

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: May 14, 2024**

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**ITEM 1 Request for a variance (V-24;3-1 Michelmore Fillatti) 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:** 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.

**E. Prior Review and Recommendation:** This project was reviewed by the Tri-County Technical Advisory Committee (Tri-TAC) on April 12, 2024. Tri-TAC has no technical objections to the Planning Commission recommending approval of the variance and the proposed Exemption from CEQA.

**F. Planning Commission Action:** Following the public hearing, the first action of the Planning Commission should be to determine the adequacy of the proposed Exemption under Section 15305, Class 5 of the State CEQA Guidelines (minor setback variance not resulting in the creation of any new parcel). The Commission may then make a recommendation of the project to the Board of Supervisors, subject to the findings set forth below.

**G. 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, existing accessory structures, 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).

**DRAFT  
NOTICE OF  
EXEMPTION**

**NOTICE OF EXEMPTION**

Appendix E

To:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: Amador County Planning Commission  
810 Court Street  
Jackson, CA 95642

County Clerk - County of Amador  
810 Court Street  
Jackson, CA 95642

**Project Title:** V-24;3-1 Michelmore Fillatti

**Project Applicant/Address/Phone Number:** Richard Michelmore and Joanne Fillatti

**Project Location - Specific:** 34100 Danburg Drive Kirkwood CA 95646 Amador County, CA (APN: 026-171-009).

**Project Location - County:** Amador

**Project Location - City:** N/A

**Description of Nature, Purpose and Beneficiaries of Project:** The applicant has requested a variance 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

**Name of Public Agency Approving Project:** Amador County Board of Supervisors

**Name of Person or Agency Carrying Out Project:** Ecosense Designs Architecture

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15305, Class 5 of State CEQA Guidelines
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The granting of the Variance is sanctioned by County Code Section 19.52 and is consistent with County Code Section 19.52.020 in that the project will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the persons residing or working in the neighborhood or the general welfare of the County; and 2) A review of the Variance was conducted by staff and found the project will not have a significant effect on the environment and is Categorically Exempt according 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.

**Lead Agency Contact Person:** Ruslan Bratan, Planner

**Telephone:** 209-223-6380

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: Planner

Signed by Lead Agency



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

**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 \_\_\_\_\_



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
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E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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## Chapter 19.52 VARIANCES

### Sections:

<a href="#">19.52.010</a>	When permitted.
<a href="#">19.52.020</a>	Application.
<a href="#">19.52.030</a>	Public hearings.
<a href="#">19.52.040</a>	Action by planning commission.
<a href="#">19.52.050</a>	Action by board of supervisors.
<a href="#">19.52.060</a>	Revocation.
<a href="#">19.52.070</a>	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.**

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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.**

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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.**

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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
- BUILDING SETBACK & EASEMENT LINES
- VEGETATION PROTECTION FENCING
- EROSION CONTROL BARRIER
- PROPERTY LINE
- VARIANCE OUTLINE
- BUILDING FOOTPRINT
- 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**

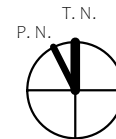
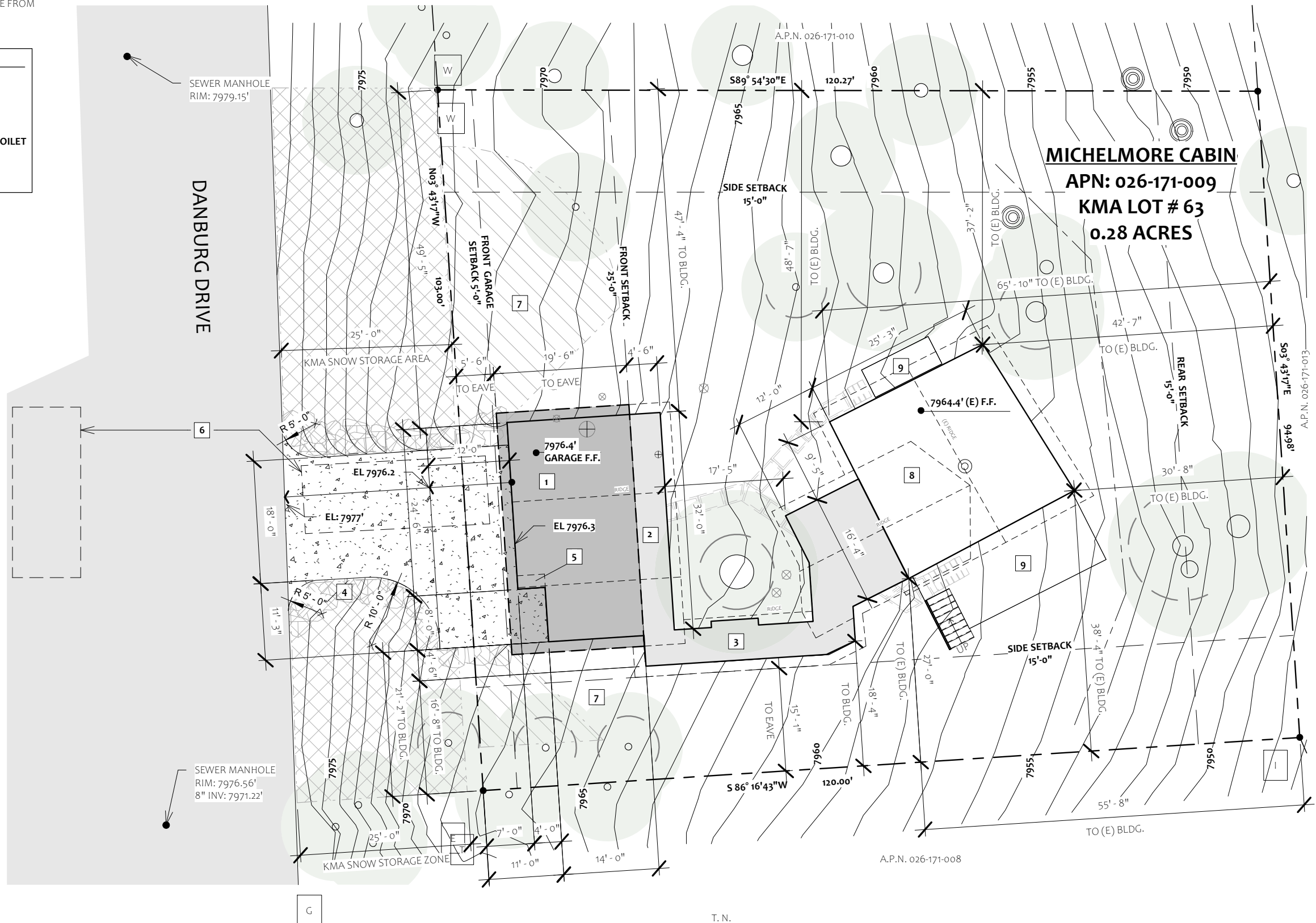
OVERALL SITE AREA:	12,632 SF
ALLOWABLE COVERAGE (30%):	3,790 SF
EXISTING RESIDENCE & DECKS:	1,026 SF
PROPOSED ADDITION & DECKS:	1,117 SF
<b>TOTAL</b>	<b>2,143 SF (17%)</b>

**SNOW STORAGE**

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

# PLOT PLAN

SCALE 1/6" = 1'-0"



<b>PLOT PLAN</b>	
SHEET TITLE  <b>MICHELMOORE GARAGE                  ADDITION &amp; REMODEL</b>	13100 DANBURG DRIVE KIRKWOOD, CA 95046 APN: 026-171-009
SCALE As indicated	
DATE February 13, 2024	
REFERENCE	REVISIONS
<b>A1.1.2</b>	

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):

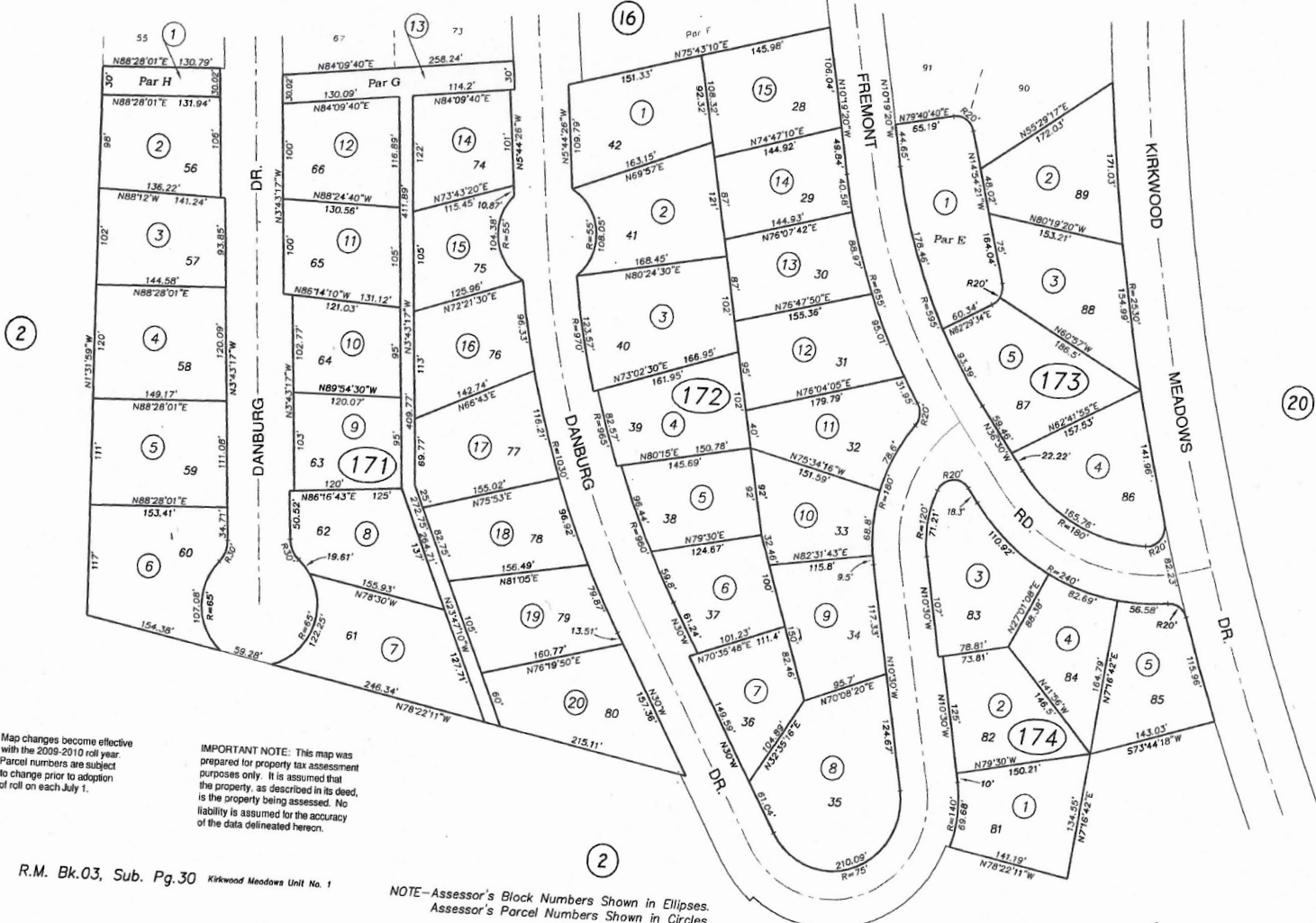
- 1. Site Size**  
12,632 SF
- 2. Square Footage of Existing/Proposed Structures**  
Existing SF: 1,037 SF  
Proposed Additional SF: 1,468 SF
- 3. Number of Floors of Construction**  
2 Floor of construction
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)**  
4-Off 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.

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



# AFFIDAVIT

- |  |                       |
|--|-----------------------|
| 1. Notice of Intent (NOI).   | Initial<br><u>N/A</u> |
| 2. GIS List. <u>300</u> ft. Plus _____<br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>RB</u>             |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>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:<br>_____<br>_____<br>_____   |                       |

**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-24, 3-1 by placing copies in 26 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 April 29 2024 at Jackson, California.

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

Executed at Jackson, California on April 29 2024

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

**PROJECT NAME AND DESCRIPTION:** Request for a variance (V-24;3-1 Michelmore) from the front setback, 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.

**PROPERTY OWNERS:** Richard Michelmore and Joanne Fillatti

**REPRESENTATIVE:** Ecosense Designs Architecture

**SUPERVISORIAL DISTRICT:** 3

**LOCATION:** 34100 Danburg Drive 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:** Discussion and possible action on this project by the Amador County Planning Commission will take place following a public hearing scheduled for **May 14, 2024 at 7:00 p.m.** in the Board Chambers of the County Administration Center located at 810 Court St., Jackson, CA 95642. The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537 512 8983**, or by using the following link: <https://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](mailto: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](mailto: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: April 29, 2024

SUBJECT AREA HIGHLIGHTED IN YELLOW

