

Location Map



- HWY
- MAJOR
- MINOR
- Rivers

V08-0006/TM69-0048C-Rosser
2189 Minal Street - APN 035-213-08



0.25

0.5

Miles

1:5,000

Prepared By:
Gina Hunter
Planning Services Department
December 2, 2009

Exhibit A

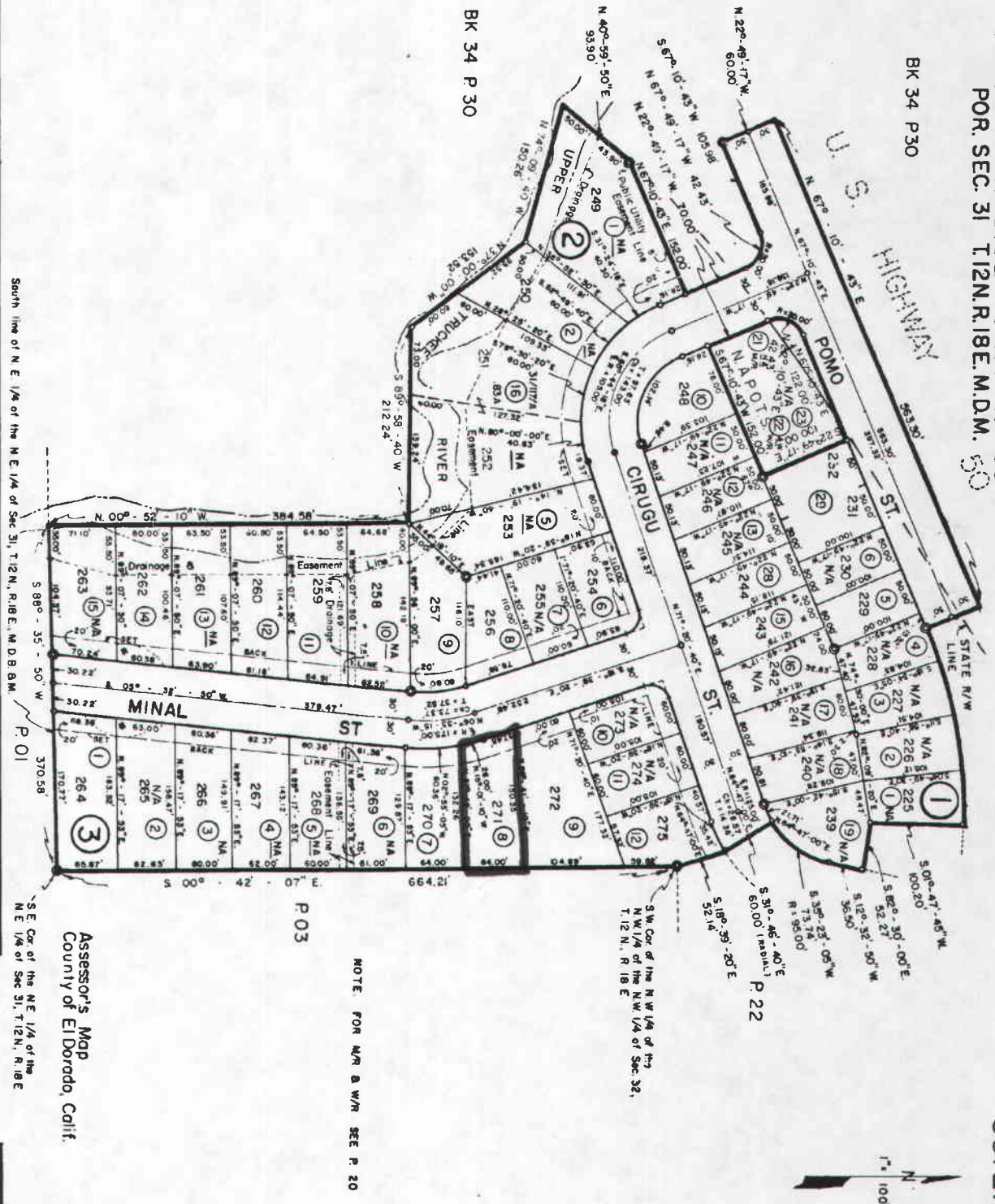
TAHOE PARADISE UNIT N^o 56
 POR. SEC. 31 T.12N. R.18E. M.D.M. 50

35:21

BK 34 P 30

U.S. HIGHWAY

BK 34 P 30



South line of N E 1/4 of the NE 1/4 of Sec 31, T.12N, R.18E, M.D.B.M.

P. 01

SE Cor of the NE 1/4 of the NE 1/4 of Sec 31, T.12N, R.18E

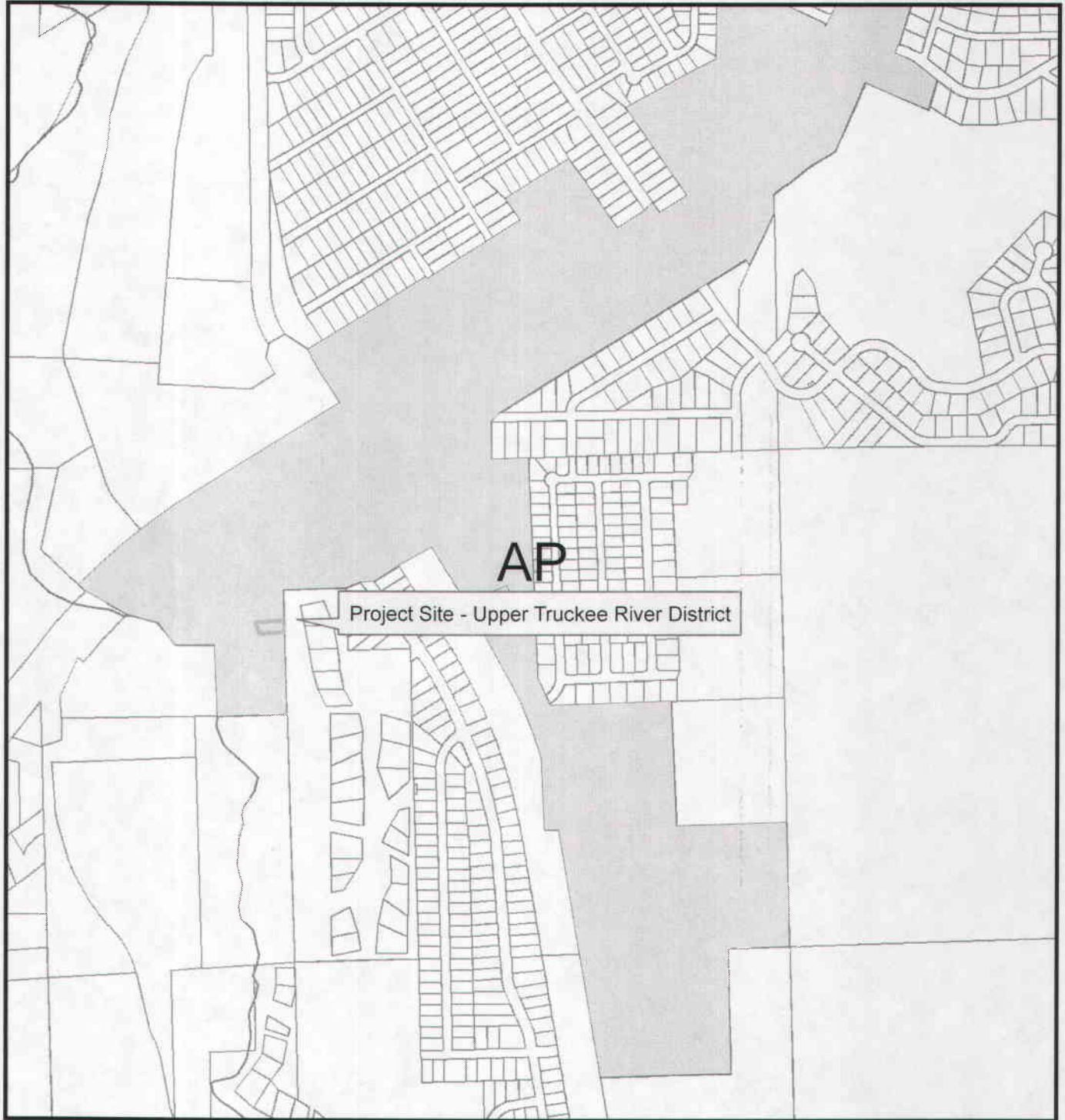
Assessor's Map
 County of Eldorado, Calif.

JUL 18 2005

NOTE FOR M/R & W/R SEE P. 20

EXHIBIT B

Meyers Community Plan

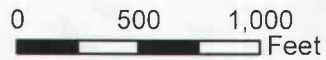


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GENERAL PLAN DESIGNATION

AP - Adopted Plan

Meyers Community Plan - Special District No. 5



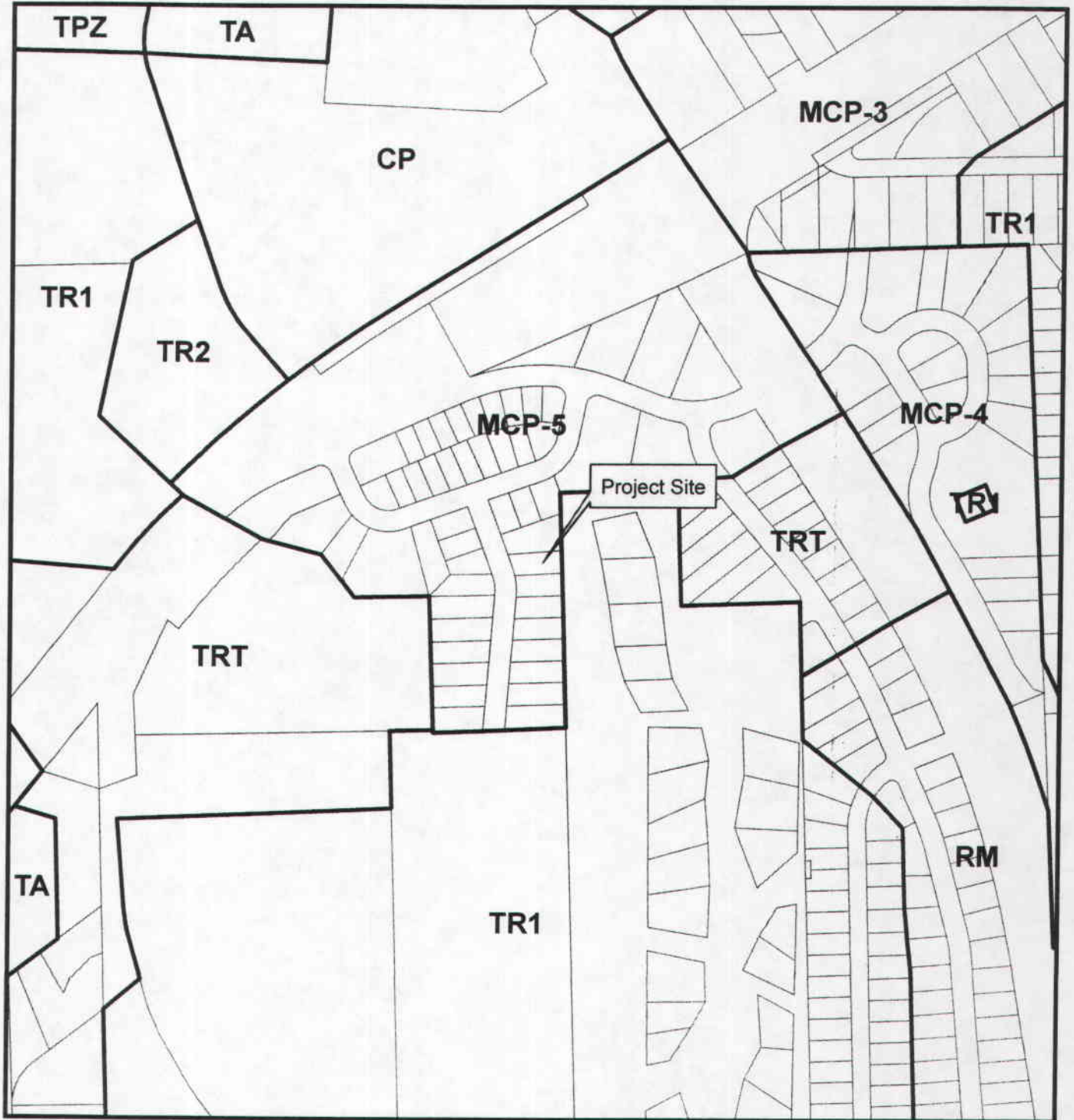
1:9,500



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Exhibit C

Zoning District Map



V08-0006/TM69-0048C-Rosser
2189 Minal Street - APN 035-213-08

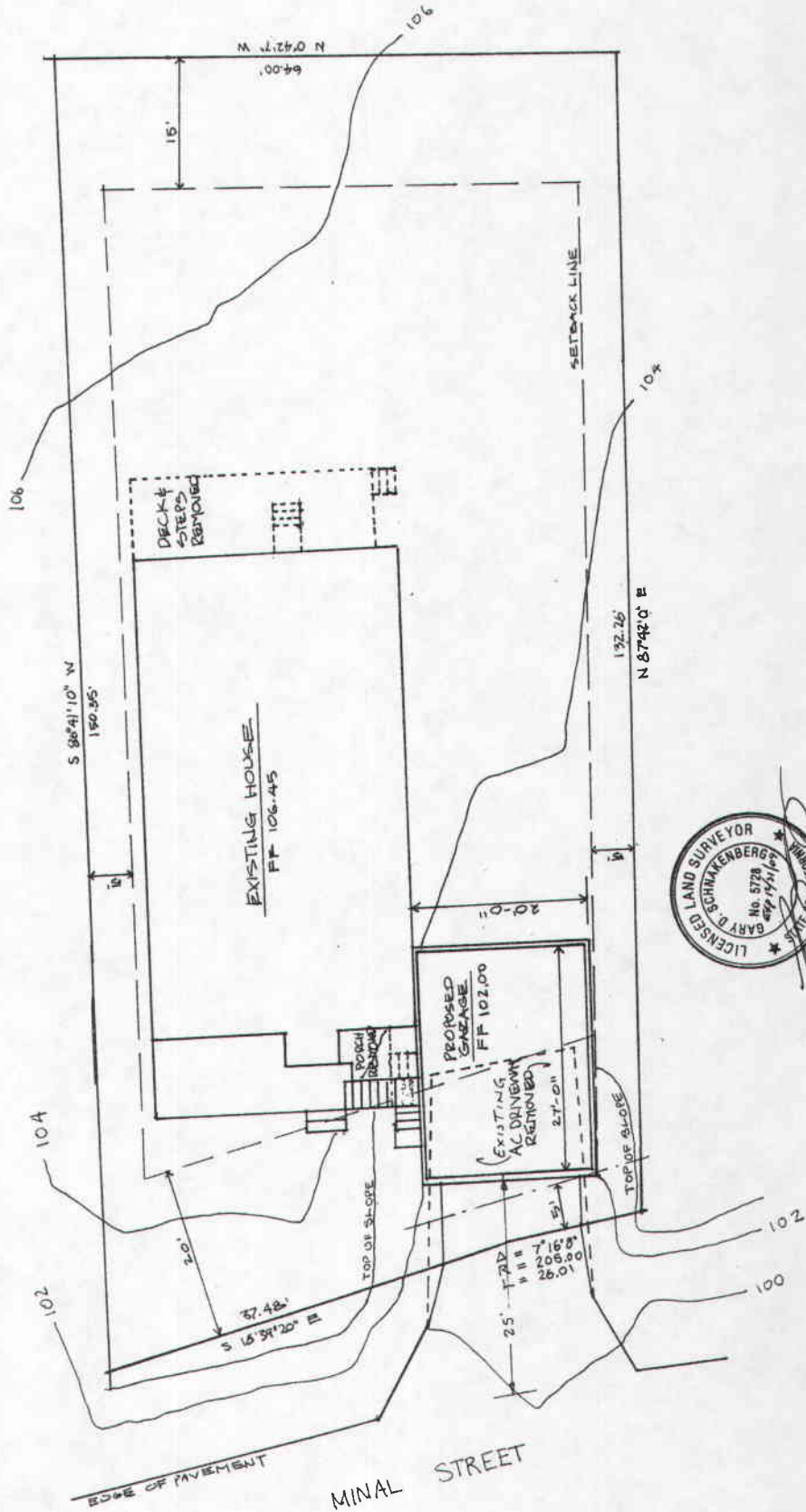
LAND USE ZONING DESIGNATION
MCP(-3, -4, and -5) - Meyers Community Plan Districts
TRT - Tourist Residential District
TR1 - One-family Residential District
TA - Tahoe Agricultural District
TPZ - Timberland Preserve Zone District



Prepared By:
Gina Hunter
Planning Services Department
December 2, 2009

Exhibit D

RECEIVED
PLANNING DEPARTMENT
MAY 26 PM 2:03



OWNER:
BETH & KELLY ROSSER
2189 MINAL ST.
SO. LAKE TAHOE, CA. 96150
530-577-2300

PROPOSED COVERAGE	2547 SQ. FT.
LOT AREA = 2527 SQ. FT.	-255 SQ. FT.
EXISTING COVERAGE	-255 SQ. FT.
REMOVE DECK + STEPS	- 30 SQ. FT.
REMOVE AC PAVING	+ 540 SQ. FT.
REMOVE PORCH (PARTIAL)	2547 SQ. FT.
ADD NEW GARAGE	0 SQ. FT.
PROPOSED COVERAGE	2547 SQ. FT.
NET CHANGE IN COVERAGE	0 SQ. FT.

SITE PLAN PROPOSED GARAGE
SCALE 1" = 10'-0"

GS CONCEPTS
P.O. BOX 18971
530-577-2300

EL DORADO COUNTY PLANNING DEPARTMENT

VARIANCE SUPPORT INFORMATION

DE MAR 26 PM 2:03

RECEIVED
PLANNING DEPARTMENT

The following information must be provided to support your request and assist the Zoning Administrator in making the necessary legal findings to approve the variance. (Attach additional sheets if necessary)

- A) There are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the vicinity and the same zone, and have not resulted from any act of the owner or applicant;

Please explain: We have room for a garage, however TRPA Coverage issues will force us to have to build part of the garage in the set back Area.

- B) The strict application of the provisions of the ordinance requested to be varied would deprive the applicant of the reasonable use of the land or building, allowed for other land in the vicinity and the same zone;

Please explain: It would deprive us of being able to have a garage. There are existing homes in our area whose garages footprint are partially in the setback zone.

- C) The variance is the minimum necessary for the reasonable use of the land or building;

Please explain: We are only asking for enough of a variance to be able to build a two car garage.

- D) The variance is in conformity with the intent of this article and not detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Please explain: We live on a short cul de sac with a very minimal traffic flow. There are only 5 houses total on our Street.