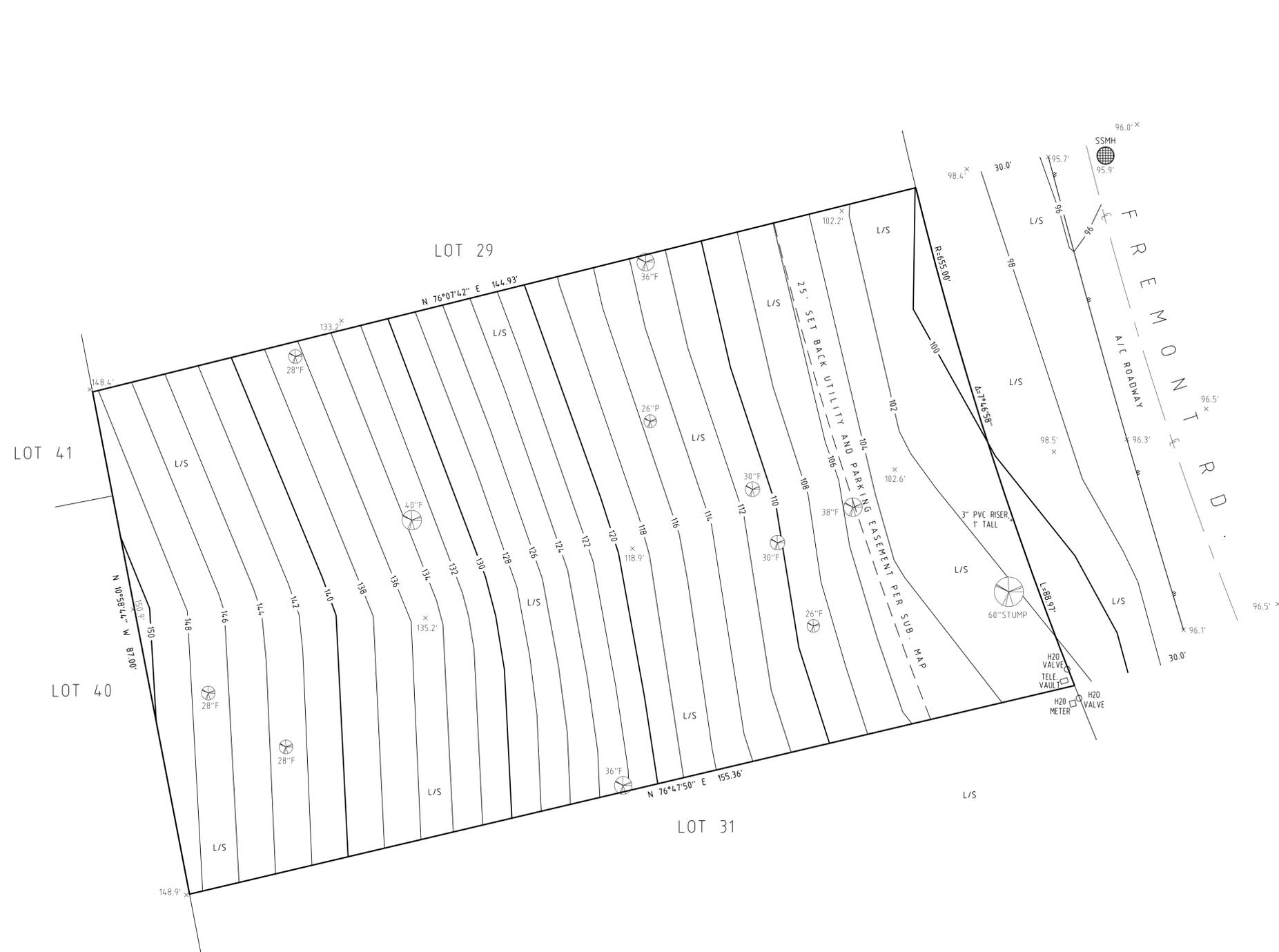
BAGGETT CABIN
 33889 FREMONT ROAD
 KIRKWOOD, CA 95646
 APN 026-172-013-000 (LOT 30)

Proj. # 2103
 Date 12.30.2021
 Drawn JEB
 Scale 1/4" = 1'-0"

A355



① LONGITUDINAL SECTION
 1/4" = 1'-0"



LEGEND

A/C	ASPHALTIC CONCRETE
F	FIR TREE
L/S	LANDSCAPE/NATURAL GROUND
P	PINE TREE
SSMH	SANITARY SEWER MANHOLE
x77.7'	SPOT ELEVATION
—	EDGE OF PAVEMENT

EASEMENTS PER SUBDIVISION MAP

The undersigned hereby consent to the preparation and recordation of this Plat of KIRKWOOD MEADOWS UNIT NO. 1 and offer for dedication and do hereby dedicate to any and all public uses the drives and courts shown hereon which lie within the boundary lines of the Subdivision and designated as "Kirkwood Meadows Drive", "Fremont Road", "Fremont Court", "Dangberg Drive" and "Taylor Court".

We also offer for dedication and do hereby dedicate to specific purposes the following:

- Rights-of-way and Easements for light, air, water, gas, sewer, drainage pipes and ditches, underground wires and conduits for electric, telephone and television services, together with all appurtenances thereto on, over, across and under those strips of land designated "Public Utility Easements" and those strips of land lying within ten (10) feet of the rear and five (5) feet of the side lines of all lots and parcels shown hereon.
- Rights-of-way and Easements for drainage purposes on, over, across and under those strips of land designated "Drainage Easements".
- A General Easement for road purposes that extends to five (5) feet beyond the catch point of the top of cuts and toe of fills of the roadway sections, as shown hereon, is hereby reserved for the County of Amador by the Developer on all roads within this Subdivision where the dedicated right-of-way is not sufficient to provide a minimum of five (5) feet from the catch point to the dedicated right-of-way lines.
- Easements for light, air, snow storage, parking bays including graded slopes, drainage ditches, underground wires and conduits and all appurtenances thereto within those strips of land lying between the front lot line and the lines shown hereon and designated "Building Set Back Lines", said strips to remain open and free of buildings.
- Easements for ski lift facilities including poles, anchors, supports, guys, overhead wires and cables and all appurtenances thereto on, over, across and under those strips of land designated "Ski Lift Easements".
- Easements for all public uses are those parcels of land which lie within the boundary lines of the Subdivision and designated as "Parcel A", "Parcel B", "Parcel C", "Parcel D", "Parcel E", "Parcel F", "Parcel G", "Parcel H", "Parcel I", and "Parcel J".

OWNER & MAILING ADDRESS
 TED BAGGETT
 4021 HESSELL RD.
 SEBASTOPOL, CA 95472

LAND AREA
 13,091 SQUARE FEET

TURNER & ASSOCIATES, INC.
 LAND SURVEYING
 (775) 588-5658
 FAX (775) 588-9296
 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
 P.O. BOX 5067 - STATELINE, NEVADA 89449

NOTES

---THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.
 TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY
 ---PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
 ---ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
 ---THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

BENCH MARK NUMBER _____ ELEVATION 100.00' DATUM ASSUMED DESCRIPTION SET MAG HUB IN DIRT		TOPOGRAPHIC SURVEY LOT 30, KIRKWOOD MEADOWS UNIT NO. 1 APN: 026-172-013, 33889 FREMONT RD. AMADOR CO., CA				DATE JULY 2021
REVISION NO. _____ DATE _____ DESCRIPTION _____		SCALE HORIZ. 1"=10' VERT. 2"=1'		FIELD SW _____ DRAWN JF _____ FILE NAME 21166.DWG	CHECKED JMT _____ JOB NO. 21166	SHEET 1 OF 1 BY _____ CHKD _____

INDEMNIFICATION

Project: Baggett Cabin, a new single family residence.

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Joel E Baumgardner
Digitally signed by Joel E Baumgardner
DN: C=US, E=joel@baumarch.com,
O="Baumgardner Architecture, An Architectural
Corporation", CN=Joel E Baumgardner
Date: 2021.12.30 13:02:55-08'00'

Signature

Owner (if different than Applicant):

Signature

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, February 11, 2022

10:00 A.M.

Join Zoom Meeting:

<https://us02web.zoom.us/j/5375128983>

Dial by phone: 669 900 6833

Meeting ID: 537 512 8983

For further information on any of the agenda items, please contact El Dorado County Planning and Building Department at (530) 573-7905. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 54956.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: December 10, 2021
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Review and possible recommendation to the Amador County Planning Commission of an application for a variance to the front yard setback requirement to allow construction of a new home. The request is for a reduction from the required setback of 25' to 14'-7" to the house itself, and from 25' to 6'-0" to the front deck at the main floor.

Applicants: Ted & Martina Baggett
Location: 33889 Fremont Road, Kirkwood
APN: 026-172-013

ITEM 2: Review and discussion of draft Kirkwood Tree Ordinance amendments for alignment with Firewise Community goals and PRC 4291 defensible space requirements.

- G. Adjourn

- | | |
|---|--------------------------------|
| 1. Notice of Intent (NOI). | Initial
<u>N/A (Exempt)</u> |
| 2. GIS List. <u>300</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | <u>JB</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | _____ |
| 4. Project Applicant and Representative(s), if applicable. | <u>JB</u> |
| 5. Checked Project file cover for agency distribution. | <u>JB</u> |
| 6. Checked inside file for special requests for notification. | <u>JB</u> |
| 7. Checked old notification list for additional notification. | <u>JB</u> |
| 8. Other – Specify:

_____ | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding V-22, F-1 Baggett Variance by placing copies in 30 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on February 23, 2021 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on February 23, 2021

Signed 

Witness 

- | | |
|---|-----------------------|
| 1. Notice of Intent (NOI). | Initial
<u>N/A</u> |
| 2. GIS List. <u>300</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | <u>RB</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | <u>RB</u> |
| 4. Project Applicant and Representative(s), if applicable. | <u>RB</u> |
| 5. Checked Project file cover for agency distribution. | <u>RB</u> |
| 6. Checked inside file for special requests for notification. | <u>RB</u> |
| 7. Checked old notification list for additional notification. | <u>RB</u> |
| 8. Other – Specify:

_____ | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding V-22; 1-1 Bagget by placing copies in 30 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on 3-28-22 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on 3-28-22

Signed 
 Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice. **NOTE: THIS IS A REPEAT NOTICE DUE TO THE RESCHEDULING OF THE PREVIOUSLY SCHEDULED MARCH PLANNING COMMISSION MEETING.**

PROJECT NAME AND DESCRIPTION: Request for a variance (V-22;1-1 Baggett) to the front yard setback requirement to allow construction of a new home. The request is for a reduction from the required setback of 25' to 14'-7" to the house itself, and from 25' to 6'-0" to the front deck at the main floor. APN: 026-172-013.

PROPERTY OWNERS: Ted & Martina Baggett
SUPERVISORIAL DISTRICT: 3
LOCATION: 33889 Fremont Road, Kirkwood CA 95646

NOTE: SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, Amador County, intends to consider a Notice of Exemption pursuant to Section 15305(a) of State CEQA Guidelines for setback variances not resulting in the creation of any new parcel.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on April 12, 2022 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US
+1 346 248 7799 US

+1 301 715 8592 US
+1 312 626 6799 US

+1 929 205 6099 US
+1 253 215 8782 US

Meeting ID: 537 512 8983

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

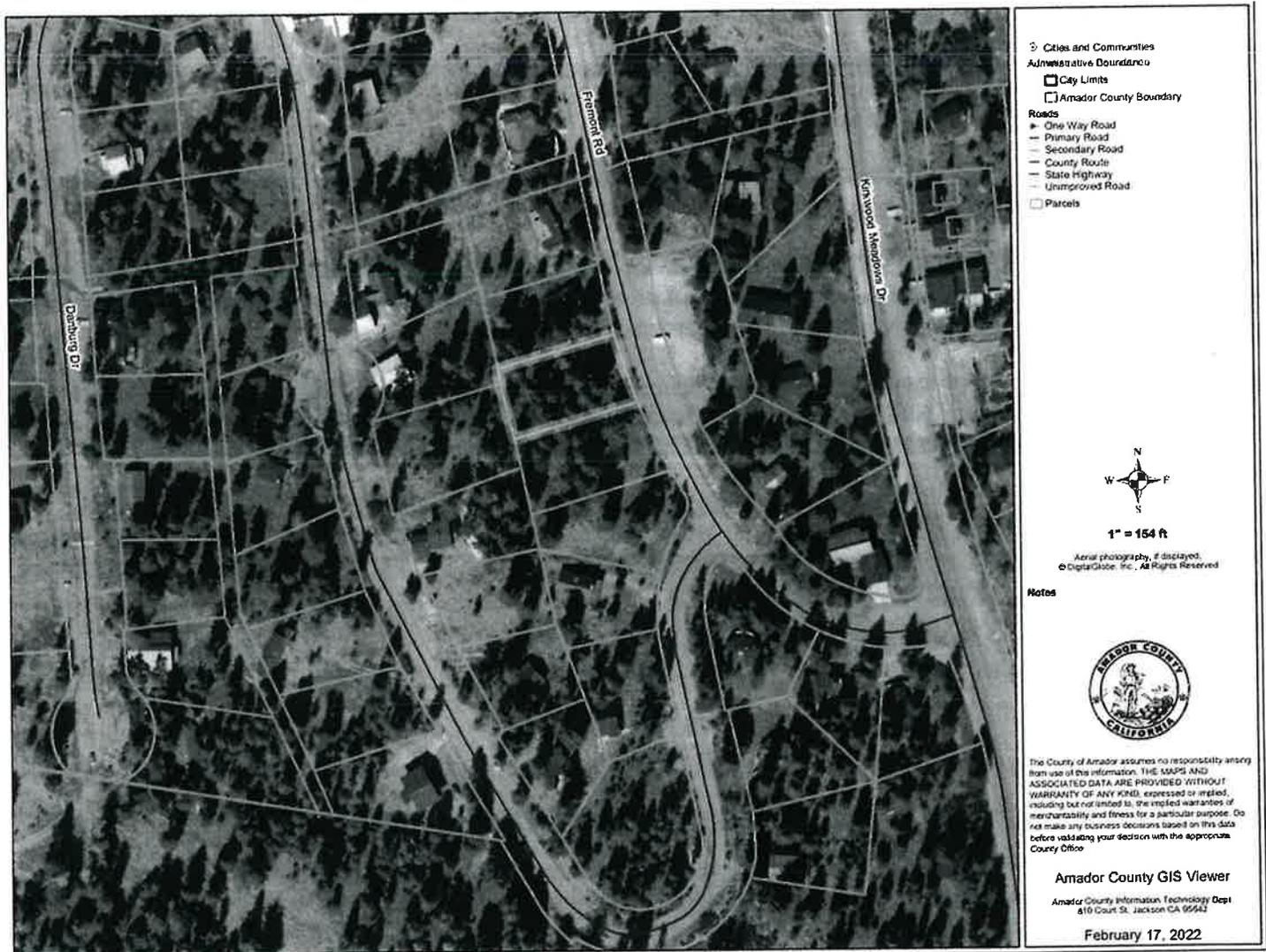
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be made as early as possible, and at least two business days before the start of the meeting.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: March 28, 2022

SUBJECT AREA HIGHLIGHTED IN YELLOW



COMMENTS



Planning Department <planning@amadorgov.org>

Public Hearing 33889 Fremont Rd, Kirkwood

1 message

sargent <sargent.eg@gmail.com>
To: planning@amadorgov.org

Wed, Mar 2, 2022 at 11:25 AM

I am a neighboring home owner at 33829 Fremont Rd to the property of concern.

In consideration of the steep slope and limited building site at the property, I am in favor of approval of the building setback variance requested. I do not believe there will be a negative visual impact nor interference with snow removal or residential traffic and parking.

Respectfully,

Gary Sargent