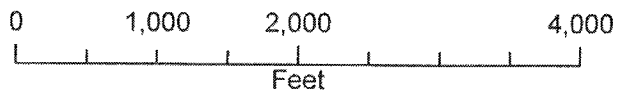
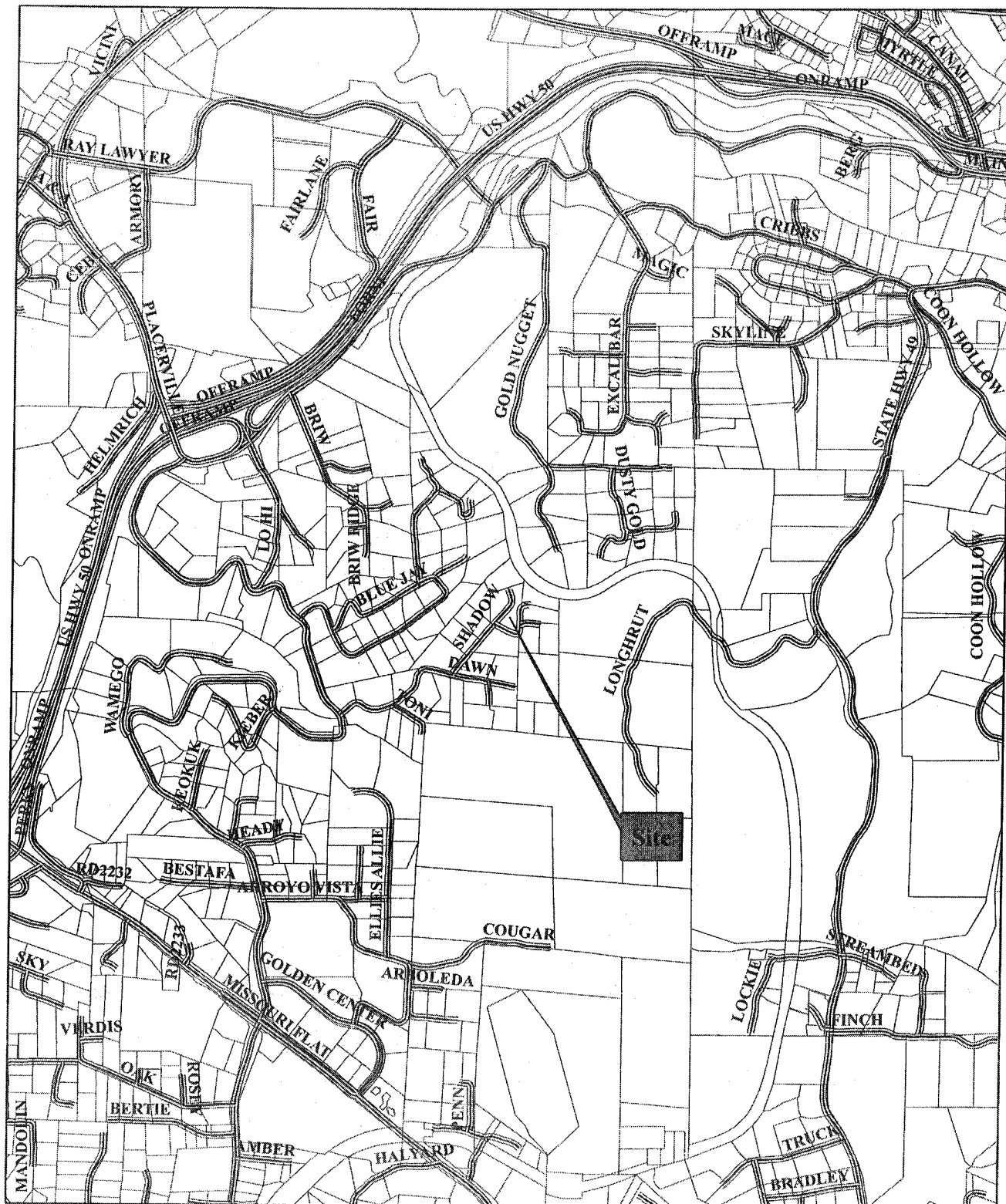


Location Map



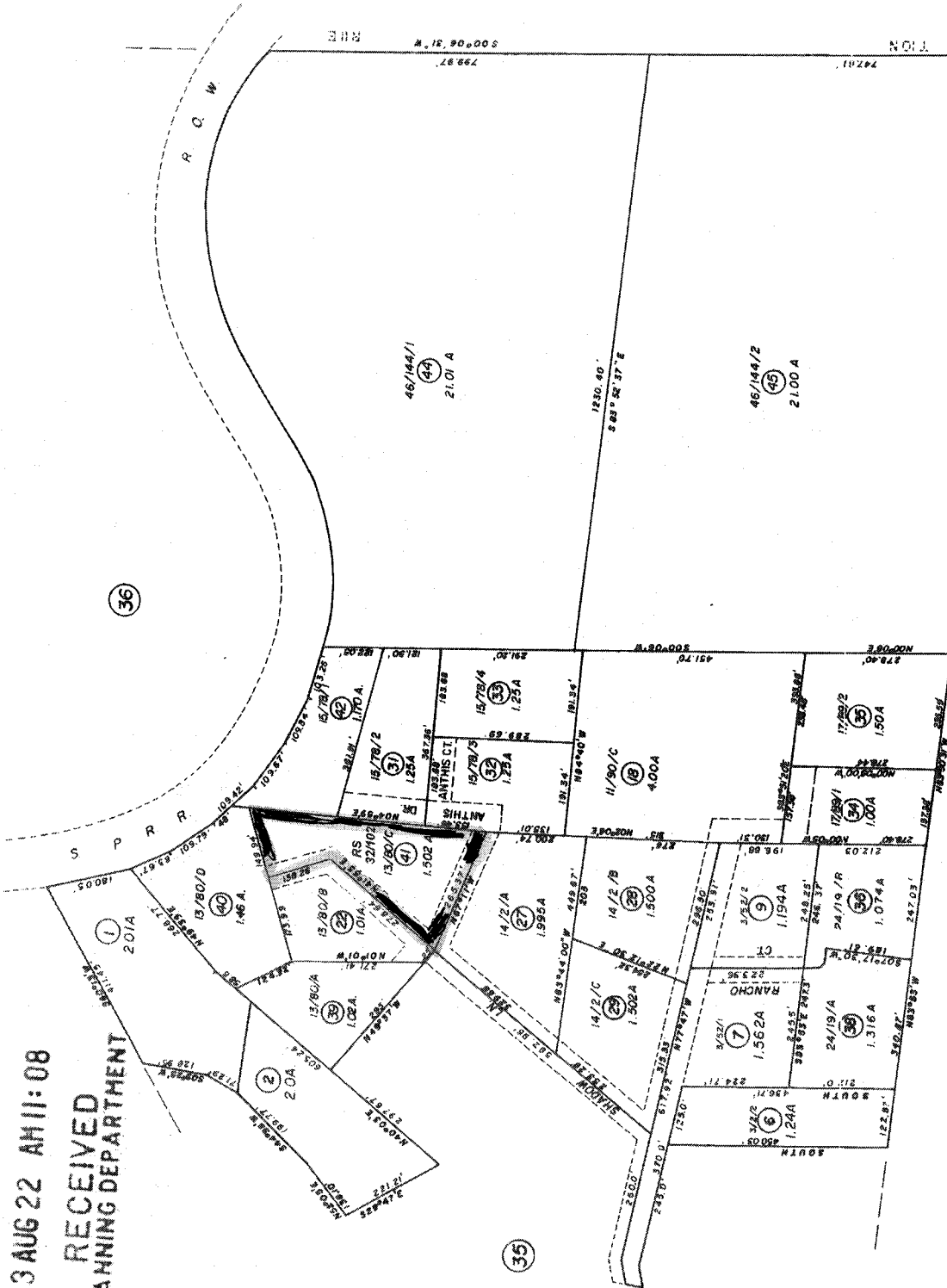
325.37

Tax Area Code

POR. S. 1/2 SEC. 13, T. 10N, R. 10E, M.D.M.

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BK. 51

BK. 327

Assessor's Map Bk. 325 Pg. 37
County of El Dorado, California

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REV. 1/6/2011

Exhibit B

V 13-0003

PARCEL MAP

A PORTION OF THE SE 1/4 OF SEC. 13
T10N, R10E, M.D.M.
Being Parcel 1 of PM 3-7

COUNTY OF EL DORADO
CALIFORNIA
SCALE 1" = 100'
DECEMBER, 1976

JOHN T. RICHARDS ~ LAND SURVEYOR

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in compliance with the requirements of the Subdivision Map Act at the request of John Meadows on Aug. 10, 1976. I hereby certify that it conforms to the approved Tentative Map and the conditions of approval thereof.



John T. Richards
JOHN T. RICHARDS LS 4117

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated Dec. 17, 1976

Fred S. DeBerry
FRED S. DEBERRY LS 2463
County Surveyor
County of El Dorado



COUNTY RECORDER'S CERTIFICATE

I filed this map on the day of April, 1976, at 10:58 P.M. in Book 15 of Parcel Maps at page 62, at the request of John Meadows.

Doc. No. 47852

James W. Sweeney
JAMES W. SWEENEY
County Recorder
County of El Dorado

by *Deborah Clark*
Deputy

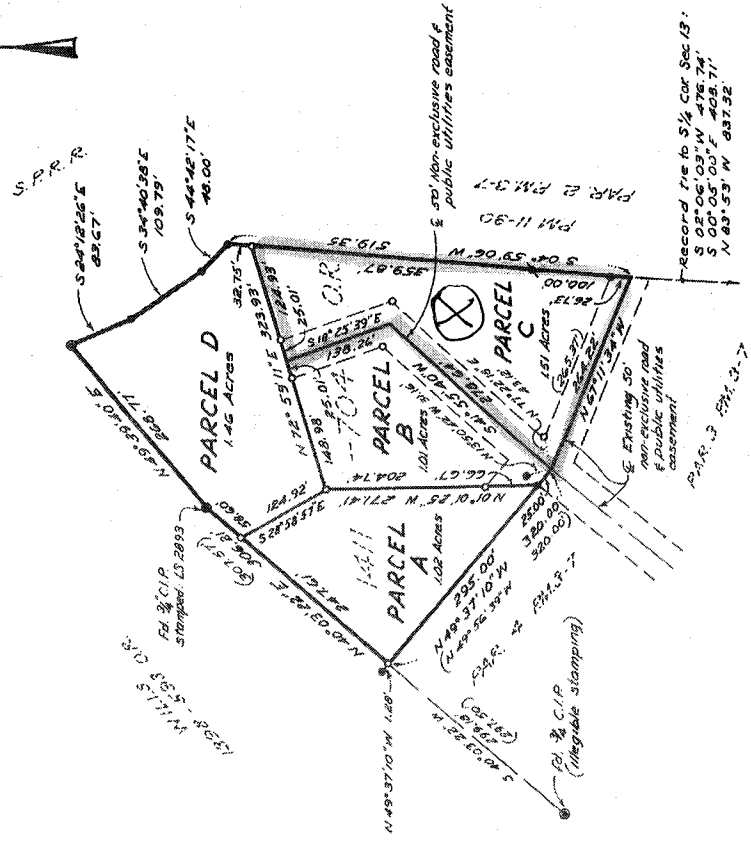
Tentative Parcel Map P. 76-441 approved 10-22-76

13-80

V 13-0003

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LEGEND

- 5/8\" C.I.P. Stamped: LS-4117
- Pd 3/4\" C.I.P. Stamped: RCE 10491
- △..... Pd 3/4\" C.I.P. Stamped: RCE 21625
- ⊙..... Pd other monuments as noted

REFERENCES

- PM 1-108
- PM 3-7 # 1202-7070.R
- PM 11-90

NOTE

Parcel A through D are a division of Parcel 1, PM 3-7.

BASIS OF BEARINGS

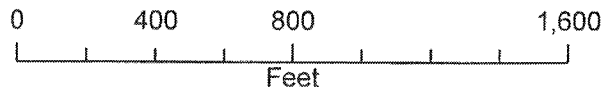
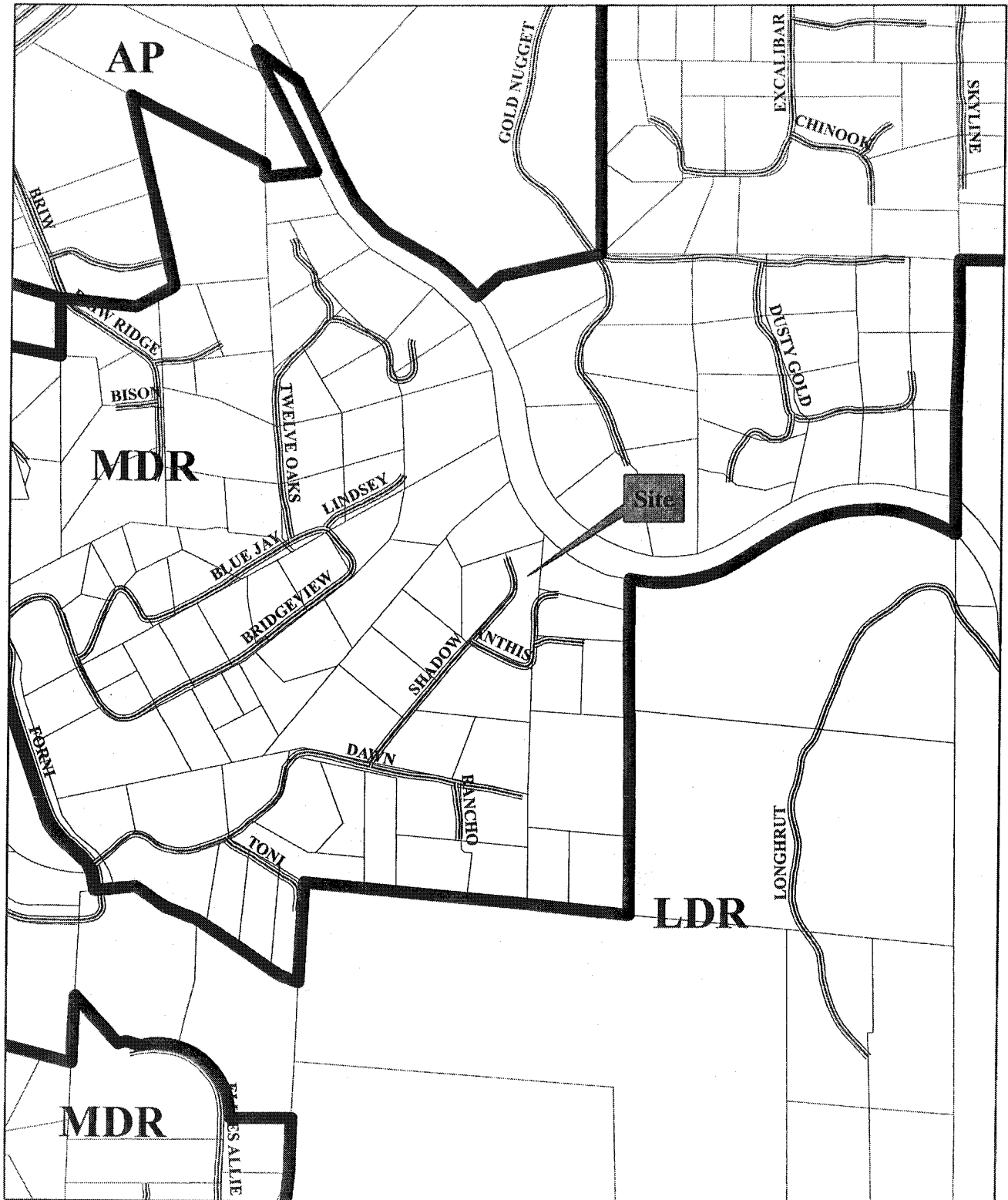
The meridian of this survey is True North and was determined from found monuments.

13-80

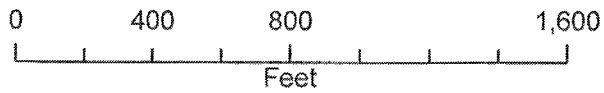
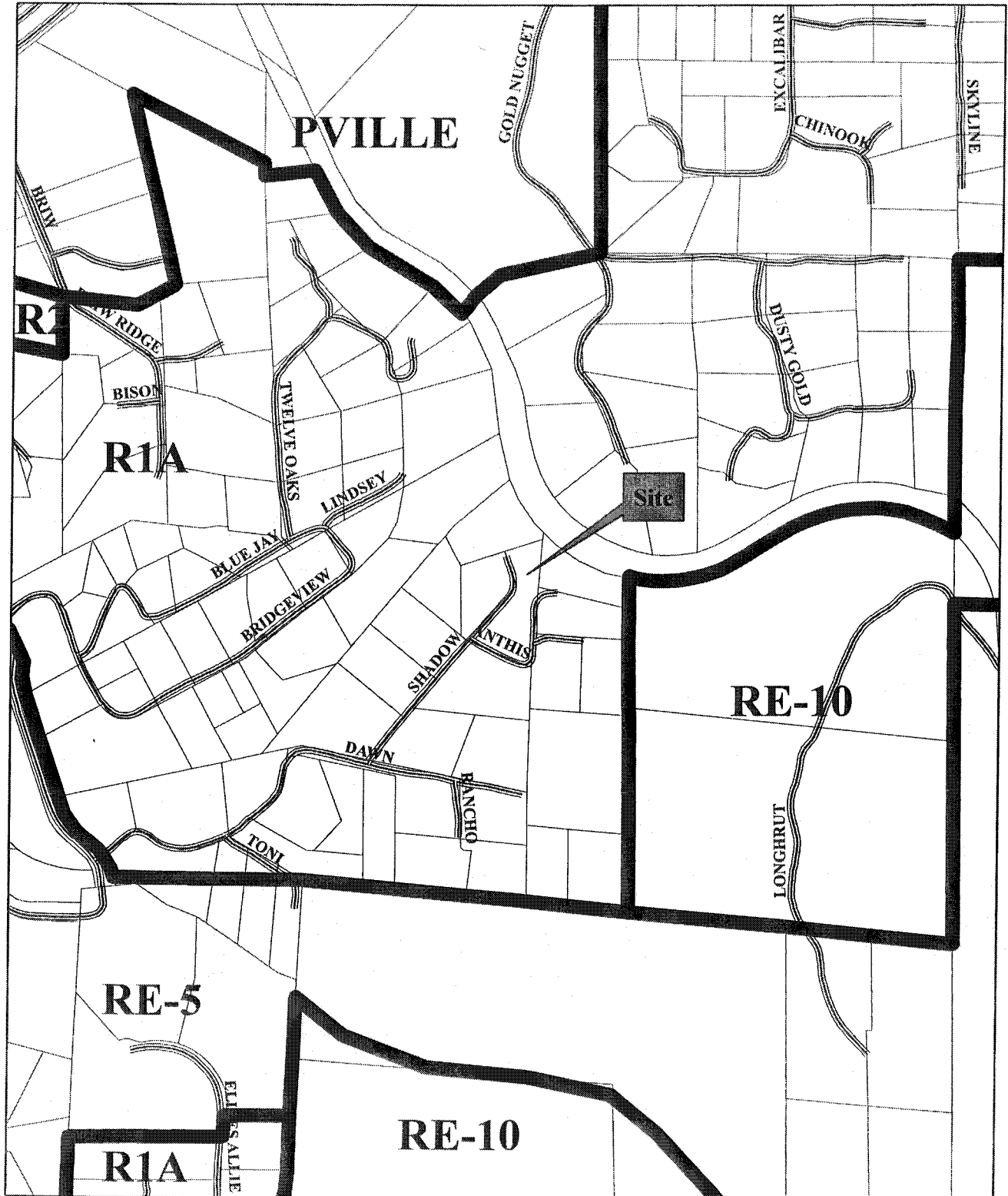
Existing Assessor's Numbers: 325-37-03 and 104

Exhibit C

General Plan Land Use Designations



Zoning Designations





EL DORADO COUNTY PLANNING DEPARTMENT

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VARIANCE SUPPORT INFORMATION

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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;

* Slope & configuration of lot is limiting
 Please explain: THE OWNER LIVES OUT OF THE AREA, SHE

HIRE A CONTRACTOR TO BUILD A STORAGE SHED. HE BUILT IN INTO THE FRONT SETBACK. THERE IS A LETTER FROM THE NEIGHBOR ACROSS THE STREET - STATING THAT THEY HAVE NO OBJECTION TO A SETBACK REDUCTION - ALSO -

- 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;

* Already permitted. Contractor placed supporting post in setback instead of cantilevering. Hardship to tear deck out

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

Please explain: Only small corner of deck is in setback.

- 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: See neighbor's letter.

Exhibit G V 13-0003

WE HAVE CONSULTED THE LOCAL FIRE DEPARTMENT.

4/16/2013

To whom it may concern,

I, Ava Nell Hawkins the property owner at

3240 Shadow Lane, Placerville, CA 95667 APN: 325-370-22
have no objection to Mary Gissier, 3241 Shadow Lane, Placerville, CA 95667
APN: 325-370-41, being granted a variance for a 6' reduction in the front
Setback
from 30' to 24' for the storage building located directly across the street from
my residence.

Ava Nell Hawkins
Signature

4-16-13
Date

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Exhibit H

V 13-0003