



ACPC Public Hearing Request for a Variance by Gallaher in Kirkwood

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To: Amador County Planning Department <planning@amadorgov.org>

Cc: reidbe@pacbell.net

Dear Planning Commission:

I just received the Notice of Public Hearing for the Gallaher Project Proposal. I have participated in a Kirkwood Meadows Association Planning Commission meeting about this project and have expressed my concerns regarding a lack of a workable Snow Storage Plan.

I have owned the two properties directly across the street from the Gallaher property since 1987 and was on the Kirkwood Meadows Association Board of Directors when driveways and garages were approved by that Board. (Before that time, driveways and garages were specifically prohibited by our CC&R's.) I do remember a requirement being put into place that every new project within KMA must have a viable Snow Storage Plan.

My primary concern, having to do with this proposed project, has to do with snow storage. The current construction on the Gallaher property does not adequately allow for sufficient snow storage during normal and heavy winters. So, what actually happens, is that the bulk of the snow for the section of road in front of our properties is plowed onto my properties, which have a slight uphill grade from the road. I do not have a driveway and garage on my property. Last winter, the disproportionate amount of snow plowed from the road and stored on my properties made it extremely difficult -- and almost impossible -- to get to my home.

With the absence of a credible snow storage plan for the Gallaher property, where will the snow be plowed and stored -- in the area of the proposed project? The construction of an entry addition, a garage and a driveway will necessarily, in my estimation, make it impossible to store their share of the snow to be plowed and placed on their property. This, in fact, is already the case! The proposed project will only worsen the current problem. It should be noted that three houses in a row are significantly downslope from the roadway, making it more difficult to snow much snow in front of those houses.

Also, the KMA Board never approved any living space within the setback and this project proposal, with the proposed "entry addition" should not be approved.

I have been neighbors with Gary and Elaine Gallaher since about 1990 and have always gotten along well with them and hold them in high esteem.

However, the proposed project will have deleterious impacts on my property rights and the excessive amounts of snow being plowed onto my properties must cease. Please do not approve this project, as proposed, unless and until a workable Snow Storage Plan has been developed, as it will only exacerbate the situation.

I thank you in advance for your consideration of these concerns.

Reid Bennett