

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, April 12, 2024

10:00 A.M.

Join Zoom Meeting:

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

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 5496.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: December 8, 2023
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Review and possible approval of a request for a variance (V-24;3-1 Michelmore) from the front (25 ft.) setback requirement, to allow construction of a two car garage and an enclosed unconditioned entry way addition approximately 19'-6" into the 25'-0" front setback for APN: 026-171-009; Applicant: Michelmore.

- G. Adjourn

SUMMARY MINUTES

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, December 8, 2023 10:00 A.M.

KMPUD Community Services Building
33540 Loop Road, Kirkwood, CA

A. Call to Order

The meeting was called to order by Chuck Beatty at 10:05 am. Alexa Burke, Alpine County staff planner was present in Sam Booth's absence for Alpine County. Member Chuck Beatty was in attendance along with Brendan Ferry, via video conference.

B. Approve Agenda

Brendan Ferry made a motion to approve the agenda, Alexa Burke seconded the motion. It was approved 3-0.

C. Correspondence

KMR sent a follow up letter with a photo for item 2. This will be shared with public when item the is discussed.

D. Minutes: Friday October 13, 2023

October 13, 2023 minutes were approved with a motion from Chuck Beatty and a second from Brendan Ferry. Alexa Burke abstained from the vote and they were approved 2-0.

E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items

None.

F. Agenda Items:

ITEM 1: Request for a variance (V-23;11-1 Gallaher) from the front (25 ft.) setback requirement, to allow construction of an entry addition to the existing single-family residence 13.17 feet from the front property line and a pedestrian access bridge for APN: 026-163-05, 33951 Dangburg Dr. Kirkwood, CA 95646, Amador County.

Anne-Flore Dwyer the architect for the applicant spoke on the project. It is an older home up on Danburg Dr on the downhill sloping side. This is an accessibility addition for the owners to access the home from the roadway by walker or wheelchair. The variance request is for an encroachment of the front setback for an access deck and overhang to provide a protected entry area. A sloped ramped walkway from the access

deck will connect with a parking pad on the roadway. The parking pad is not on the property and a nonexclusive easement have been approved by KMA.

Mr. Beatty asked if any part of the deck structure was in the KMA right-of-way. Ms. Dwyer responded that outside of the walkway which is 5ft wide nothing is within that setback, that the buildings and overhangs are 13ft away from the KMA right-of-way.

Mr. Beatty noted that other houses on the street have similar walkways out to the street and that Danburg Dr is no longer a public right-of-way. Amador County abandoned those in favor of KMA about 5 years ago.

Ms. Dwyer notes that all the encroachment off this property are on KMA property and they have already been approved.

Mr. Ferry asks if there is anything covered at the parking pad. Ms. Dwyer responds that there is not.

Mr. Ferry asks Mr. Beatty if a grading permit will be required if the variance is approved. Mr. Beatty says that it would be an addition permit, that not enough grading will be done to need a grading permit. Mr. Ferry follows up asking if the variance will then go to Amador County's Planning Commission. Mr. Beatty says it will go to Amador County's Technical Advisory Committee, then to Planning Commission and then to the Board of Supervisors.

Rick Ansel with Kirkwood PUD comments that this seems like a normal variance and there are no objections from the district. Ms. Dwyer lets Mr. Ansel know that there is a gas connection that will need to be raised to the level of the parking pad and have a traffic-rated cover put on it as part of the project.

Brenden Ferry made a motion to approve of the variance package as submitted. Alexa Burke seconded the motion. It was approved 3-0.

ITEM 2: Request from Kirkwood Mountain Resort for approval to remove hazardous trees on resort property.

Adam Ikemire the Director of Mountain Operation at Kirkwood presents the project. The trees Kirkwood would like to remove are by the Volcano building and are a hazard to the employees there and could affect future snow removal operations. It is not a clear cut just a thinning that would provide better snow removal, access to the building, and prevent future damage to the trees from the blower. It is 5 trees with the largest being a Red Fir at 28 in DBH.

Mr. Ferry asks if they will be cut flush or pulling stumps. Mr. Ikemire states it is not a paved area and they will be doing flush cuts.

Mr. Ferry notes that in the photo it looks like the Red Fir has a split in the top. Mr. Ikemire confirms the split. Mr. Ferry then asks Mr. Beatty to review the recently approved tree removal policy. Mr. Beatty says that trees that are dead, dying, or

diseased can be removed without a permit or Tri-Tac approval. There just needs qualified foresters' certification that it needs to be removed for one of those reasons. Kirkwood has not had a Tree Professional look at these, this is just the resorts determination and based on conversations with Volcano who did have a tree professional look at the trees on their property up to the property line.

Mr. Ferry says he is comfortable with it, most of the trees being looked at are small Lodge Pole Pines and the Red Fir has a split top and is a hazard tree.

Rick Ansel from Kirkwood PUD comments from his fire perspective that he agrees on the assessment that the Red Fir is a hazard. And that the Volcano building is a critical infrastructure for Kirkwood and access for staff to get in there is important.

Brendon Ferry makes a motion to approve the removal of the 5 trees near the Volcano Lot that were submitted by KMR on agenda item 2. Alexa Burke seconded the motion, and it was approved 3-0.

The meeting was then adjourned.

**STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
FOR MEETING OF: April 12, 2024**

ITEM 1 Request for a variance (V-24;3-1 Michelmore) from the front (25 ft.) setback requirement, to allow construction of a two car garage and an enclosed unconditioned entry way addition approximately 19'-6" into the 25'-0" front setback for APN: 026-171-009.

Applicant: Richard Michelmore and Joanne Fillatti
Representative: Richard Ecosense Designs Architecture
Supervisory District: 3
Location: 34100 Danburg Drive Kirkwood CA 95646 Amador County, CA

- A. General Plan Designation:** SPA, Special Planning Area
- B. Present Zoning:** PD-R1, Planned Development, Single-family Residential (Kirkwood Specific Plan)
- C. Acreage Involved:** 0.29 acres
- D. Description:** The applicant has requested a variance from Amador County Code §19.24.040 (R1 district regulations--generally.), which requires a twenty-five (25) foot front setback to allow for the construction of a two car garage and an enclosed unconditioned entry way addition 5'-6" from the front property line. There is an existing single-family residence on the property for which the proposed project is considered an accessory use.

Standard Variance 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 of the State CEQA Guidelines (minor setback variance not resulting in the creation of any new parcel) and a Notice of Exemption will be filed with the County Recorder.
- E. Staff Review and Recommendation:** As part of the preliminary review process, this project is being sent to County staff and local agencies for their review and comment. Project recommendations and findings will be forwarded to the Amador County Planning Commission for their consideration. At this time staff anticipates the project will be Categorically Exempt from CEQA.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST

Application for a Variance request shall include the following:

- _____ 1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
- _____ 2. Letter of authorization if landowner is being represented by another party.
- _____ 3. Submit a plot plan (max 11"x17") 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 for the purpose of aiding in drawing of the plot plan; **see plot plan guidelines attached.**
- _____ 4. Copy of deed(s) to property.
- _____ 5. Completed Environmental Assessment Form.
- _____ 6. Filing fee of \$_____
- _____ 7. AFD fee of \$_____
- _____ 8. 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."*

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: _____

Date Filed: _____ File No. _____

Applicant/

Developer _____ Landowner _____

Address _____ Address _____

Phone No. _____ Phone No. _____

Assessor Parcel Number(s) _____

Existing Zoning District _____

Existing General Plan _____

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.

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

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 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 _____

(Signature)

For _____

INDEMNIFICATION

Project: _____

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:

Owner (if different than Applicant):

Signature 

Signature _____



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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).

Amador County Variance Application
13100 Danburg Drive
Kirkwood CA 95646
APN: 026-171-009-000
KMA Lot #63

February 15, 2024

This letter is in request for a variance to the Amador County Development Code front setback requirement in conformance with KMAPC Design Guidelines. Variance request is for the development of a proposed 2 car garage and enclosed unconditioned entry way addition within the 25'-0" Front setback to a existing single family residence located at APN: 026-171-009-000 (KMA Lot #63). In addition to the two car garage and enclosed entry way, an enclosed connecting stairwell and addition to the living space is also being proposed as part of the total project.

The existing residence consist of a two story single family home, That is access by parking in a community parking area and walking down the slope on a gravel pathway to the residence. The existing site is 12,632 square feet with an allowable 4,421 square feet of coverage (35%). The coverage of the existing residence and decks totals 1,026 square feet (8%). The proposed addition, proposes an additional 1,071 square feet of coverage for a new total coverage of 2,143 square feet (17% coverage).

The existing electrical meter and propane connection will be relocated from the existing residence to an enclosed space on the south facade of the proposed garage under the covered entry roof. No changes are being proposed to the existing water, or sewer connections.

Due to existing conditions and site constraints we are requesting a variances to allow the addition of a two-car garage to encroach 18'-0" into the front setback with a 1'-6" overhang for a total of 19'-6" of encroachment. The proposed enclosed entry encroaches 14'-0" into the front setback with a 5'-6" overhang to match the proposed garage roof. The total proposed encroachments extends a max of 19'-6" into the 25'-0" front setback, and remains 0' - 6" outside the 5'-0" garage setback required by the KMAPC Design Guidelines.

The proposed two-car garage and driveway will provide two enclosed parking spaces and two uncovered parking spaces, helping to reduce the quantity of cars using the shared parking pad on Danburg Drive. The entrance to the proposed enclosed entry is accessed by an exterior covered walkway from the front of the garage. This configuration allows for easier access into the residence through an enclosed stairwell that leads down to the existing residence. This project also proposes minimal and gradual grading at the front of the site to accommodate the finish floor of the proposed garage and appropriate driveway sloping. The proposed stairwell configuration allows for a court yard to preserve a significant tree on the property. An addition to the existing residence is being proposed to meeting the connecting stairwell at the appropriate elevation.

The residences located on adjacent properties remain a significant distance away from the proposed garage addition, setback encroachments and adequate space is still provided for snow storage to the North West and South West of the proposed driveway/garage.

The proposed addition will provide for improved safety and accessibility to the existing residence, reduce strain of parking pad use and does not negatively impact the adjoining properties, residences or snow storage.

Owners would like to begin construction during the summer/fall of 2024 and complete construction in 2025. Construction may be pushed off until summer of 2025 depending on timing of submittals and agency review, contractor availability and snow.

Thank you for your consideration,

Anne-Flore P. Dwyer

SITE NOTES

- TOPOGRAPHIC SURVEY:**
 - TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY R. O. ANDERSON DATED AUGUST 2022.
 - TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN, TREE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
- TOPOGRAPHY, SPOT ELEVATIONS AND TREES ON SITE PLAN WHICH AREA SHOWN OUTSIDE OF AREA OF SURVEY HAVE BEEN DEDUCED FROM EXTENSION OF SURVEY COMPONENTS AND SITE VISIT. ALL ELEVATIONS AND GRADE ARE TO BE VERIFIED AND COORDINATED IN THE FIELD. FINAL ELEVATIONS FOR ADDITION AND CONNECTION TO EXISTING STRUCTURES TO BE VERIFIED AND COORDINATED IN THE FIELD.
- EXISTING UTILITIES:** EXISTING UTILITIES SHOWN ARE APPROXIMATE FROM SURVEY AND SHALL BE VERIFIED IN FIELD

SITE PLAN LEGEND

- EXISTING CONTOUR
- SPOT ELEVATION
- UTILITY AS NOTED
- PROPERTY LINE
- BUILDING FOOTPRINT
- BUILDING SETBACK & EASEMENT LINES
- VEGETATION PROTECTION FENCING
- EROSION CONTROL BARRIER
- VARIANCE OUTLINE
- ROOF OUTLINE

PROJECT DESCRIPTION

THE PROPOSED ADDITION CONSISTS OF A TWO CAR GARAGE WITH AN ENCLOSED ENTRY TO BE LOCATED AT STREET LEVEL. BOTH OF THESE SPACES ARE LOCATED WITHIN THE 25'-0" FRONT SETBACK BUT OUTSIDE OF THE KMA 5'-0" FRONT GARAGE SETBACK. THE ENTRY CONNECTS TO A STAIR CORRIDOR BETWEEN THE ENTRY ACCESS POINT AND THE EXISTING RESIDENCE LOCATED FURTHER DOWN THE SLOPED SITE. THE PROJECT ALSO PROPOSES A LIVING ROOM ADDITION EXTENDING OFF OF THE EXISTING LIVING ROOM WITH A BEDROOM/BATH ADDITION LOCATED DIRECTLY ABOVE THE PROPOSED ADDITION. ADDITIONALLY, WE ARE ALSO PROPOSING TO ENCLOSE THE AREA BETWEEN THE MAIN LEVEL DECK AND UPPER LEVEL DECK ON THE NORTH SIDE OF THE RESIDENCE, TO SERVE AS AN ENCLOSED STORAGE SPACE. THE EXISTING MAIN LEVEL SOUTH FACING DECK IS TO BE REPLACED WITH A NEW DECK STRUCTURE. NEW FIRE-RESISTANT SIDING IS BEING PROPOSED AT ADDITION AND EXISTING RESIDENCE WITH COLOR SCHEME TO MATCH THE EXISTING APPROVED COLORS. THE EXISTING ELECTRICAL PANEL AND GAS METER ARE PROPOSED TO BE RELOCATED TO THE SOUTH SIDE OF THE PROPOSED STREET LEVEL GARAGE. THESE UTILITIES WILL BE LOCATED IN AN ENCLOSED SPACE AND PROVIDE ENCLOSURE COMPLIANCE WITH KMPUD STANDARDS.

KEYNOTES

- AREA OF PROPOSED GARAGE WITHIN 25'-0" FRONT SETBACK
- PROPOSED 2 CAR GARAGE AND ENCLOSED ENTRY
- PROPOSED ADDITION
- PROPOSED AC DRIVEWAY WITH ROCKERY RETAINING WALLS
- PROPOSED RELOCATED ELECTRICAL AND GAS UTILITY ACCESS
- 10'x25' CONSTRUCTION STAGING AREA WITH CONSTRUCTION TOILET
- SNOW STORAGE
- EXISTING RESIDENCE
- EXISTING DECK

AREA SUMMARY:

CONDITIONED SPACE:
 EXISTING MAIN FLOOR LEVEL: 664 SF
 EXISTING SECOND FLOOR LEVEL: 373 SF
 TOTAL EXISTING CONDITIONED SPACE: 1,037 SF

PROPOSED MAIN FLOOR LEVEL ADDITION: 205 SF
 PROPOSED SECOND FLOOR LEVEL ADDITION: 326 SF
 PROPOSED CONNECTION STAIRWAY: 205 SF
 TOTAL PROPOSED CONDITIONED SPACE: 736 SF
TOTAL EXISTING AND PROPOSED: 1,773 SF

UNCONDITIONED SPACE:
 EXISTING STORAGE SPACE: 296 SF
 EXISTING MAIN LEVEL NORTH STORAGE DECK: 57 SF
 TOTAL EXISTING UNCONDITIONED SPACE: 353 SF

PROPOSED STORAGE SPACE: 69 SF
 PROPOSED GARAGE: 548 SF
 PROPOSED ENTRY: 115 SF
 TOTAL PROPOSED UNCONDITIONED SPACE: 732 SF
TOTAL EXISTING AND PROPOSED: 1,085 SF

DECKS/DRIVEWAY/WALKWAY:
 EXISTING MAIN LEVEL SOUTH DECK: 235 SF
 EXISTING UPPER LEVEL SOUTH DECK: 57 SF
 EXISTING UPPER LEVEL NORTH DECK: 57 SF
 PROPOSED ADDITIONAL DECK SPACE: 44 SF
TOTAL EXISTING AND PROPOSED DECKS: 393 SF

PROPOSED TOTAL DRIVEWAY AREA: 796 SF
 PROPOSED DRIVEWAY AREA NOT ON PROPERTY: 561 SF

SITE COVERAGE

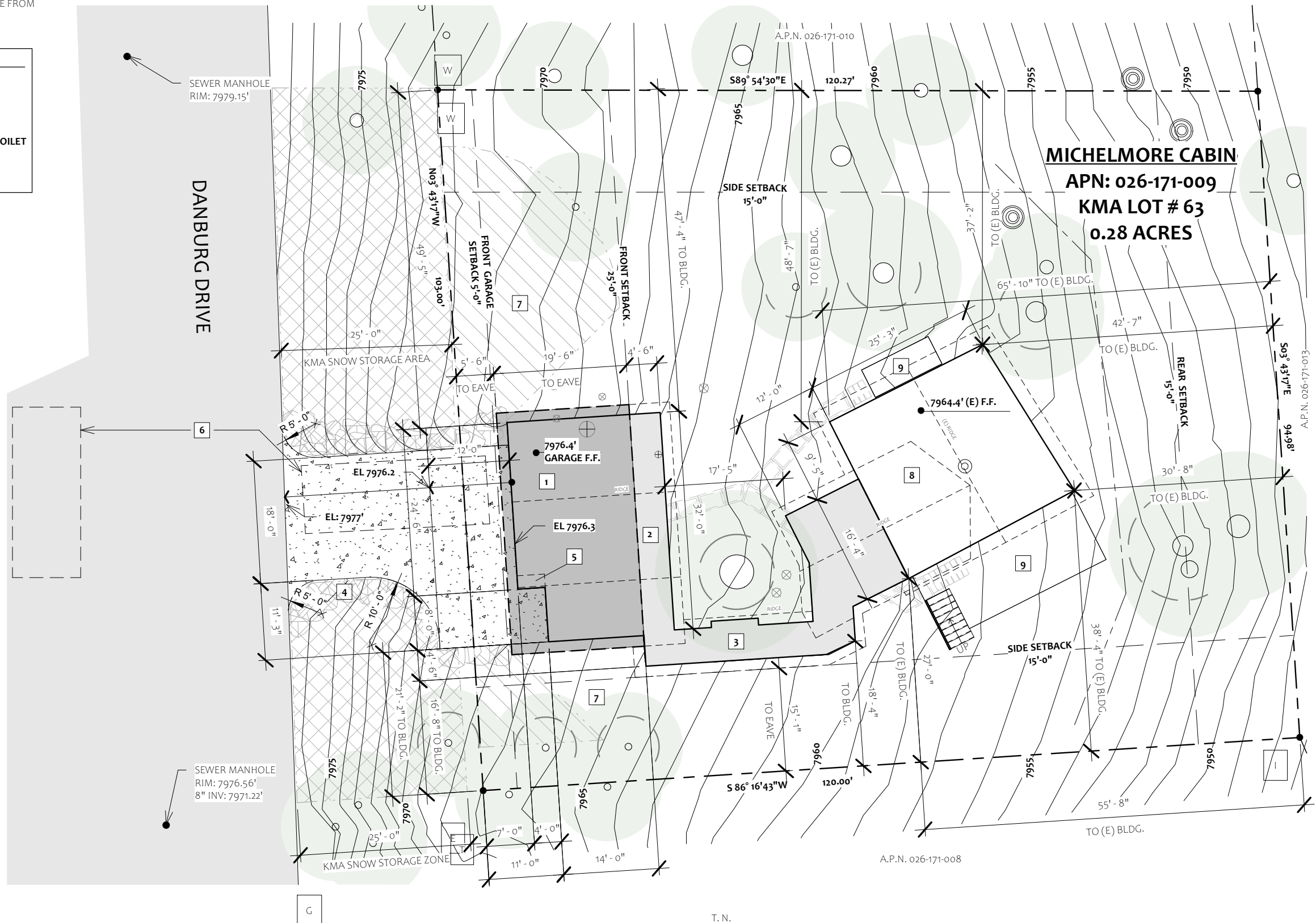
OVERALL SITE AREA:	12,632 SF
ALLOWABLE COVERAGE (30%):	3,790 SF
EXISTING RESIDENCE & DECKS:	1,026 SF
PROPOSED ADDITION & DECKS:	1,117 SF
TOTAL	2,143 SF (17%)

SNOW STORAGE

OVERALL DRIVEWAY SNOW AREA:	796 SF
NORTH SNOW STORAGE AREA:	732 SF
SOUTH SNOW STORAGE AREA:	170 SF
TOTAL	902 SF (113%)

PLOT PLAN

SCALE 1/6" = 1'-0"



PLOT PLAN

SHEET TITLE

**MICHELMOORE GARAGE
 ADDITION & REMODEL**

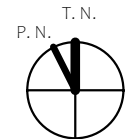
13100 DANBURG DRIVE
 KIRKWOOD, CA 95046
 APN: 026-171-009

SCALE
 As indicated

DATE
 February 13, 2024

REFERENCE REVISIONS

A1.1.2



All drawings, specifications, and any other documents created by the architect, and other persons working for the architect, including electronic documents, are instruments of service. The instruments of service are to be used solely for this project. The architect will be the sole author and owner of these instruments of service and will retain all rights, common law, and copyrights to these instruments of service.

Michelmore Residence Garage Addition and Remodel
Amador County- Variance Application

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

- 1. Site Size**
12,632 SF
- 2. Square Footage of Existing/Proposed Structures**
Existing SF: 1,037 SF
Proposed Additional SF: 1,468 SF
- 3. Number of Floors of Construction**
2 Floor of construction
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)**
4-Off Street Parking Spaces
- 5. Source of Water**
Kirkwood Meadows Public Utility District
- 6. Method of Sewage Disposal**
Kirkwood Meadows Public Utility District
- 7. Attach Plans**
See attached
- 8. Proposed Scheduling of Project Construction**
August 2024
- 9. If project to be developed in phases, describe anticipated incremental development.**
N/A- Scope of Project to be completed together
- 10. Associated Projects**
N/A
- 11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.**
See attached Plot Plan.
- 12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.**
Scope of work is for (E) Single Family Residence on APN 026-171-009.
- 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.**
N/A
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.**
N/A
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.**
N/A

16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Project scope involves the application and review of a variance to encroach a proposed garage and enclosed unconditioned entry within the 25' - 0" Front Setback. Proposed project scope does not encroach into KMAPCs 5' - 0" garage setback.



First American Title Company

12180 Industry Blvd., Suite 53
Jackson, CA 95642

Order Number: 0301-3587305 (lr)

Title Officer: Lia Raymos
Phone: (925)688-3271
Fax No.: (925)688-3377
E-Mail: lraymos@firstam.com

Escrow Officer: Theresa Fanucchi
Phone: (209)223-0740
Fax No.: (866)289-4694
E-Mail: tfanucchi@firstam.com

E-Mail Loan Documents to: JacksonEDocs@firstam.com
Property: 34100 Danburg Drive
Kirkwood, CA 95646

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of August 11, 2010 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Loan Policy 1056.06 (6-17-06)

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

RICHARD W. MICHELMORE AND JOANNE J. FILLATTI, AS TRUSTEES FOR THE RICHARD W. MICHELMORE AND JOANNE J. FILLATTI REVOCABLE TRUST DATED AUGUST 21, 2006

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee simple.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2010-2011, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.
4. Easements and servitudes as they appear on maps, or in documents recorded in the Official Records of said County and matters in various instruments of record which contain, among other things, easements and rights of way in, on, over or under the common area, if applicable, for the purpose of constructing, erecting, operating or maintaining thereon or there under, overhead or underground lines, cables, wires, conduits, or other devices for electricity, power, telephone and other purposes, storm water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes and any similar public or quasi-public improvements or facilities. Also, the equitable right of use and enjoyment in and to and throughout the common area, if applicable, as well as non-exclusive easements and equitable right for ingress to the owner herein described. Reference is hereby being made to various documents and maps of record for full and further particulars.

LEGAL DESCRIPTION

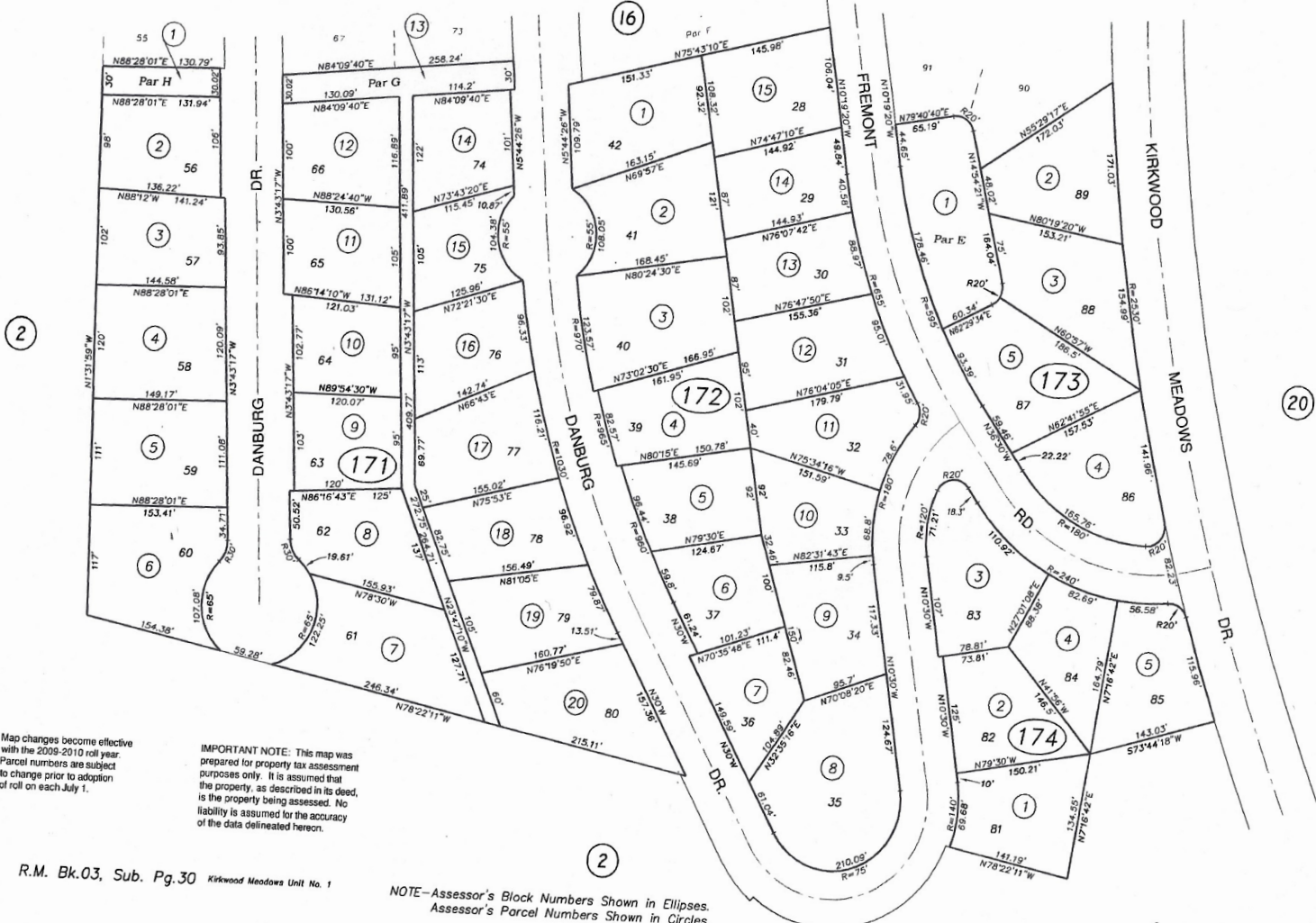
Real property in the unincorporated area of the County of Amador, State of California, described as follows:

LOT 63, OF KIRKWOOD MEADOWS UNIT NUMBER 1, ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD ON JULY 1, 1970 IN BOOK 3 OF SUBDIVISION MAPS, PAGE 30, AMADOR COUNTY RECORDS.

APN: 026-171-009-000

POR. SEC. 27, T.10N., R.17E., M.D.B. & M.

26-17
FROM: 26-02



Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

R.M. Bk.03, Sub. Pg.30 Kirkwood Meadows Unit No. 1

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 26, Pg. 17
County of Amador, Calif.

Order Number: 0301-3587305
Page Number: 7

First American Title

NOTICE

OFFICIAL RECEIPT

COUNTY OF AMADOR

Jackson, California

Date March 4 2024

RECEIVED FROM Richard Michelmore

ADDRESS 36757 Russell Blvd Davis, CA 95616

Seven Hundred Eighty Eight DOLLARS (\$ 788.00)

For Request for a Variance (V-24, 3-1) from the 25' Setback
for APN 026-171-009 (Variance \$738, Recording Admin fee \$50)

ACCOUNT		How Paid ✓	
Amount Due		Cash	
Amount Paid	<u>788 00</u>	Check	<u>4694</u>
		Money Order	
		Credit Card	

Planning Department
 By Ruslan Bratan Deputy

98454