

OC DEVELOPMENT SERVICES REPORT

ITEM # 1

DATE: June 4, 2020

TO: Orange County Zoning Administrator

FROM: OC Development Services / Planning

SUBJECT: Public Hearing on Planning Application PA180031 for a Use Permit to allow an accessory structure within the rear yard setback area to exceed 12 feet in height.

PROPOSAL: A request to legalize an accessory structure (barn/stable/guesthouse) located within the rear yard setback area of the lot and within 6 feet of the rear and side property lines to be a maximum of 21 feet 6 inches in height where the Zoning Code would require a maximum height of 12 feet.

ZONING: E4-1 (SR)(E) "Small Estates" with a 1-acre minimum building site area, with "Sign Restrictions" and "Equine" overlay districts

GENERAL PLAN: 1B "Suburban Residential"

LOCATION: The project is located at 20392 Acre Place in the Orange Park Acres community, within the Third (3rd) Supervisorial District. (APN 379-121-12)

APPLICANT: Dennis and Elizabeth Givens, Property Owners
Vista Planning, Agent

STAFF CONTACT: Kevin Canning, Contract Planner
Phone: (714) 667-8847
Email: kevin.canning@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services/Planning recommends that the Zoning Administrator:

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project is proposed project is a Class 3 Categorical Exemption under Section 15303 of the CEQA Guidelines;

3. Approve Planning Application PA180031, for a Use Permit to allow an accessory structure within a required setback area to exceed 12 feet in height, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS

The project site abuts the City of Orange municipal boundary along its south (rear) and east (side) property lines. The area owned by the applicant is 1.15 acres and is comprised of two lots, Lot 6 of Tract 7238 (in unincorporated area) and Lot D of Tract 8802 (within the City of Orange). The primary residence, on Lot 6, is approximately 3,100 square feet in size and was constructed in the 1970's by the parents of one of the current owners. Sometime after the completion of the main house, the then-owner began constructing the accessory structure, in phases and over an extended period. The completed accessory structure now consists of single connected structure that includes a two-story guesthouse, a workshop area, five stables and a tall barn area.

The subject application has been submitted as a result of a code enforcement case that identified that the accessory structure in question was constructed without required building permits. Further investigation has also determined that the structure was built across three property lines and into the City of Orange jurisdictional area.

The resolution of the code violations has been delayed over the course of time due to issues relating to the health of the owner of the property and disputes over the control of a conservatorship. While these issues were explored and resolutions identified, the current owner agreed to and recorded a deed restriction that kept the structure vacant until all building and zoning issues were successfully resolved.



PROPOSED PROJECT

As noted in the previous section, this application seeks to resolve code violations stemming from the unpermitted construction of an accessory structure across property lines and partially into the City of Orange’s jurisdictional area. As a result of discussions between the applicant, the County, the City of Orange and the Local Agency Formation Commission (LAFCO), the existing code violations are proposed to be resolved in a four-step process:

1. Approval of a Use Permit to legalize the height of the structure;
2. A lot line adjustment to accommodate the structure onto a single building site; and,
3. A municipal boundary adjustment by LAFCO to place the entire site into unincorporated area; and,
4. Processing of all necessary building permits.

The request for the Use Permit is the first of the four steps and is discussed below. The approval of the Use Permit must occur first as the lot line adjustment cannot be approved if the structure’s height was in violation of zoning standards. The lot line adjustment would adjust the east side property line to allow a six-foot side yard setback from the barn area of the structure. Proposed Condition of Approval No. 8 requires the applicant to file for the other approvals and to keep the Planning Director of those approvals on a monthly basis.

SURROUNDING LAND USES

The subject site is zoned E4-1 (SR)(E) “Small Estates” with a minimum 1-acre building site and with the Sign Restrictions and Equine overlay zones. Note below that staff has used the City’s Zoning Map to depict the surrounding zoning and uses, all unincorporated areas are uncolored.

| | | |
|-------|-------------------------------|---------------------------|
| North | E4-1 (SR)(E) “Small Estates” | Single-family home |
| South | R-O “Recreational Open Space” | Vacant (City) |
| East | E4-1 (SR)(E) “Small Estates” | Single-family home |
| West | R-1-40 | Single-family home (City) |

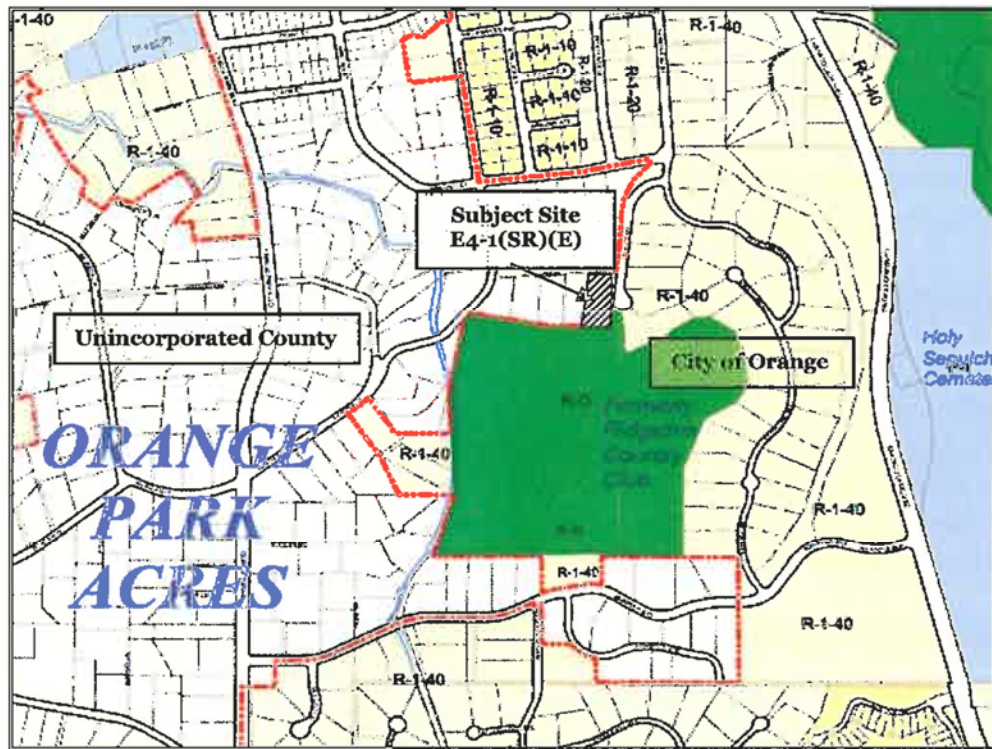
The surrounding residential land uses are similar and consistent in nature in both the County and City jurisdictions, generally being 40,000 square foot lots or larger with commensurately sized homes and many accessory uses, such as stables, barns, riding arenas, tennis courts, etc. Immediately south of the subject site is land within the City zoned as R-O “Recreational Open Space.” The City’s Zoning Code describes this zoning district’s intent as:

“Recreational Open Space (RO). The purpose of this district is to protect properties from hazards such as flooding and landsliding, to protect natural resources and scenic features for public enjoyment and use, and to set aside areas of the City for active and passive recreational use, consistent with General Plan policy.”

Regarding setbacks within the R-O Zone, it states:

“No building or structure shall be placed closer than thirty (30) feet to any property line abutting a residential zone district or public street, or closer than twenty (20) feet to any property line abutting any other zone district.”

City of Orange Zoning Map



DISCUSSION/ANALYSIS

Accessory Structure Height

County Zoning Code Section 7-9-137 regulates the placement of accessory uses and structures within a setback area. The subject accessory structure lies mostly, but not totally, within the rear yard setback area of the lot. In pertinent part, this section of the code allows

(e) Height limit. Accessory structures which are within the required setback areas shall be limited to twelve (12) feet in height, unless it is within three (3) feet of a property line, in which case it shall be limited to eight (8) feet in height. However, the height limit may be increased to the maximum allowed in section 7-9-129 with a use permit approved by the Zoning Administrator.

The primary purpose in limiting the height of accessory structures within setback areas is to protect against privacy intrusions into adjoining properties. In the subject circumstance, allowing the additional height would not increase any potential privacy intrusion. To the east of the property is a landscaped lot adjacent to a private cul de sac street. The nearest two residences are 175 and 200 feet away, and the additional height requested by this application would not create any privacy

intrusion. To the south is the vacant property zoned for Recreational Open Space by the City of Orange. Under the City’s zoning criteria any development on this site would observe a minimum 30-foot setback from the subject site’s property line. Given this setback requirement, the requested additional height would not create any privacy intrusion.

Accessory Structure Coverage Limits

County Zoning Code Section 7-9-137 also regulates the amount of coverage by accessory structures within a setback area.

(f) Building site coverage within setback areas. Accessory structures shall be limited to the following site coverage within the required setback area:

| Required Setback Area | Enclosed Structure* | Unenclosed Structure |
|---|---------------------|----------------------|
| Rear | 25% | 50% |
| * The Zoning Code defines enclosed as “Contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.” | | |

As previously noted, a lot line adjustment is a necessary component of legalizing the structure and also the subject site with respect to municipal boundaries. Following the lot line adjustment, the rear yard setback area of the property will be approximately 4,350 square feet. This would allow enclosed structure coverage of 1,087 square feet (25%) and unenclosed structure coverage of 2,175 square feet (50%). It is noted that the Zoning Code does not prohibit the combining of the two coverage categories.

The rear yard setback coverage calculations of the subject structure are as follows:

| Use | Square Footage of Enclosed Spaces | Square Footage of Unenclosed Spaces |
|---|-----------------------------------|-------------------------------------|
| Tack Room | 252 | |
| Study/Bath* | 269 | |
| Workspace | 252 | |
| Barn | | 477 |
| Stables | | 954 |
| Total | 773 | 1,431 |
| Zoning maximum allowable | 1,087 | 2,175 |
| *the second floor above the study is not included as coverage | | |

The table shows that the rear yard setback area coverage of the subject structure is consistent with Zoning Code limitations.

REFERRAL FOR COMMENT

A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions; OC Development Services (Planning, Building/Grading Plan Check, Building Official), OC Infrastructure Programs (Traffic Engineering) and Orange County Fire Authority. Through focused meetings and collaborative effort with County staff, the applicant has adequately addressed all comments.

CEQA COMPLIANCE

The proposed project qualifies as a Class 3 Categorical Exemption, “New Construction or Conversion of Small Structures per Section 15303 of the CEQA Guidelines. Examples of Class 3 exemptions include:

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

CONCLUSION

Staff has reviewed the applicant’s request for a Use Permit and recommends the approval of the request subject to the Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:



Brian Kurnow, Land Use Manager
Planning, OC Development Services

Concurred by:



Richard Vuong, Interim Deputy Director
OC Public Works/Development Services

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Set of Project Plans
4. Site Photos

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the County Administration South building, 601 N. Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning.



Attachment 1
Findings
PA180031

-
- 1 **GENERAL PLAN** **PA180031**
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.
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- 2 **ZONING** **PA180031**
That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.
-
- 3 **COMPATIBILITY** **PA180031**
That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.
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- 4 **GENERAL WELFARE** **PA180031**
That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
-
- 5 **PUBLIC FACILITIES** **PA180031**
That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).
-
- 10 **CATEGORICALLY EXEMPT** **PA180031 (Custom)**
That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*), Class 2 (*Replacement or Reconstruction*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.
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- 11 **FISH & GAME - EXEMPT** **PA180031**
That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.
-
- 12 **NCCP NOT SIGNIFICANT** **PA180031**
That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.
-



Attachment 2
Conditions of Approval
PA180031

1 BASIC/ZONING REGULATIONS PA180031

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

2 BASIC/TIME LIMIT PA180031

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

3 BASIC/PRECISE PLAN PA180031

If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4 BASIC/COMPLIANCE PA180031

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Zoning Administrator.

5 INDEMNIFICATION PA180031

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Subdivision Committee, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6

BASIC/APPEAL EXACTIONS

PA180031

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7

ROAD FEE PROGRAM

PA180031

Prior to the issuance of building permits, the applicant shall pay applicable fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Building and Safety Division.

8

PA180031 (Custom)

Within 90 days of approval, the applicant shall provide evidence to the Planning Director that the following applications have been submitted to the proper agencies:

- a. A municipal boundary adjustment to the Local Agency Formation Commission (LAFCO) to place the entire site into unincorporated area; and,
- b. A lot line adjustment to Orange County Public Works to merge the subject site into a single lot and to adjust the property line(s) in order to create 6-foot setback from the accessory structure; and,
- c. Building and construction details and such other information as necessary to Orange County Public Works in order to validate and legalize the accessory structure.

The applicant shall keep the Planning Director informed regarding the progress of these applications in written communications submitted on a monthly basis.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

- Notes must be shown as **worded** on the title sheet of the plan.
- In the case of emergency, call **DENNIS GIVENS** at Work Phone (714) 923-0645 or Home Phone # _____.
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers; paint flakes or sludge fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
- During construction, permittees shall dispose of such materials in a specified and controlled temporary area on site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward deslting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjoining properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

NOTES

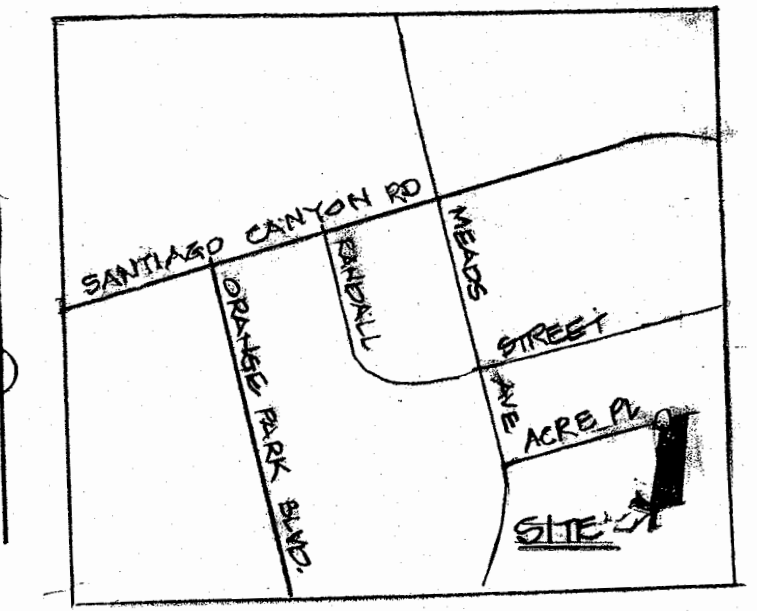
- GENERAL**
- All construction and workmanship shall conform to the 2010 CBC, CMC, CFC, CEC.
 - Contractor must check all dimensions, framing conditions, and site conditions before starting work.
 - Architect/Engineer shall be notified immediately of any discrepancies or possible deficiencies.
 - These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the Architect/Engineer.
 - Conditions not specifically shown shall be constructed similar to the details for the respective material.
 - Design, materials, equipment, and products other than those described below or indicated on the drawings may be considered for use, provided prior approval is obtained from the Owner, Architect/Engineer, or the applicable governing code authority.
 - Studs in exterior walls and bearing partitions may be cut or notched no more than one-fourth its width, and studs for non-bearing walls, no more than four-tenths of its width. Bored holes shall be limited to 40% width in any stud, located at least 5/8" for edge of stud.
 - Structural lumber shall be grade marked.
 - Nailing for diaphragms and shear walls must be inspected prior to covering.

- FOUNDATIONS**
- Footings are to be carried a minimum of 12" (18" at two story conditions) into firm undisturbed natural soil or approved compacted fill.
 - Design bearing pressure is 1000 pcf with a 33% increase for seismic or wind loading.
 - Relatively non-expansive fill should be used in backfilling behind walls. All retaining walls shall be adequately shored during the backfill operation.

- CONCRETE**
- All concrete shall attain a minimum compressive strength of 3000 psi at 28 days.
 - Aggregates shall be natural sand and rock conforming to ASTM C33.
 - Concrete shall be Portland Cement conforming to ASTM C-150; Type II.
 - The following minimum clear distances between reinforcing steel and top of concrete shall be maintained unless noted otherwise:
- | | |
|---|----------------|
| Slab on grade | Center of slab |
| Concrete below grade, formed | 3" |
| Concrete below grade, unformed (poured against earth) | 3" |
| Concrete exposed to weather | 1 1/2" |
- Provide 3/4" diameter at all exposed corners.
 - Pipes, may pass through structural concrete in sleeves, but shall not be embedded therein. Pipes or ducts exceeding one-third the slab or wall thickness shall not be placed in the structural concrete unless specifically detailed.

- REINFORCING STEEL**
- Reinforcing steel shall conform to ASTM A615, Grade 40 for sizes #3 and #4 and Grade 60 for sizes #5 and larger.
 - Welded fabric (mesh) shall conform to the latest revised ASTM A185. Smooth wire fabric shall conform to ASTM A85, Yield strength 60 ksi.
 - All bars in masonry shall be lapped a minimum of 40 bar diameters (24" min.) at all splices unless noted otherwise.
 - All bars in concrete shall be lapped a minimum of 36 bar diameters (24" min.) at all splices unless noted otherwise.
 - Splices of horizontal rebar in walls and footings shall be staggered, 48" minimum.
 - All bending of reinforcing steel shall conform to the latest edition of the ABC.
- WOOD FRAMING**
- All structural lumber shall be Douglas Fir of the following grades, conforming to Standard Grading Rules for West Coast Lumber, No. 16, unless noted otherwise:
- | | |
|--|------------|
| Rafters, joists | No. 2 |
| Beams and stringers | No. 1 |
| Foam and timbers | No. 1 |
| Studs, blocking, plates (Douglas Fir or Hem Fir) | Stud Grade |
- All wood bearing on concrete or masonry shall be pressure treated Fir.
 - Nails shall be Doc. Nailing shall be per TABLE 2003.4.1 CBC unless noted otherwise on the plans or details.
 - All metal connectors shall be Simpson Strong - Tie connectors. The nails for these connectors shall be joist hanger nails as manufactured by the Simpson Co.
 - Bolt holes in wood shall be 1/2" to 1/16" larger than the nominal bolt diameter. All bolts shall have standard cut washer under head and nut unless noted otherwise.
 - All bolts shall be tightened prior to the application of sheathing, plaster, etc.
 - Provide 2x solid blocking between joists and rafters at all supports. Blocking shall be one piece and the full depth of the joist or rafter.
 - Each sheet of plywood shall be identified by a registered stamp or brand of the American Plywood Association.
 - Plywood for roof sheathing shall be CDX. Use exterior type, min. C-C grade where plywood is exposed to weather. Plywood for floor sheathing shall be underlayment Grade Plywood. All plywood shall be glued with exterior type glue. All plywood shall conform to U.S. Product Standard PS 1-87.
 - Structural members shall not be cut for pipes, unless specifically detailed.

| MARK | WALL TYPE | SILL BOLTING | | | |
|------|---|-----------------|--------------------------|----------------------------|---------------------------------|
| | | ALLOWABLE SHEAR | SHEAR @ ONE SIDE OF WALL | SHEAR @ BOTH SIDES OF WALL | SILL NAILING 10# @ UPPER STORES |
| 8 | 7/8" STUD OVER PAPER BACKED LATH W/18 GA STAPLES AT TOP & BOTTOM PLATES, EDGE OF SHEAR WALL AND ON FIELD (ICC REPORT No. ESR-2595, DEC. 2008) NOTE 4 AND 10 BELOW | 180 PLF | 5/8" @ 70" | 5/8" @ 24" | ● 8" O.C. @ 32" O.C. |
| 9 | 15/32" PLYWOOD STRUCT I PLYWOOD SHGT WITH 8d NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 IBC) NOTE 1, 10, 11 & 12 BELOW | 280 PLF | 5/8" @ 70" | 5/8" @ 16" | ● 8" O.C. @ 24" O.C. |
| 10 | 15/32" PLYWOOD STRUCT I PLYWOOD SHGT WITH 8d NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 IBC) NOTE 1, 6, 10, 11, 12 & 13 BELOW | 350 PLF | 5/8" @ 70" | 5/8" @ 12" | ● 4" O.C. @ 16" O.C. |
| 11 | 15/32" PLYWOOD STRUCT I PLYWOOD SHGT WITH 8d NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 IBC) NOTE 1, 3, 5, 6, 9, 10, 11, 12 & 13 BELOW | 430 PLF | 5/8" @ 70" | 5/8" @ 10" | ● 4" O.C. @ 16" O.C. |
| 12 | 15/32" PLYWOOD STRUCT I PLYWOOD SHGT WITH 8d NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 IBC) NOTE 1, 3, 5, 6, 9, 10, 11, 12 & 13 BELOW | 550 PLF | 5/8" @ 70" | 5/8" @ 10" | ● 3" O.C. @ 12" O.C. |
| 13 | 15/32" PLYWOOD STRUCT I PLYWOOD SHGT WITH 8d NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 IBC) NOTE 1, 3, 5, 6, 9, 10, 11, 12 & 13 BELOW | 730 PLF | 5/8" @ 70" | 5/8" @ 10" | ● 2" O.C. @ 8" O.C. |
| 14 | 15/32" STRUCT I PLYWOOD WITH 10d NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD OVER 3X STUDS (TABLE 2306.4.1 IBC) NOTE 1, 3, 5, 6, 9, 10, 11, 12 & 13 BELOW | 870 PLF | 3/4" @ 70" | N/A | ● 8" O.C. |



VICINITY MAP - NO SCALE

PROJECT DATA

CODE: 2007 CBC, CMC, CPC, CEC
 OCCUPANCY: R-3 & I-1
 CONSTRUCTION: TYPE II-B

JOB ADDRESS

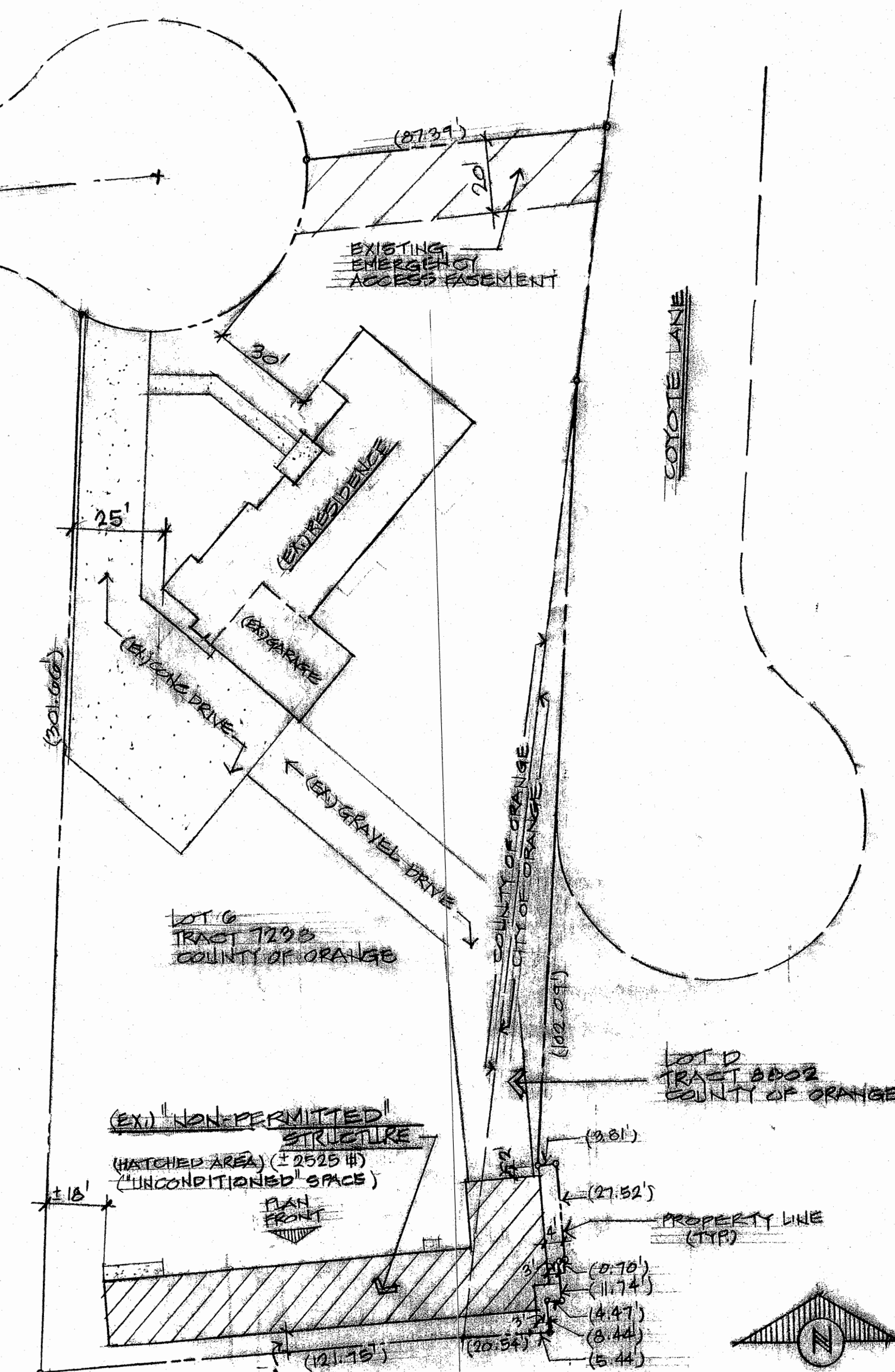
20392 ACRE PLACE
 ORANGE, CA 92869

LEGAL DESCRIPTION

LOT 6 TRACT 7200
 &
 LOT 12 TRACT 8802
 COUNTY OF ORANGE, CALIF.
 A.P.N. = 371-170-04

SCOPE OF WORK

BRING (EX) "NON-PERMITTED" ACCESSORY STRUCTURE INTO COMPLIANCE WITH 2010 CBC, CFC, CMC, CEC

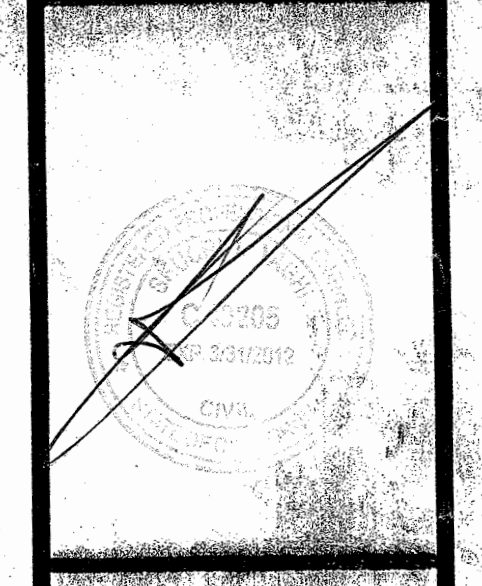


SITE PLAN

SCALE: 1/4" = 1'-0"

| REVISIONS | BY |
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| | |

BEN ANTELL & ASSOCIATES
 1125 S. MERRILL STREET, CORONA, CALIF. 92702
 (714) 923-0645

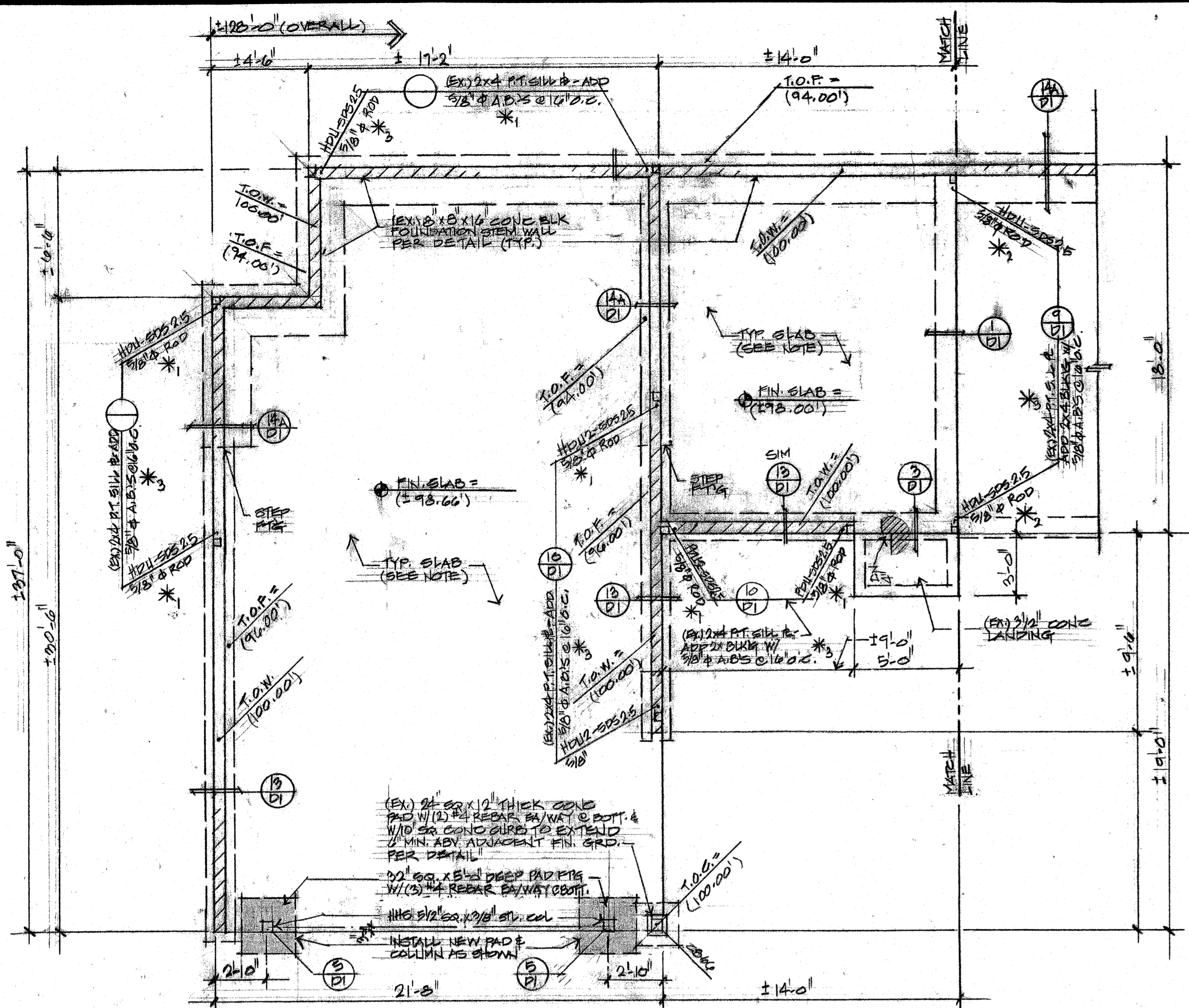


EXISTING NON-PERMITTED ACCESSORY STRUCTURE
 DENNIS GIVENS
 1125 S. MERRILL STREET, CORONA, CALIF. 92702
 (714) 923-0645

| DRAWN |
|-------------|
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| SHEET |
| 1 |
| OF 1 SHEETS |

R6130400

| REVISIONS | BY |
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TYPICAL SLAB 1

4" CONC. SLAB WITH 6" X 10" X 10" WIRE MESH OVER 2" SAND OVER 6" MIL. VISQUEEN OVER COMPACTED FILL.

ANCHOR BOLT NOTES:

- ANCHOR BOLTS TO BE 5/8" DIA. X 10" @ 1' O.C (UNLESS NOTED OTHERWISE)
- ALL ANCHOR BOLTS TO RECEIVE 3" X 3" X 3/8" PLATE WASHERS
- EACH PIECE OF P.T. SOLE PLATE TO HAVE (2) A.B.'S (MIN.) WITH (1) A.B. LOCATED WITH-IN 12" MAX. OF EACH END OF P.T. SOLE PLATE

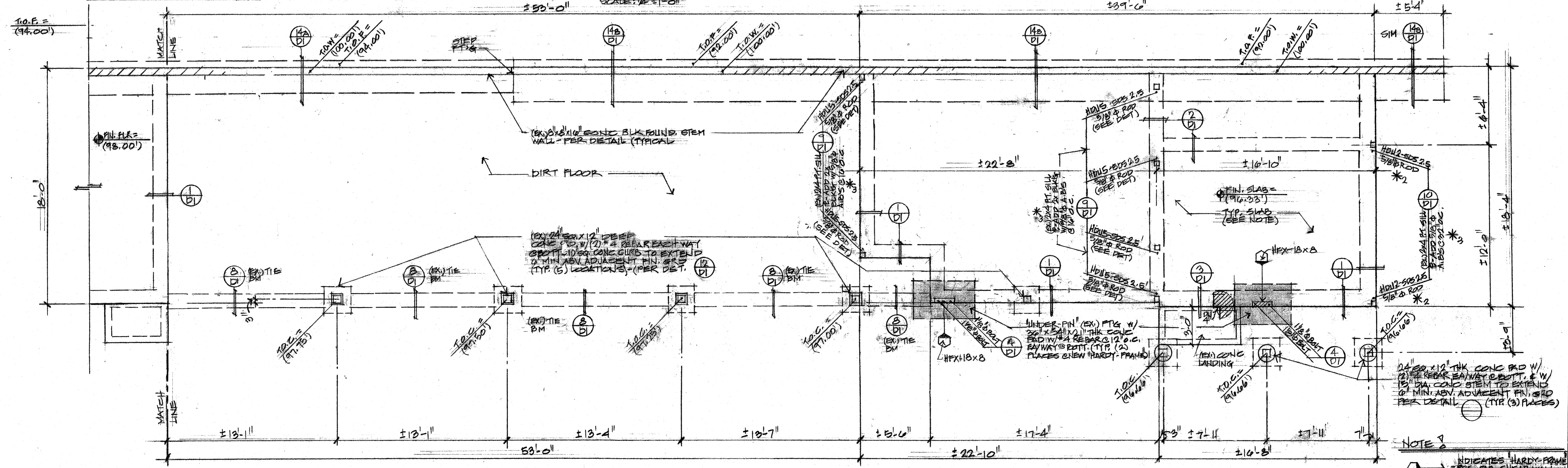
TYPICAL DOWEL NOTES:

- TYPE I INSTALL (1) #4 X 30" LONG DOWEL @ TOP AND BOTT. WITH 6" MIN. EMBEDMENT INTO (EX.) FT'G
- TYPE II INSTALL #3 X 24" LONG DOWELS @ 24" O.C. WITH 6" MIN. EMBEDMENT INTO (EX.) SLAB

FOOTNOTES:

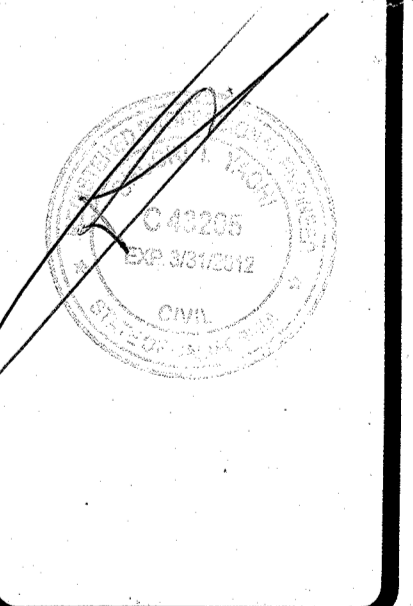
- INSTALL 3/8" DIA. A307 THREADED ROD WITH 12" MIN. EMBEDMENT INTO (EX.) CONCRETE WITH SIMPSON SET-XP EPOXY (I.C. # BR-2008) (SPECIAL INSPECTION REQUIRED)
- INSTALL 5/8" DIA. A307 THREADED ROD WITH 12" MIN. EMBEDMENT INTO (EX.) FT'G WITH SIMPSON SET-XP EPOXY (I.C. # BR-2008) (SPECIAL INSPECTION REQUIRED)
- INSTALL 3/8" DIA. A307 THREADED ROD WITH 12" MIN. EMBEDMENT INTO (EX.) FT'G WITH SIMPSON SET-XP EPOXY PER I.C. # BR-2008 (SPECIAL INSPECTION REQUIRED)

FOUNDATION PLAN



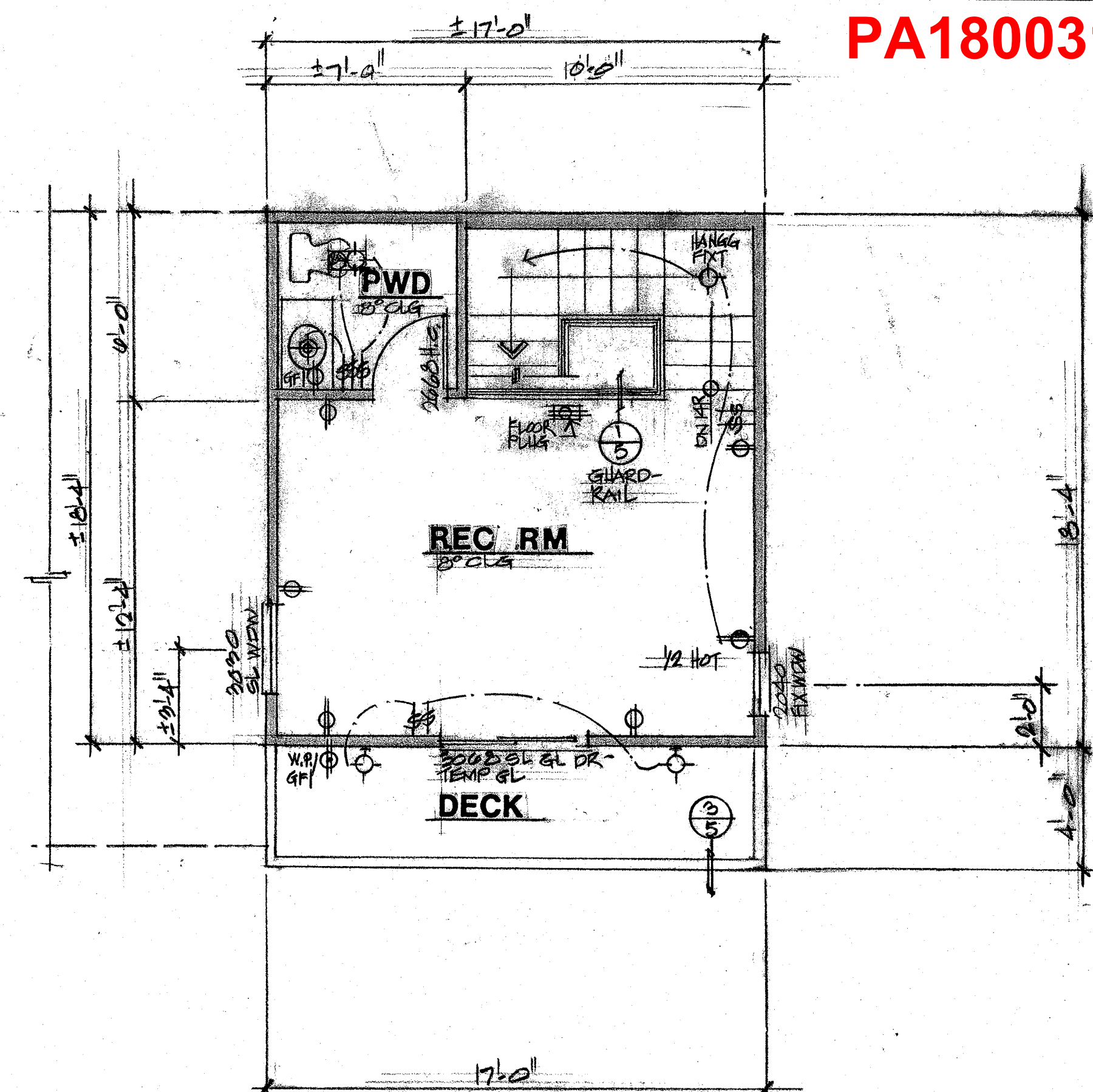
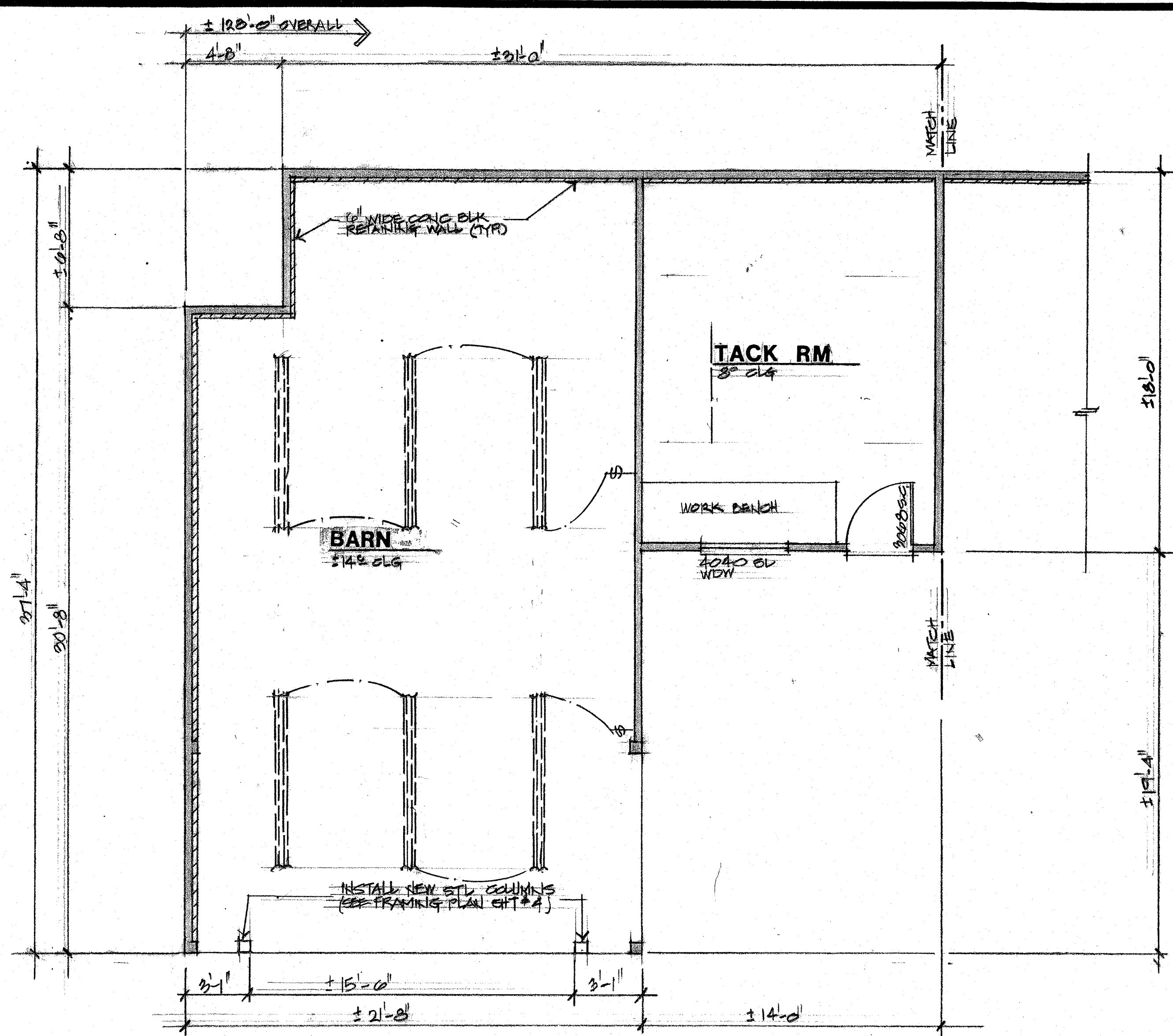
FOUNDATION PLAN

NOTE 3 INDICATES HARDY-FRAME PRE-CAST SHEAR WALL W/ MODEL # INDICATED (I.E.G. # BR-2029)



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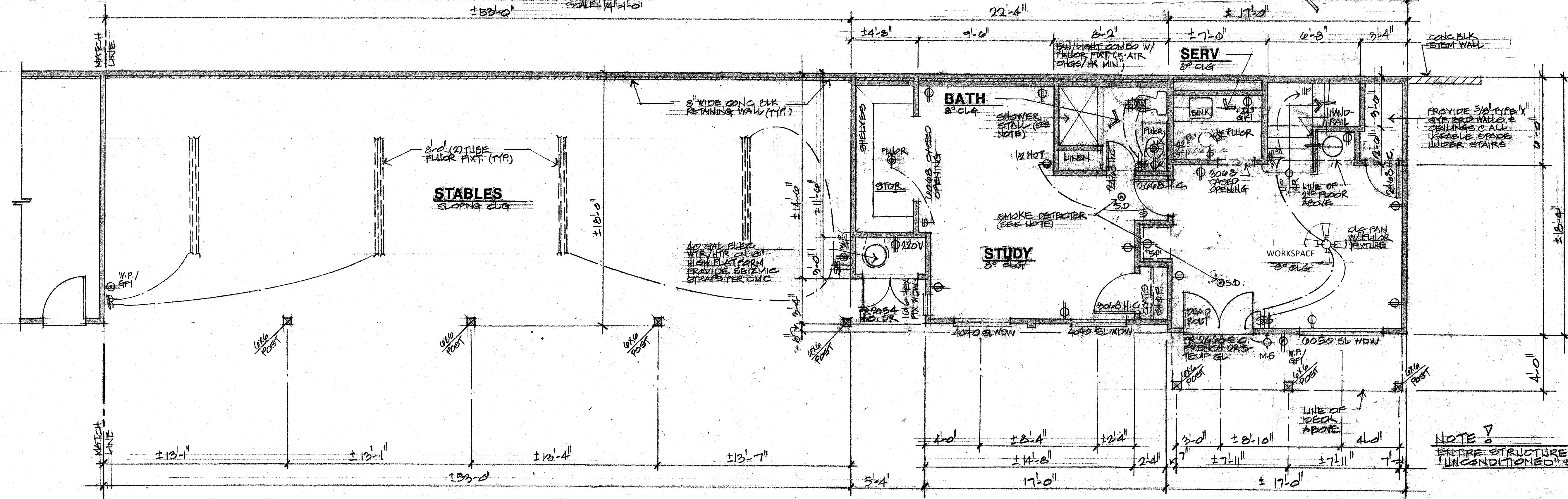
SHOWER NOTES:

40x60 CERAMIC TILE SHOWER STALL WITH TIE WAINS GOAT TO 72" ABOVE THE FINISHED FLOOR. PROVIDE A SHATTER RESISTANT ENCLOSURE.

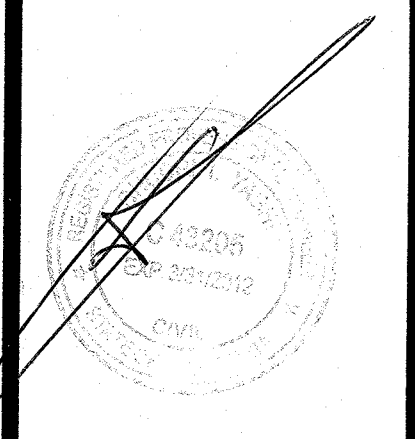
SMOKE DETECTOR NOTE
PROVIDE "HARD-WIRED" SMOKE DETECTOR W/ BATTERY BACK-UP AS SHOWN (2 LOCATIONS TOTAL)

NOTE:
ALL TILE IS TO BE APPLIED OVER CEMENT PLASTER BACKING 1" GREEN-BOARD. DRYWALL IS NOT ALLOWED AS BACKING FOR TILE.

FIRST FLOOR PLAN

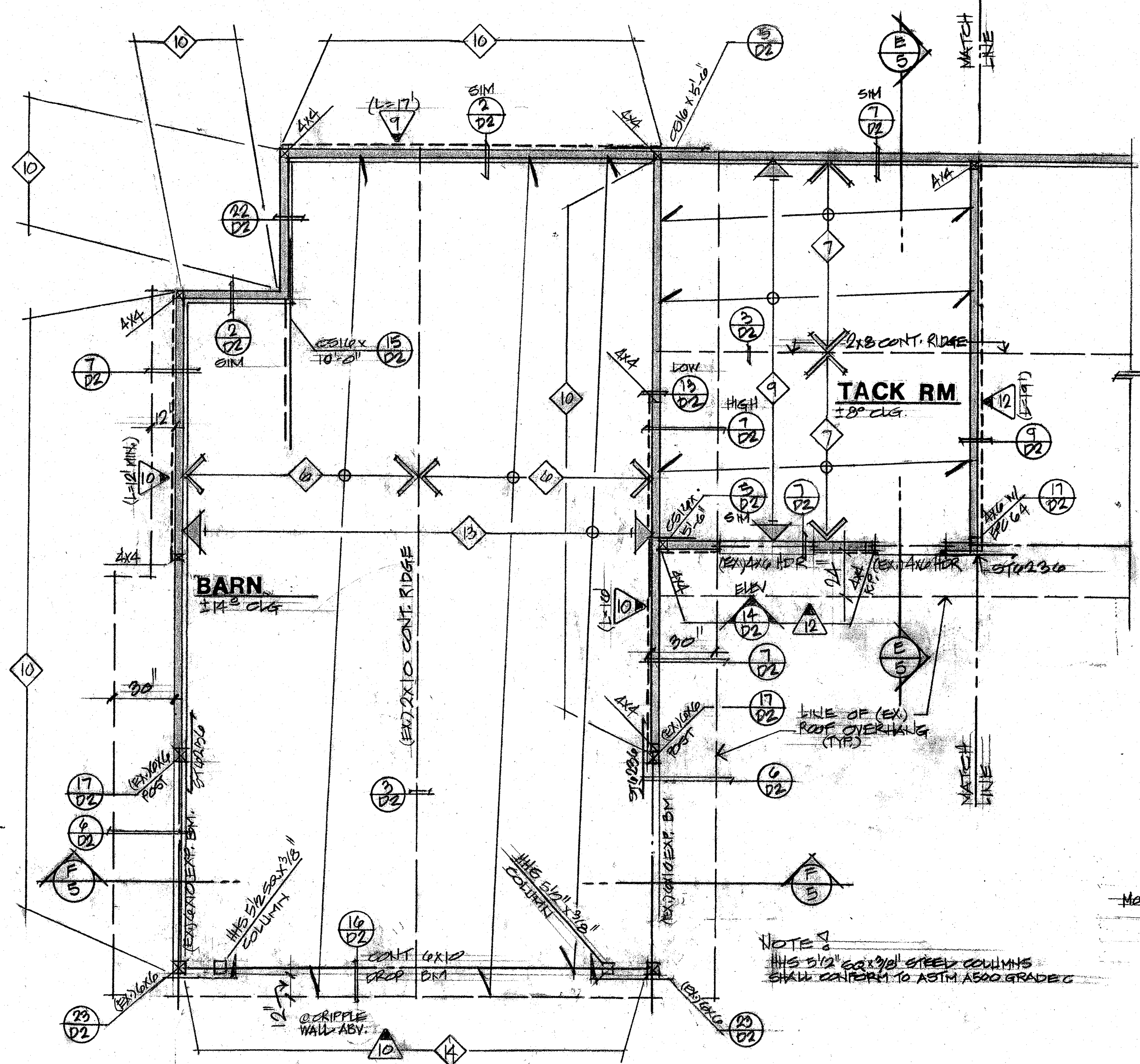


NOTE 1
ENTIRE STRUCTURE IS UNCONDITIONED SPACE



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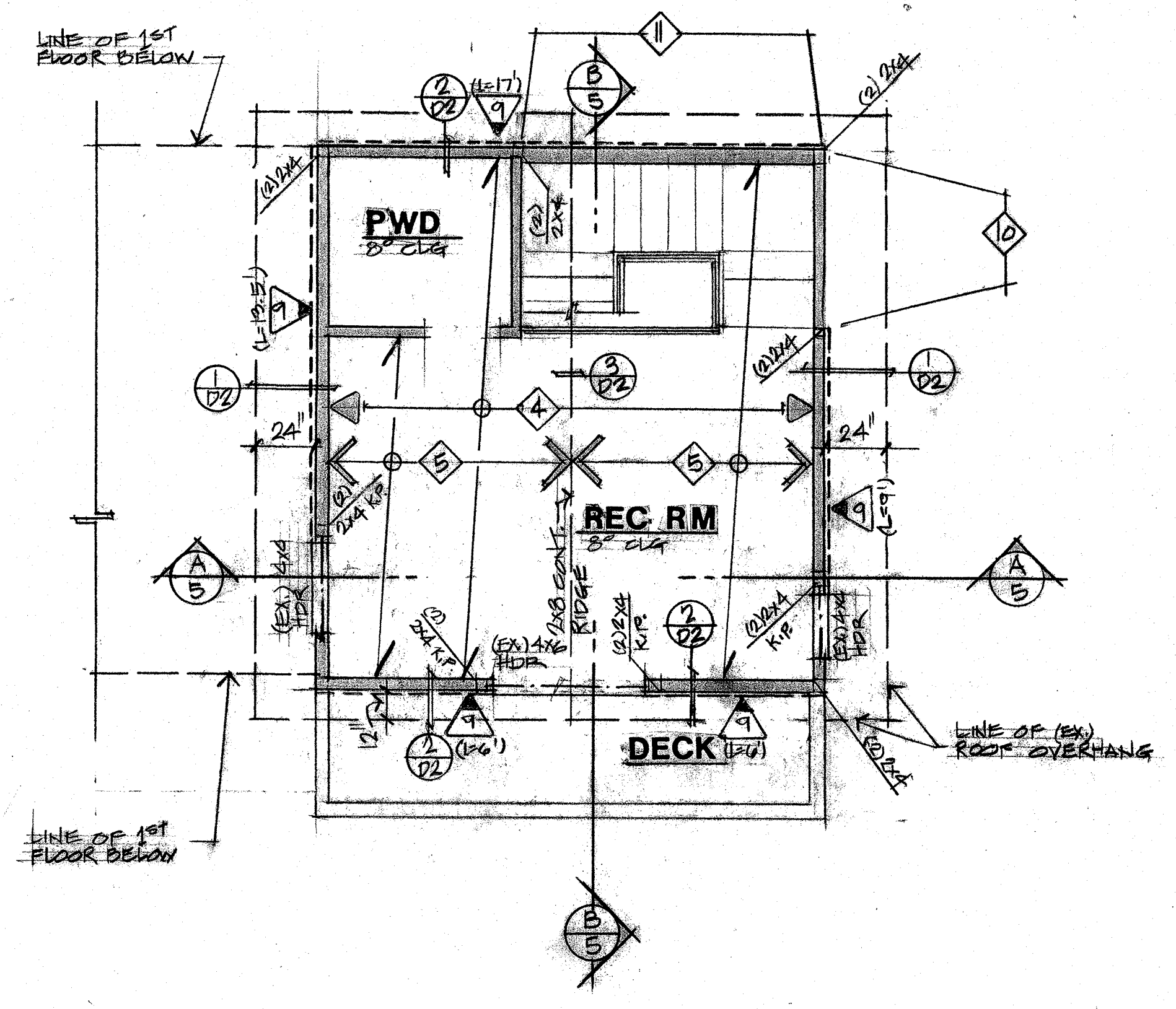
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FLOOR & LOW ROOF FRAMING PLAN

- FRAMING NOTES:**
- 1 = (EX) 2x10 FLOOR/JOISTS @ 16" O.C.
 - 2 = (EX) 4x6 DECK/JSTG @ 32" O.C.
 - 3 = (EX) 2x8 CLG/JSTG @ 16" O.C.
 - 4 = (EX) 2x8 CLG/JSTG @ 24" O.C.
 - 5 = (EX) 2x6 RAFTERS @ 24" O.C.
 - 6 = (EX) 2x8 RAFTERS @ 24" O.C.
 - 7 = (EX) 4x6 RAFTERS @ 32" O.C.
 - 8 = 2x8 RAFTER TIES @ 24" O.C.
 - 9 = 2x8 RAFTER TIES @ 32" O.C.
 - 10 = (EX) BALLOON FRAME WALL W/ 2x4 STUDS @ 16" O.C. ADD (1) 3x4 STUD NEXT TO EACH (EX) 6THD
 - 11 = (EX) BALLOON FRAME WALL W/ 2x6 STUDS @ 16" O.C.
 - 12 = 2x10 LANDING JOISTS @ 16" O.C.
 - 13 = ADD 2x10 RAFT TIES @ 24" O.C.
 - 14 = CRIPPLE WALL ABOVE W/ 2x4 CRIPPERS @ 16" O.C.
 - 15 = SHEAR PANEL TO BE APPLIED PRIOR TO INSTALLING PERPENDICULAR WALL FRAMING (AS SHOWN).

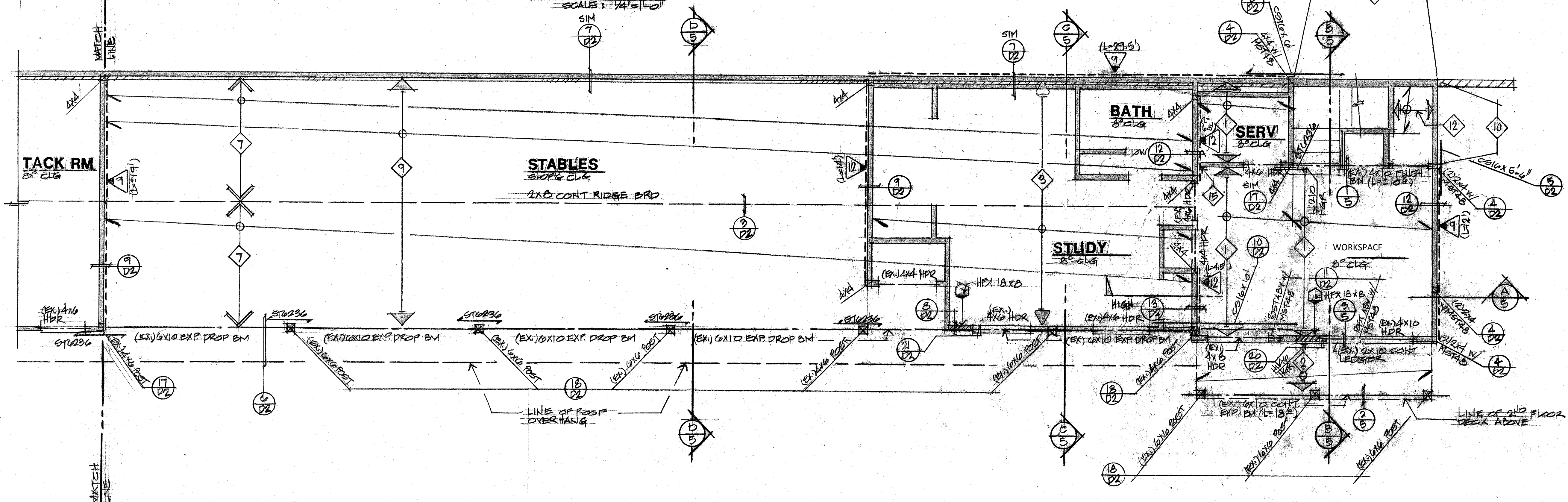
- LEDGEND**
- = EXISTING WALLS TO REMAIN
 - = INDICATES SHEAR PANEL (SEE SCHEDULE ON SHEET 1)
 - = INDICATES JURY FRAME PREFAB. SHEAR WALL WITH MODEL # INDICATED (I.C. 2.2.2 PER 2009)



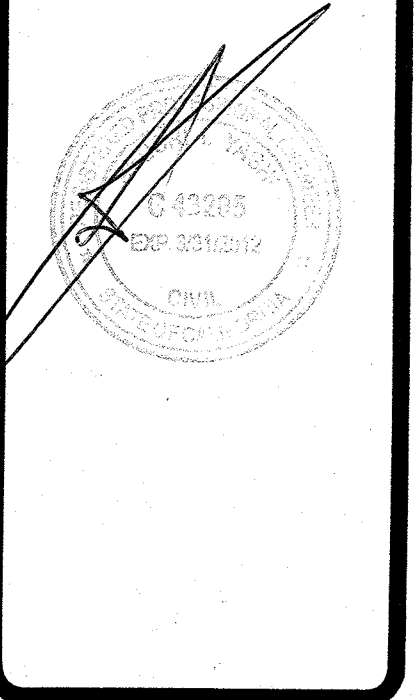
ROOF FRAMING PLAN

TYP. ROOF SHT'G
 1 5/8" T&G TRUSS TYPED SHEETS WITH 8d NAILS @ 6" O.C. (INDEX 24/6)

TYP. FLOOR SHT'G
 3/4" T&G PLYWOOD SHT'G WITH 10d NAILS @ 6" O.C. (INDEX 42/20)

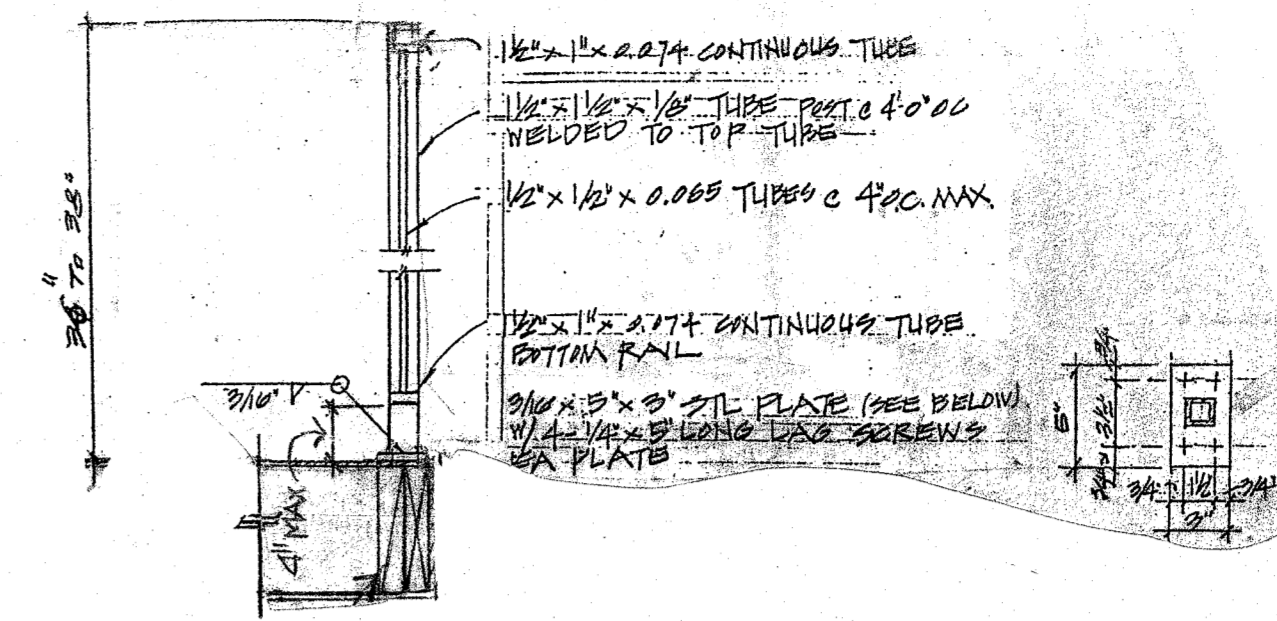


FLOOR & LOW ROOF FRAMING PLAN

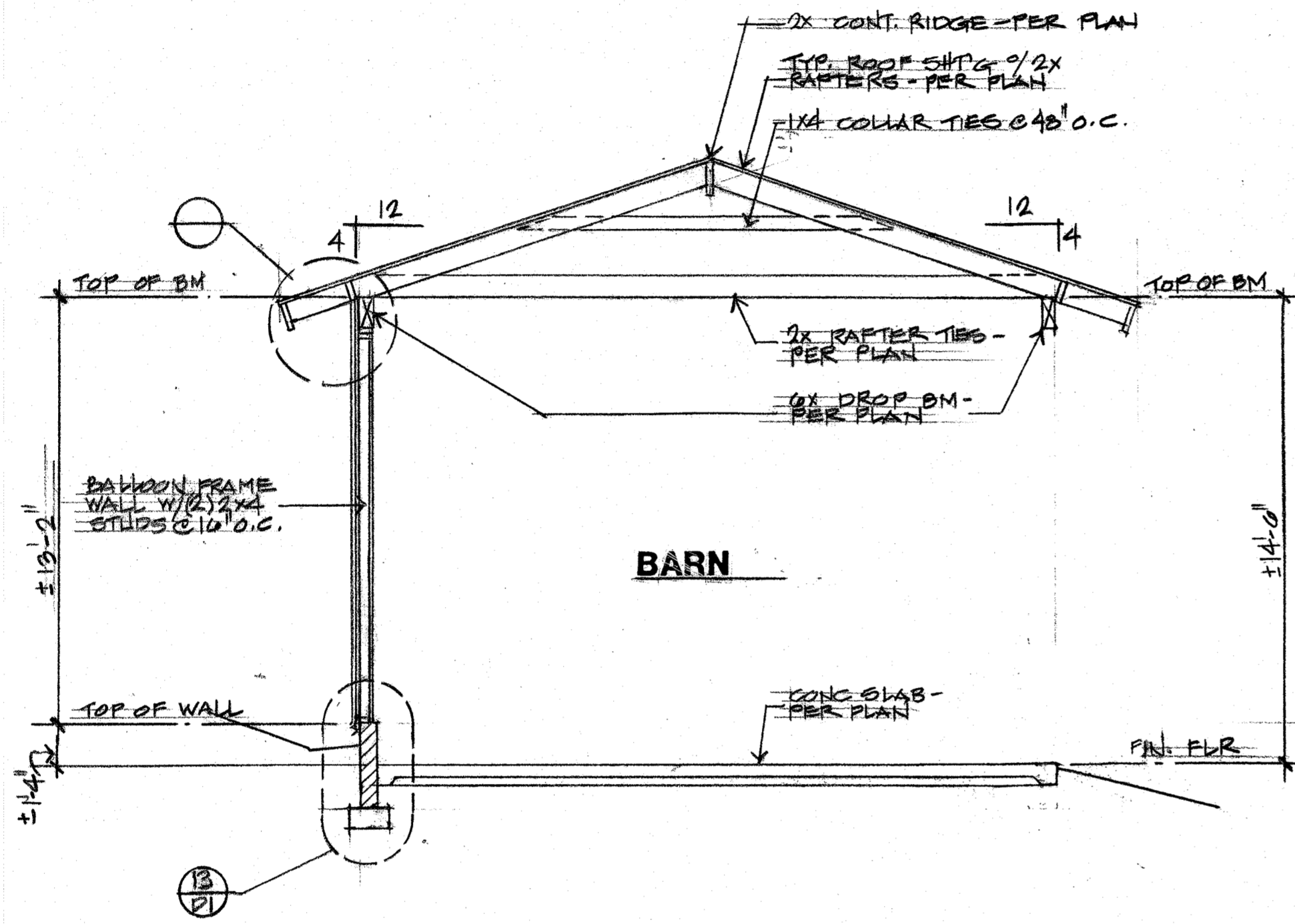


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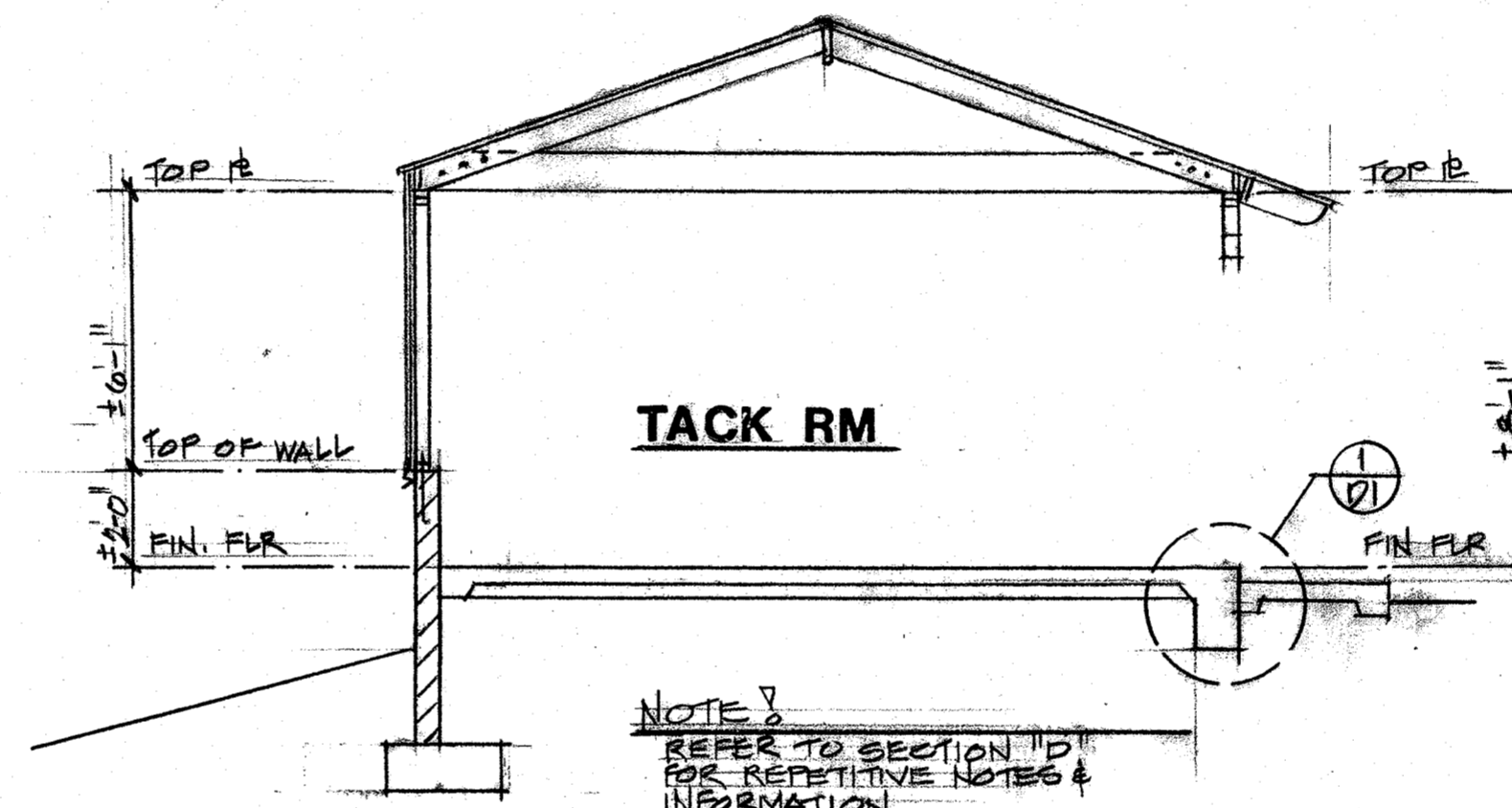
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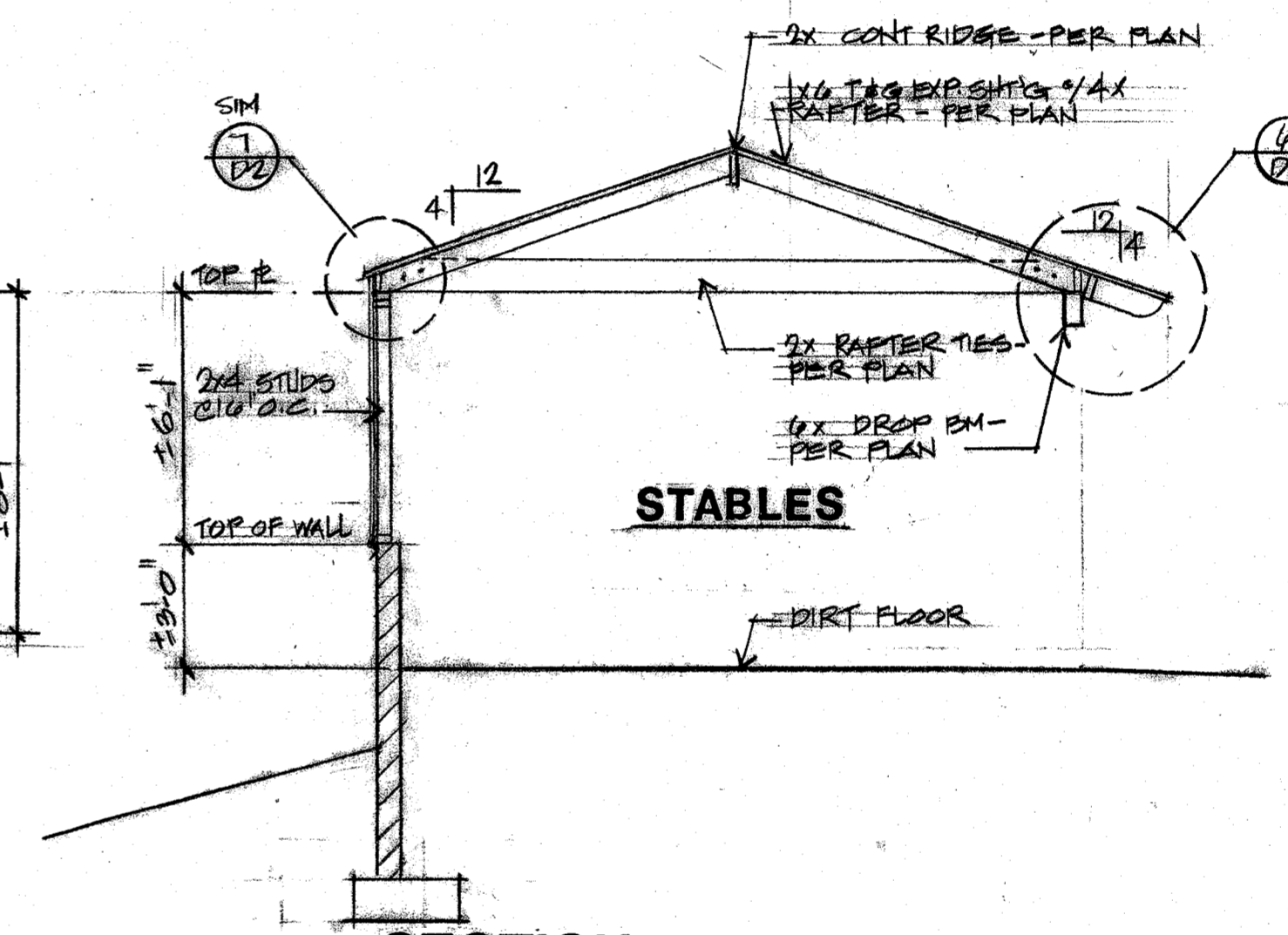
1 TYP. GUARDRAIL/HANDRAIL DETAIL



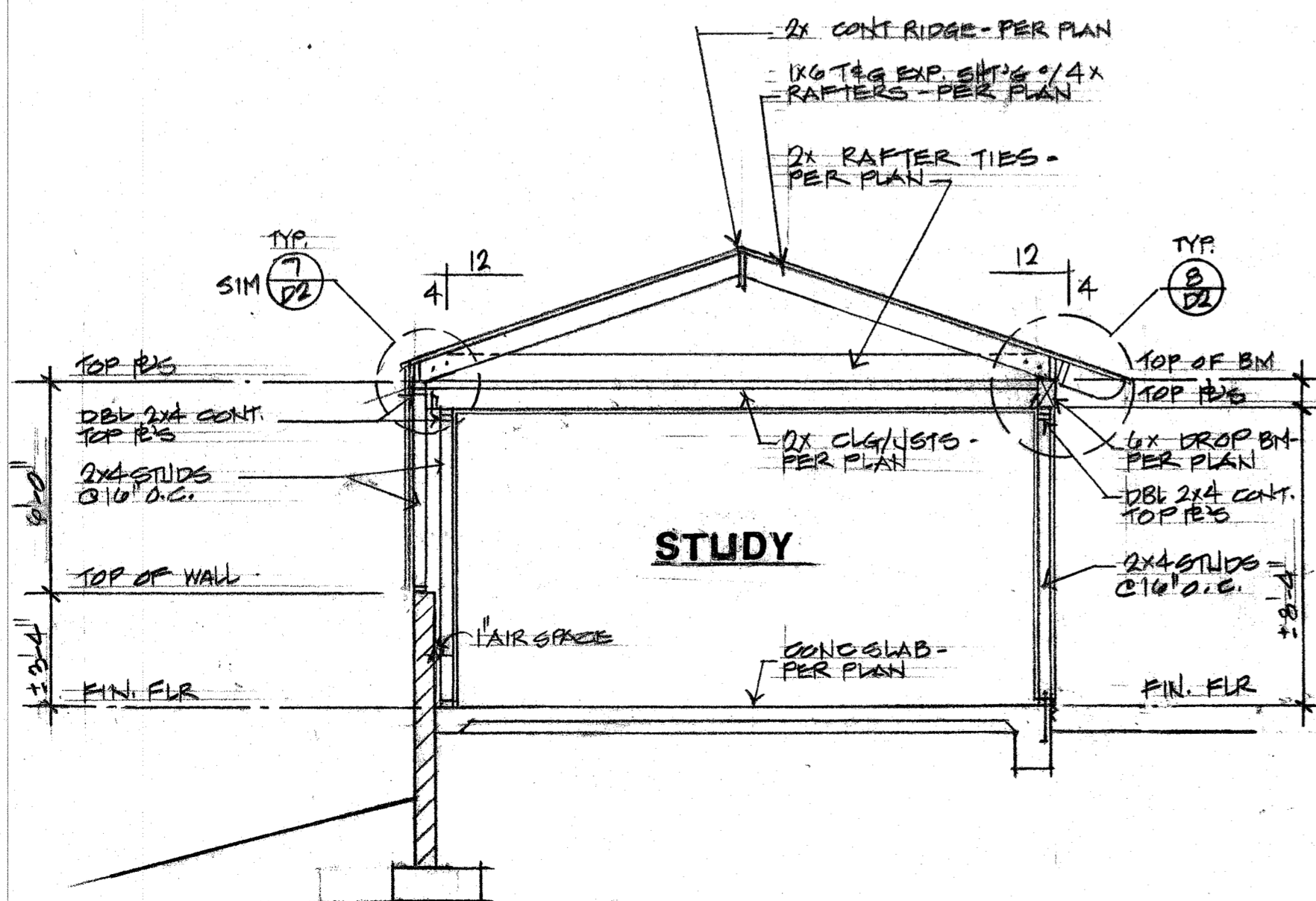
SECTION F SCALE: 1/4" = 1'-0"



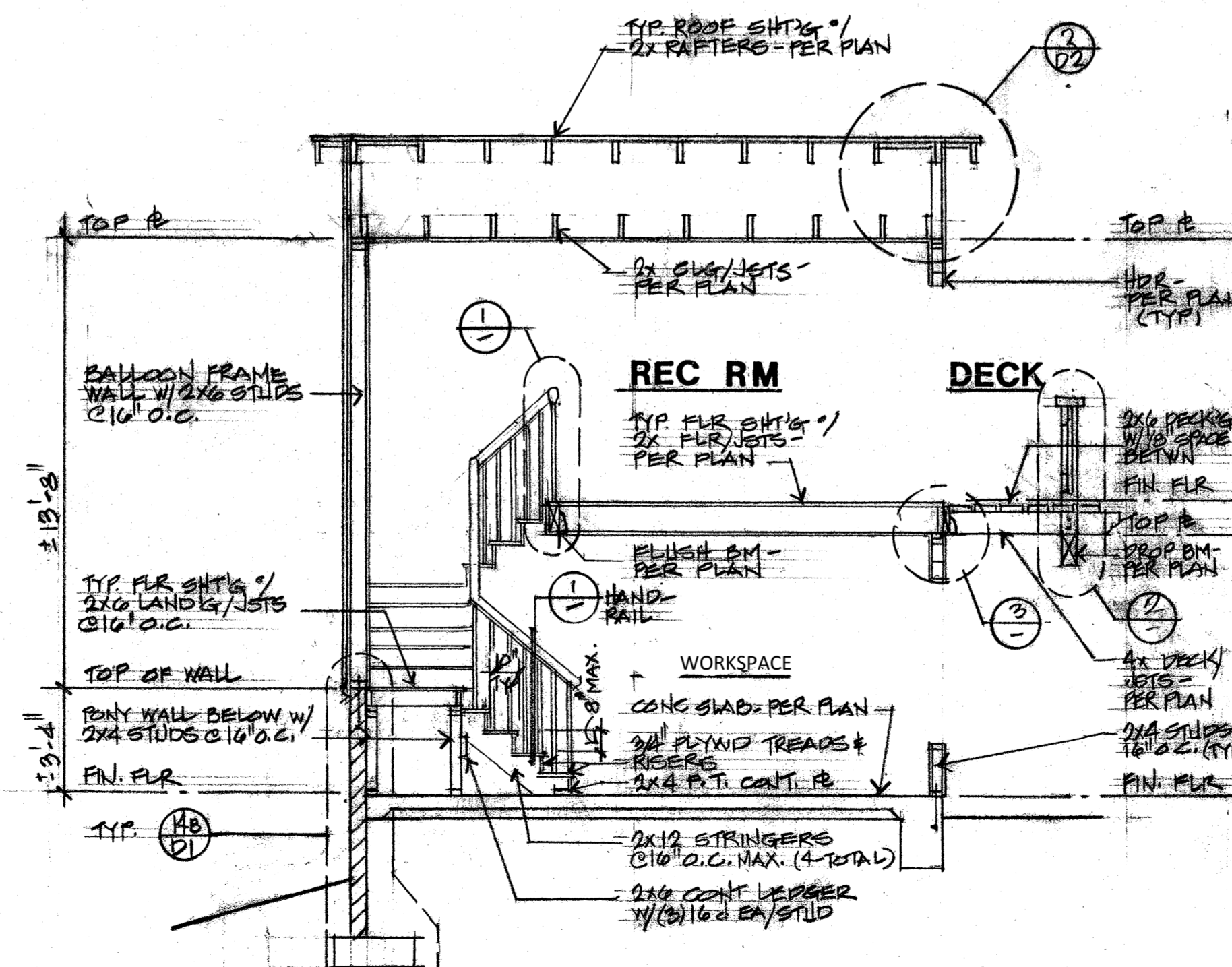
SECTION E SCALE: 1/4" = 1'-0"



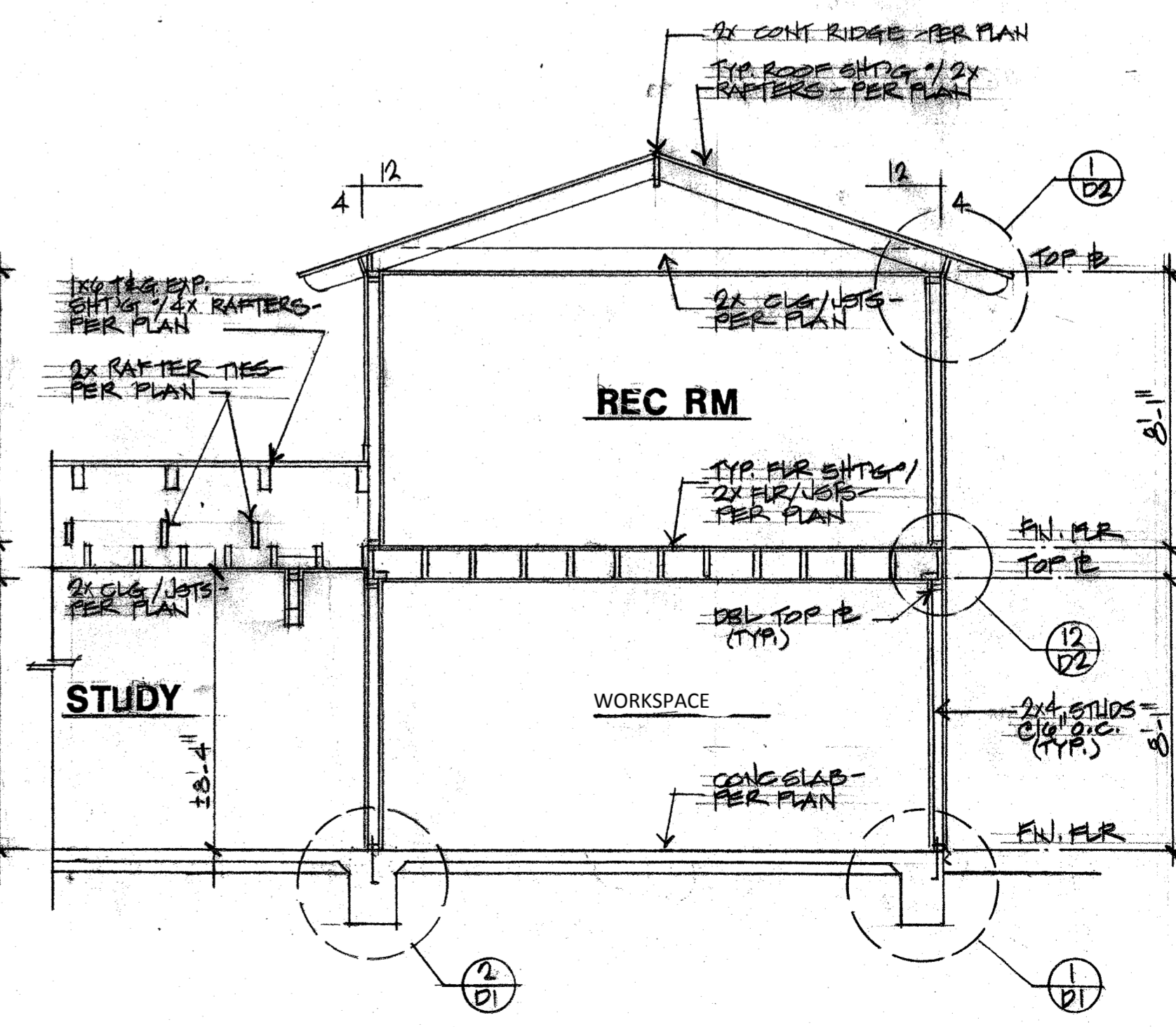
SECTION D SCALE: 1/4" = 1'-0"



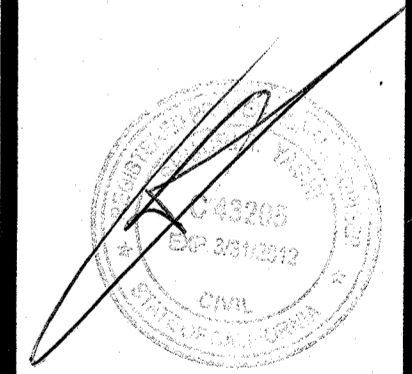
SECTION C SCALE: 1/4" = 1'-0"



SECTION B SCALE: 1/4" = 1'-0"

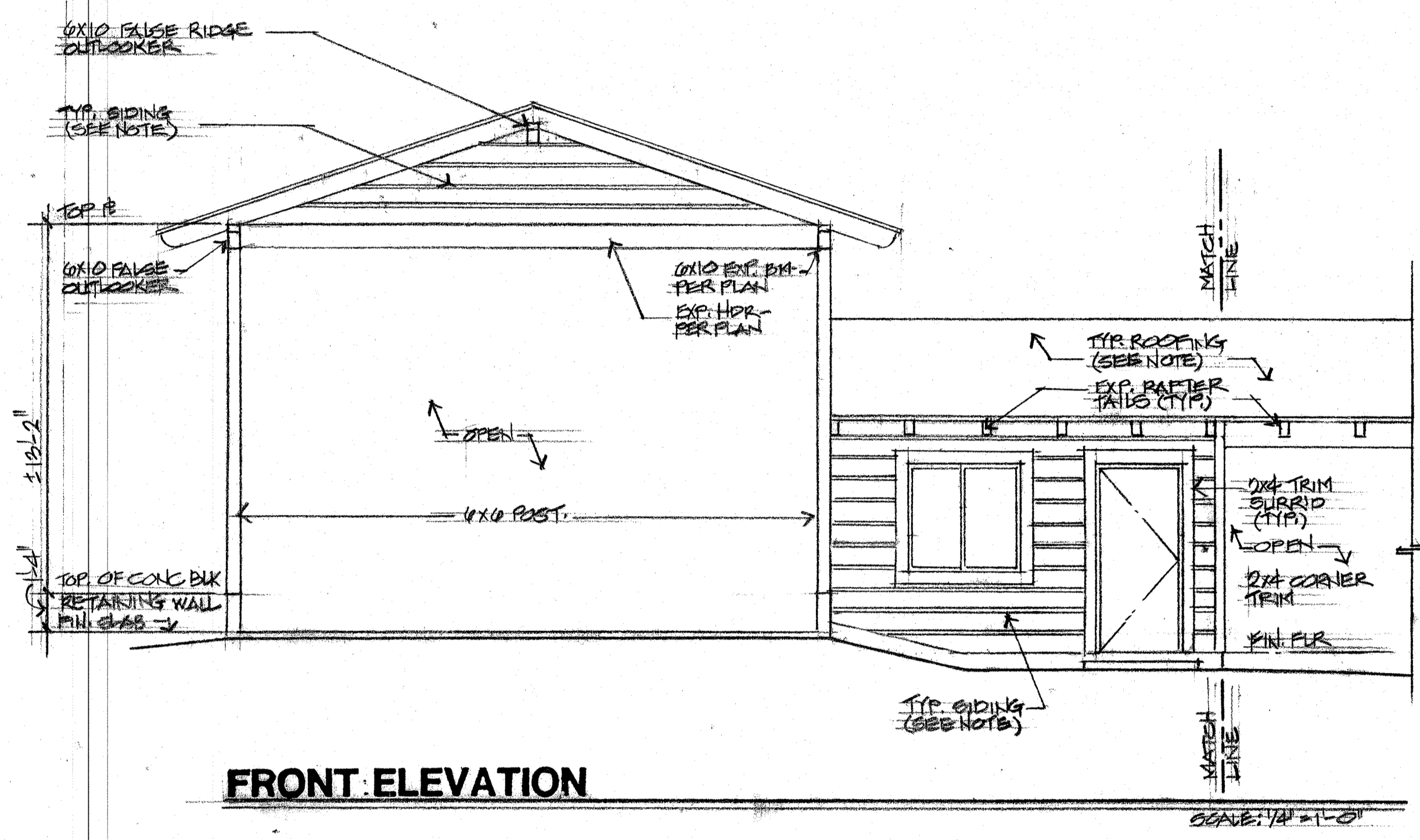


SECTION A SCALE: 1/4" = 1'-0"

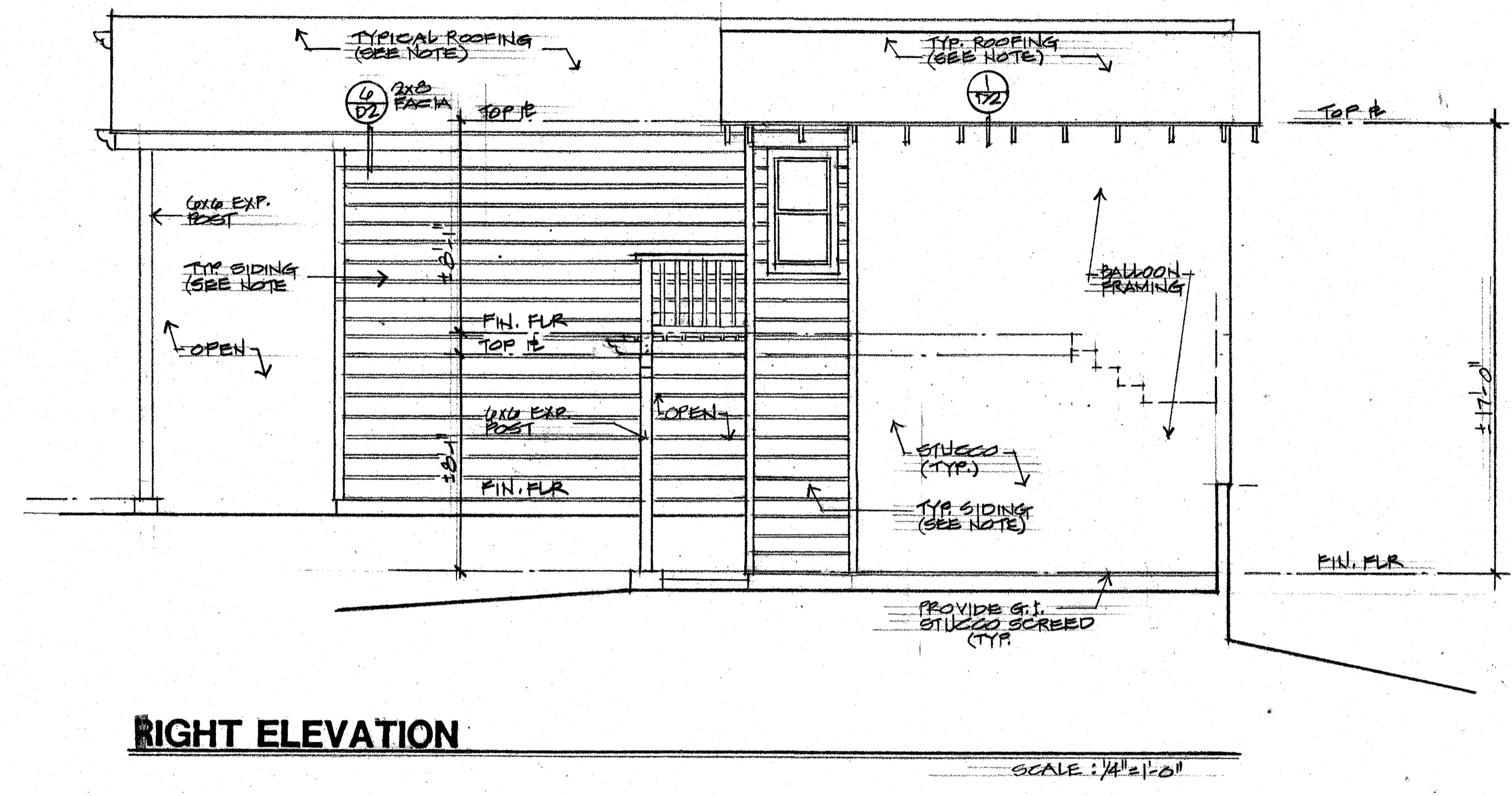


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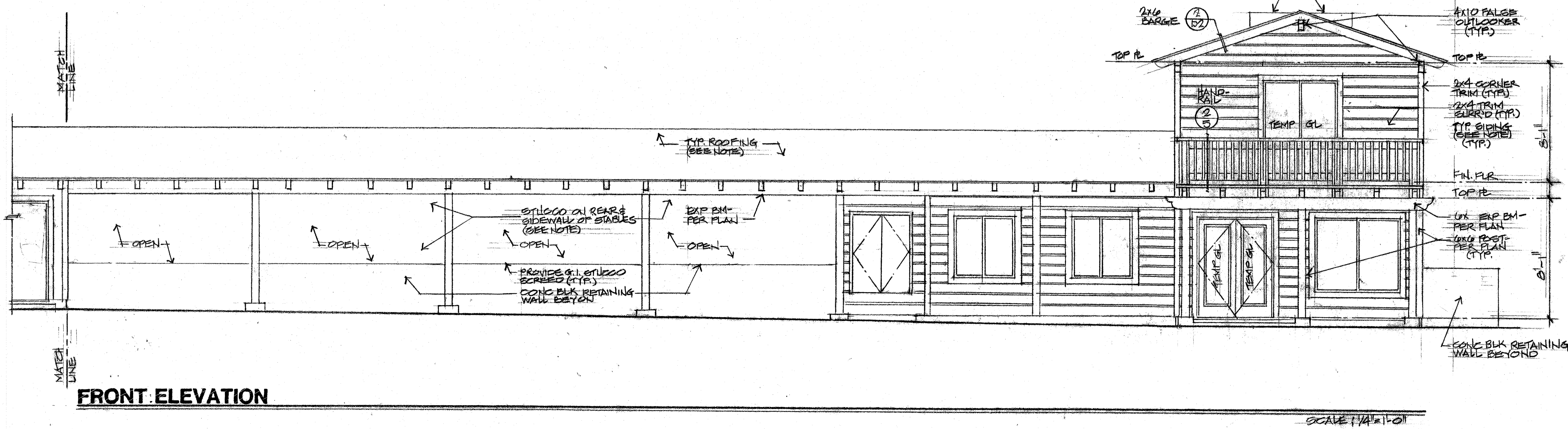
FRONT ELEVATION



RIGHT ELEVATION

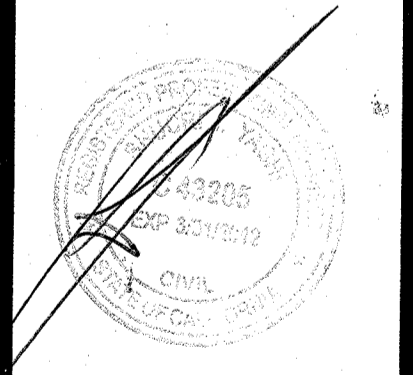
TYP. ROOFING
 ROOFING "CLASS A" ASSEMBLY
 I.C.B.O. APPROVED ASSEMBLY TO BE INSTALLED
 PER. MANUF. SPECS. & REQUIREMENTS

SCALE: 1/4"=1'-0"



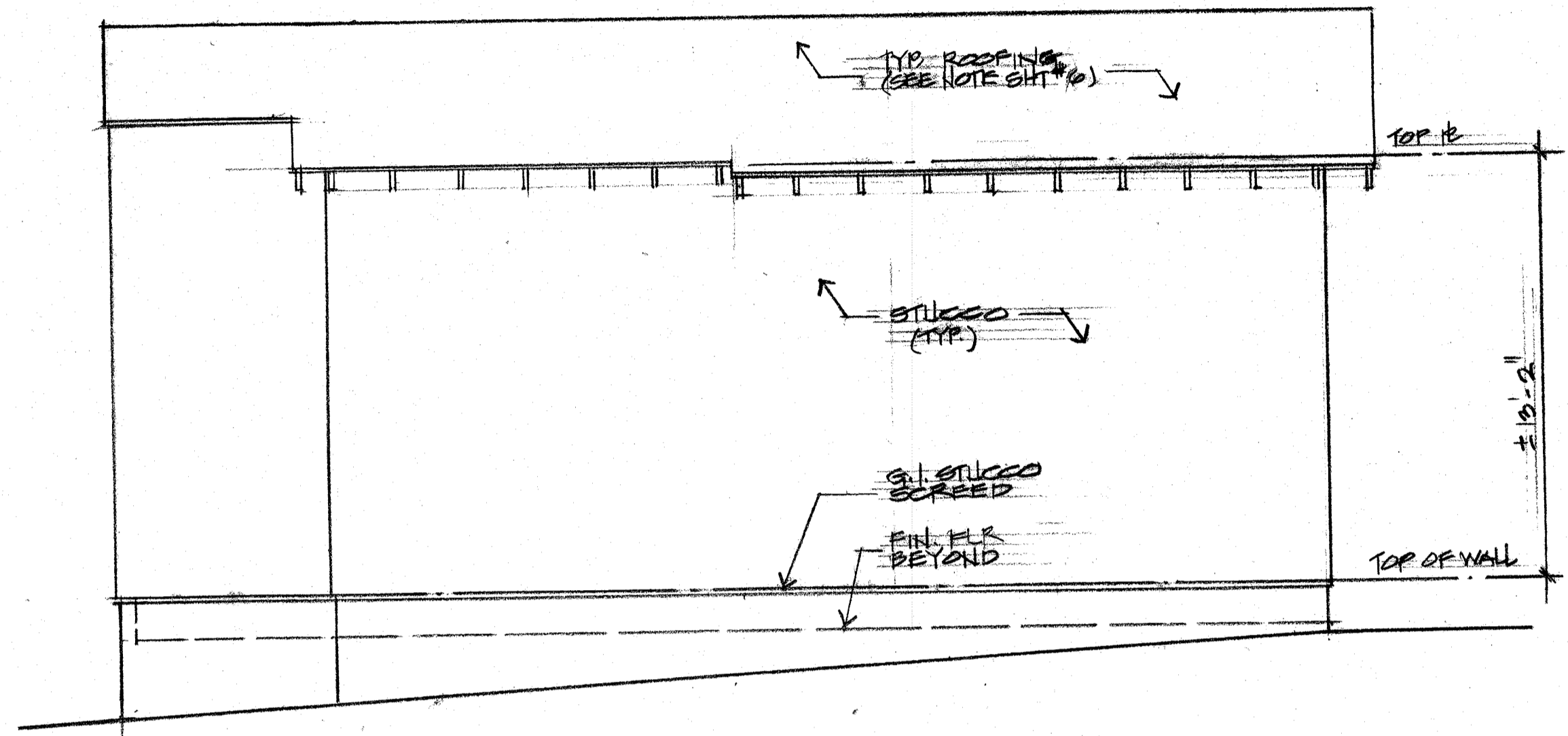
FRONT ELEVATION

SCALE: 1/4"=1'-0"



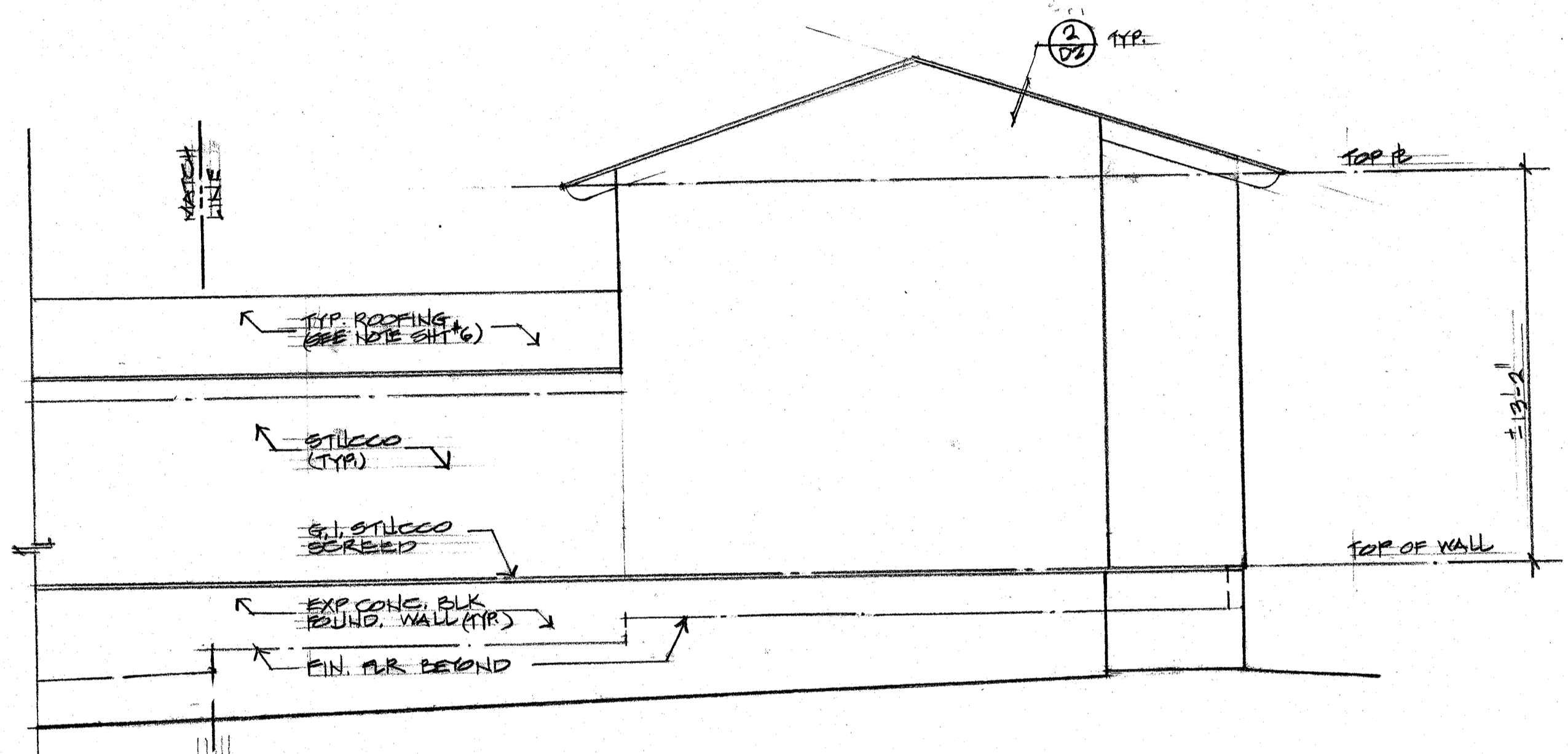
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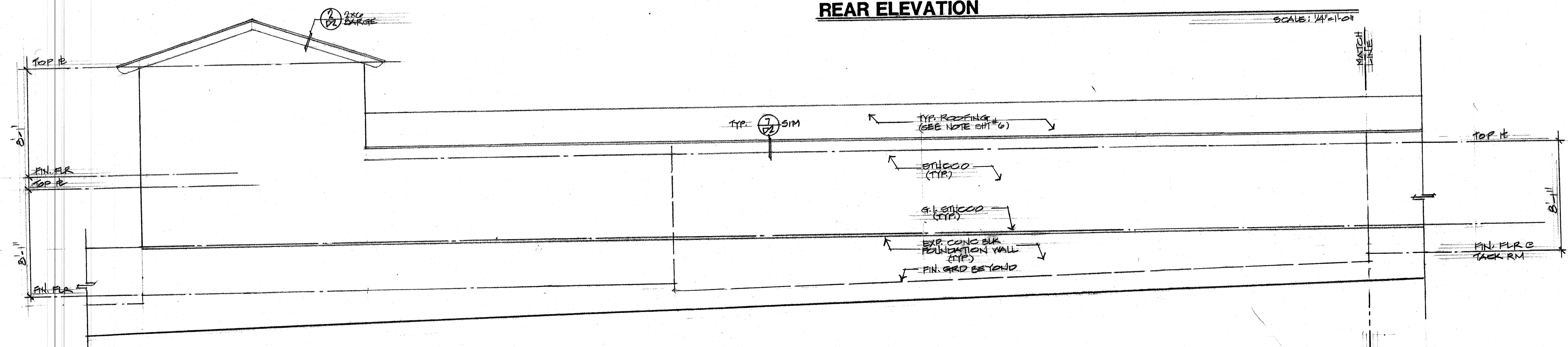
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



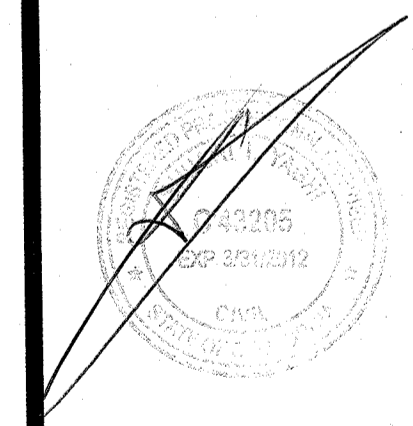
REAR ELEVATION

SCALE: 1/4" = 1'-0"



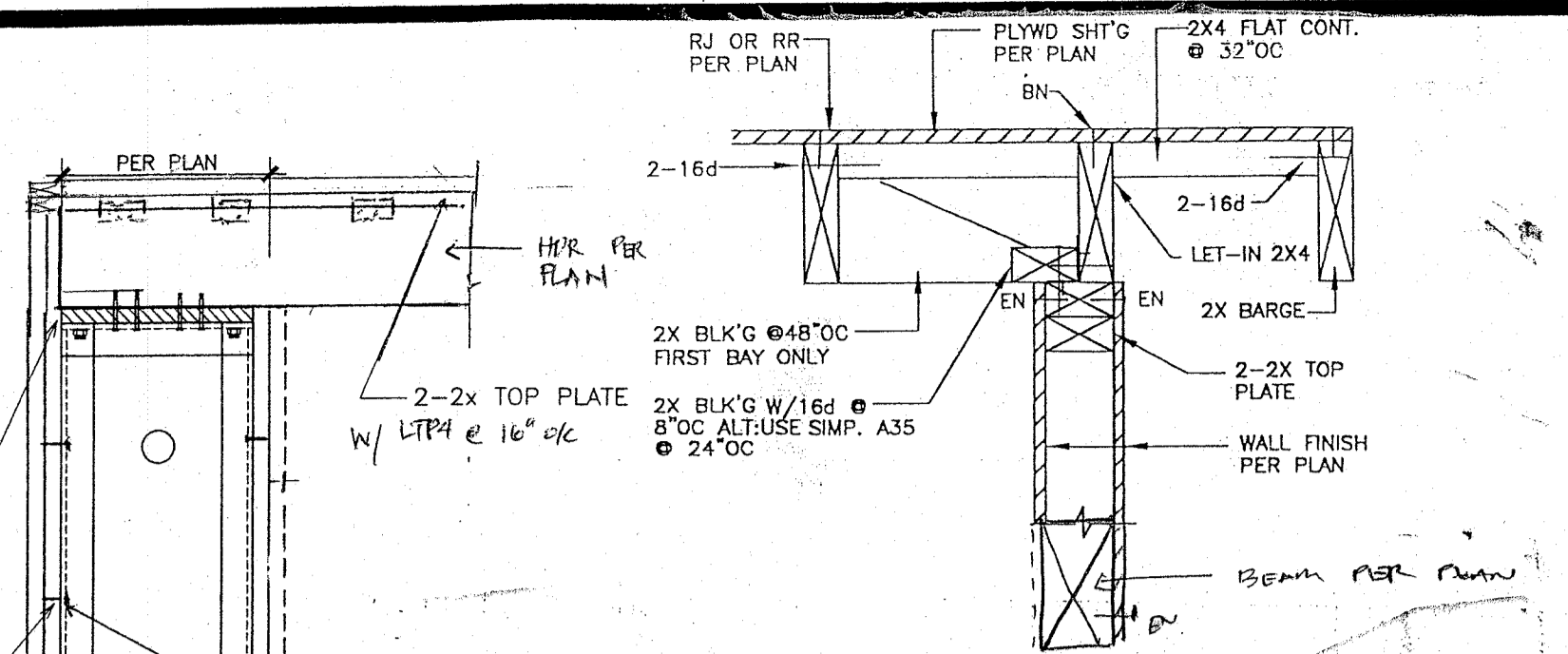
REAR ELEVATION

SCALE: 1/4" = 1'-0"

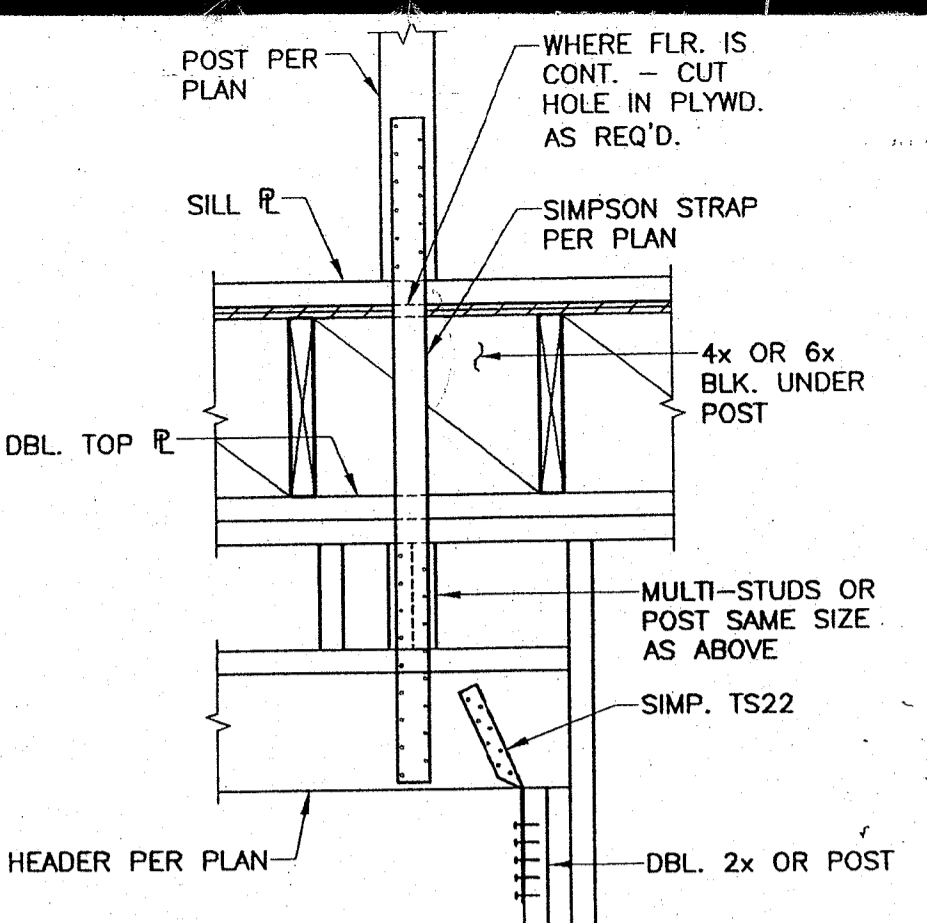


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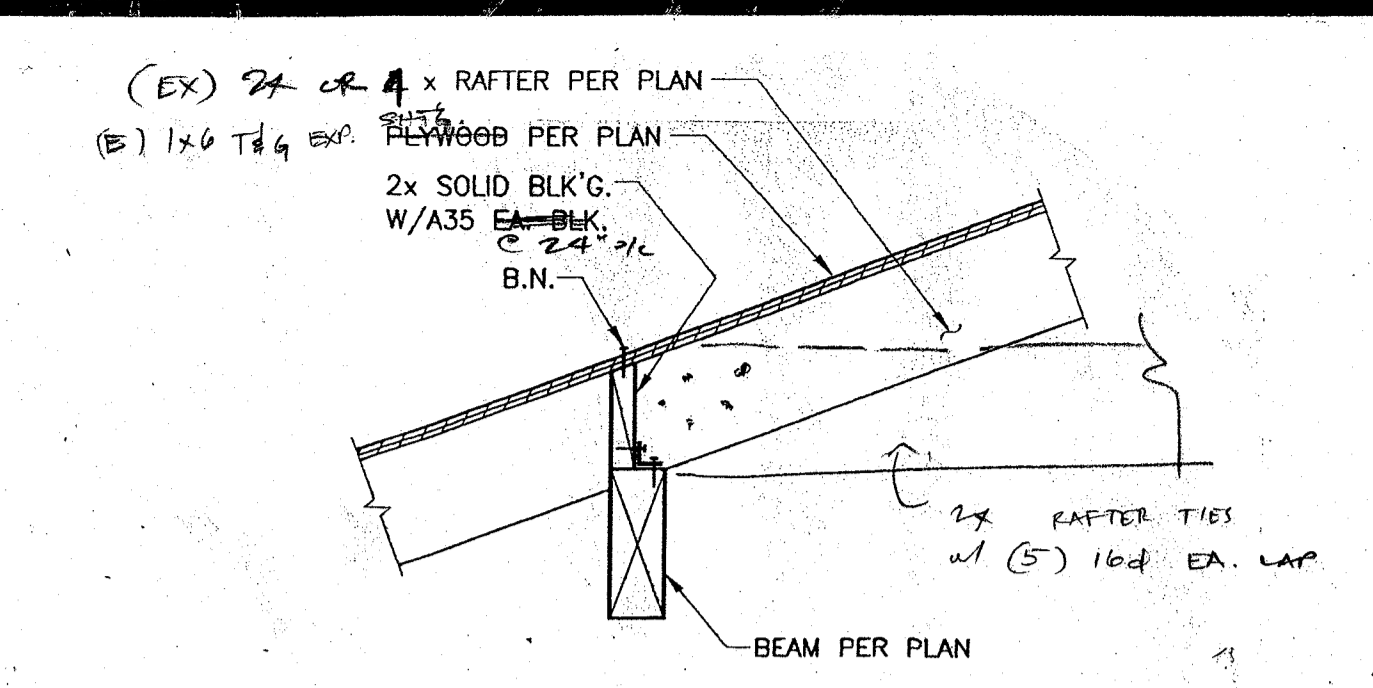
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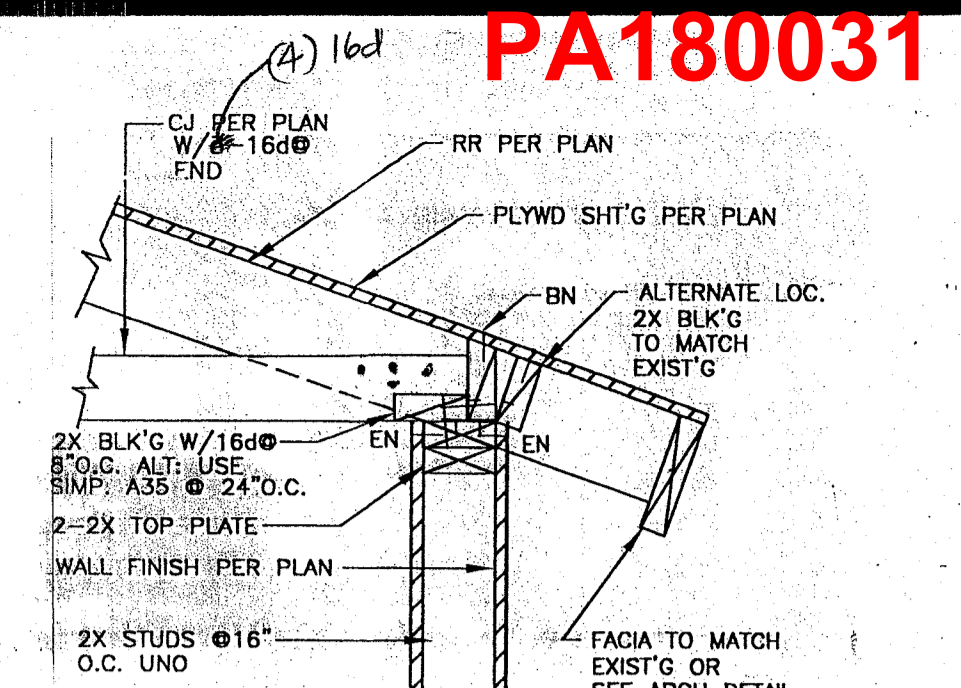
16 SHEAR TRANSFER



11 STRAP BETWEEN FLOORS

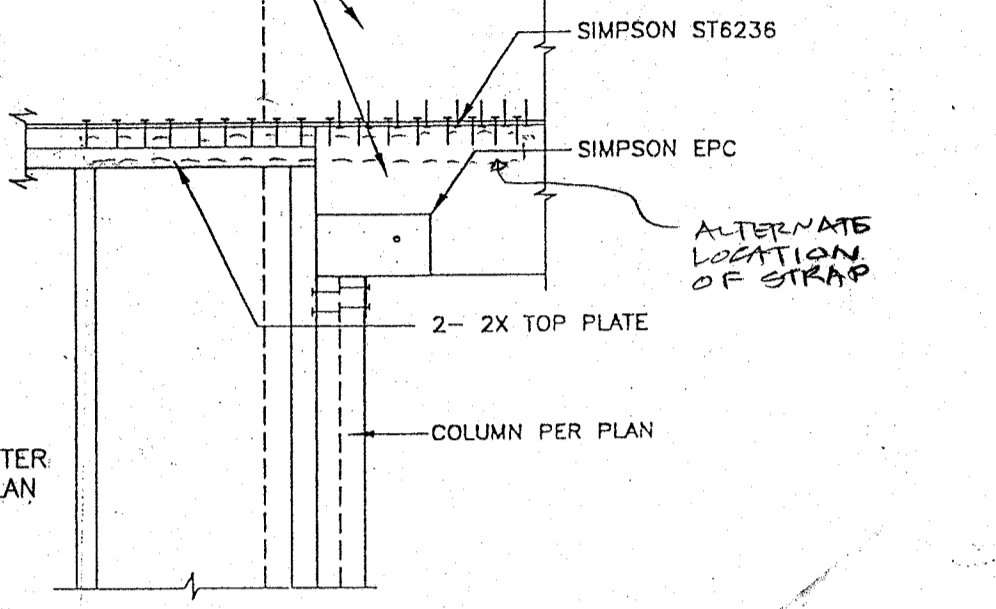
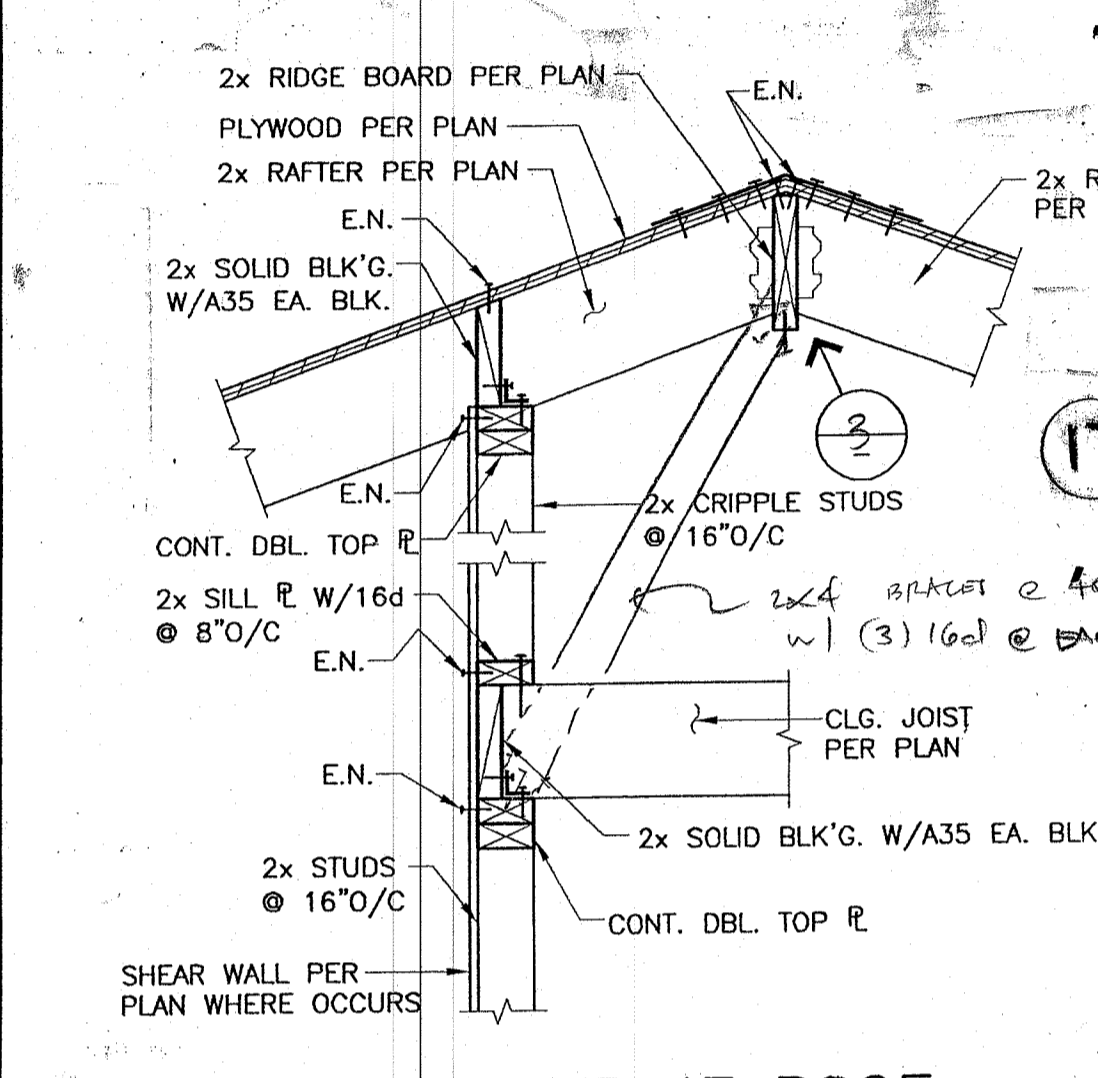


6 TYP. RAFTER AT BEAM



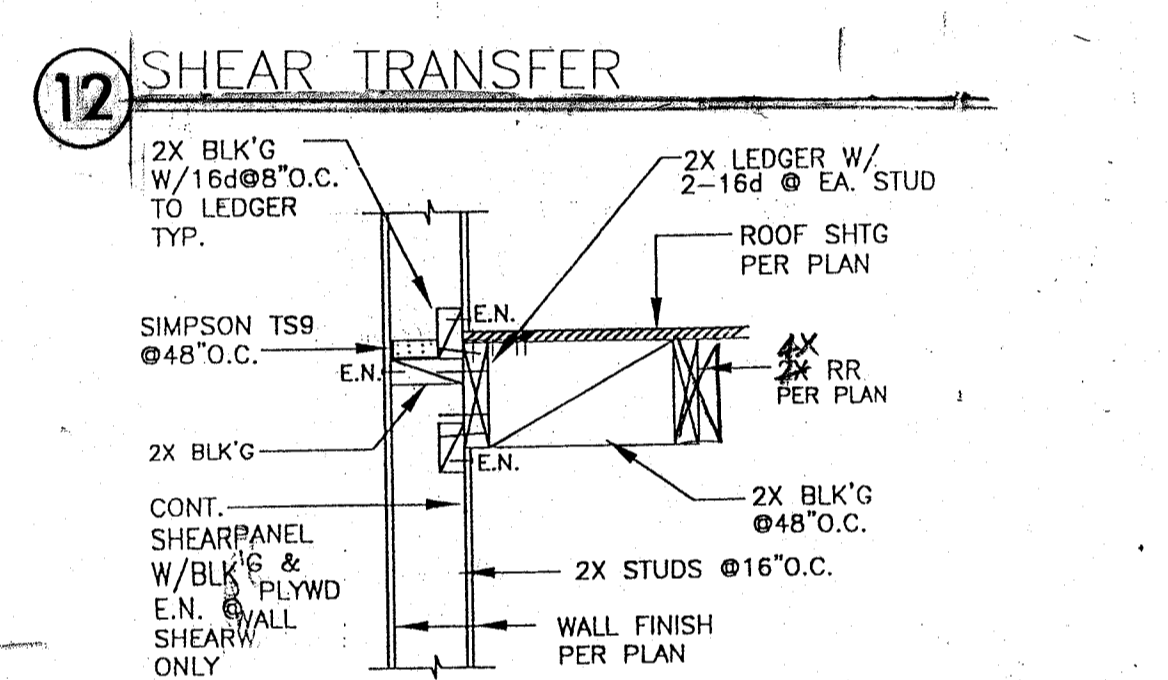
1 SHEAR TRANSFER

21 HARDY PANEL DETAIL

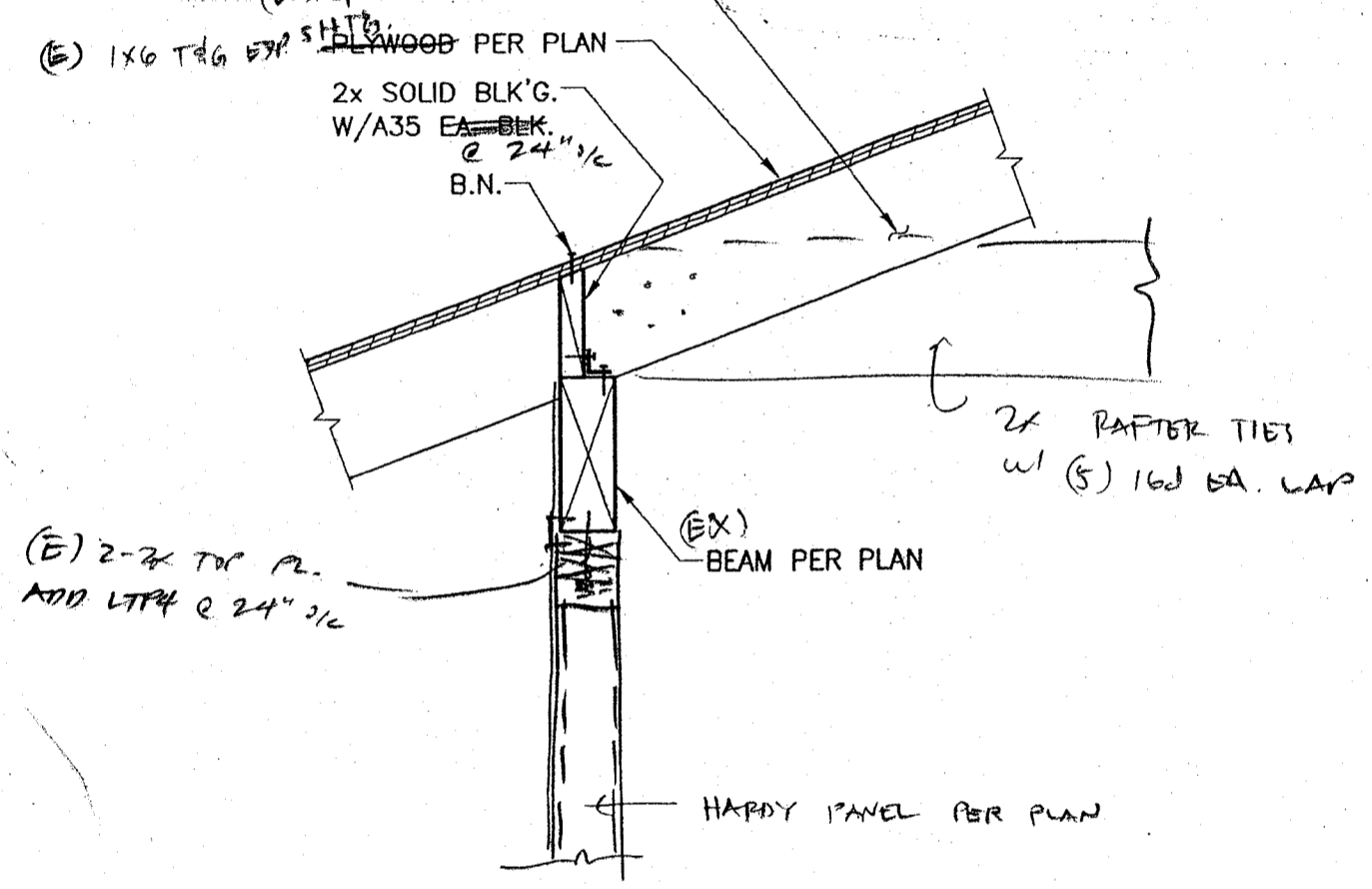


17 STRAP @ BEAM

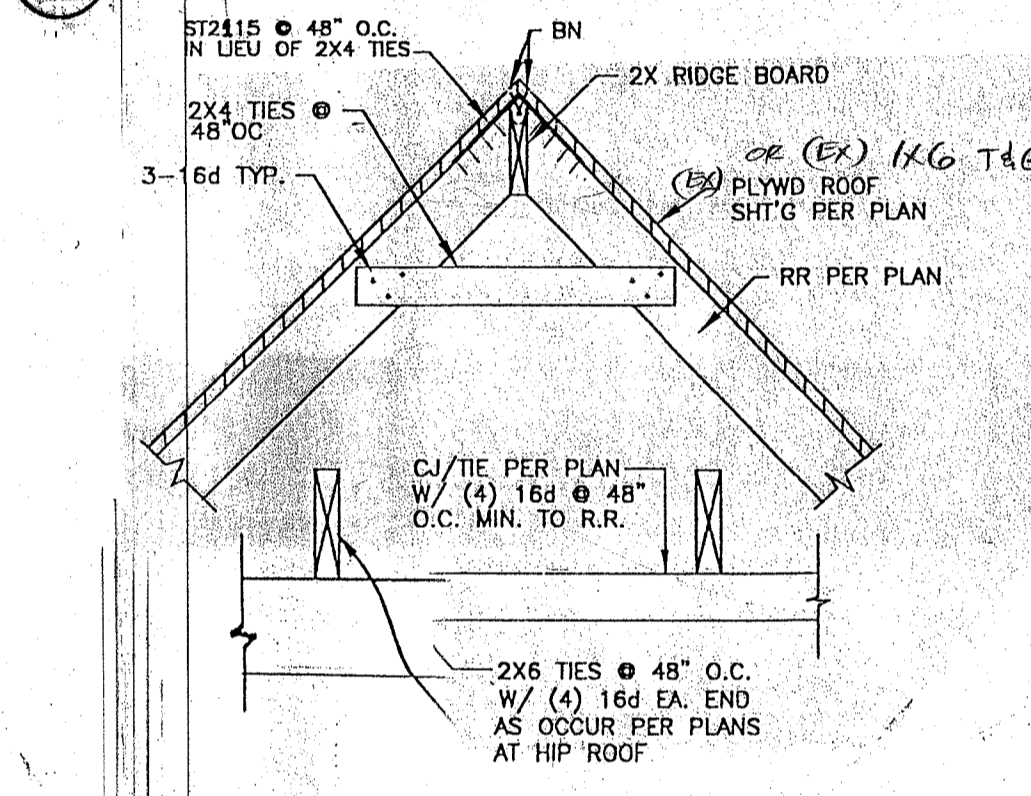
12 SHEAR TRANSFER



7 SHEAR TRANSFER

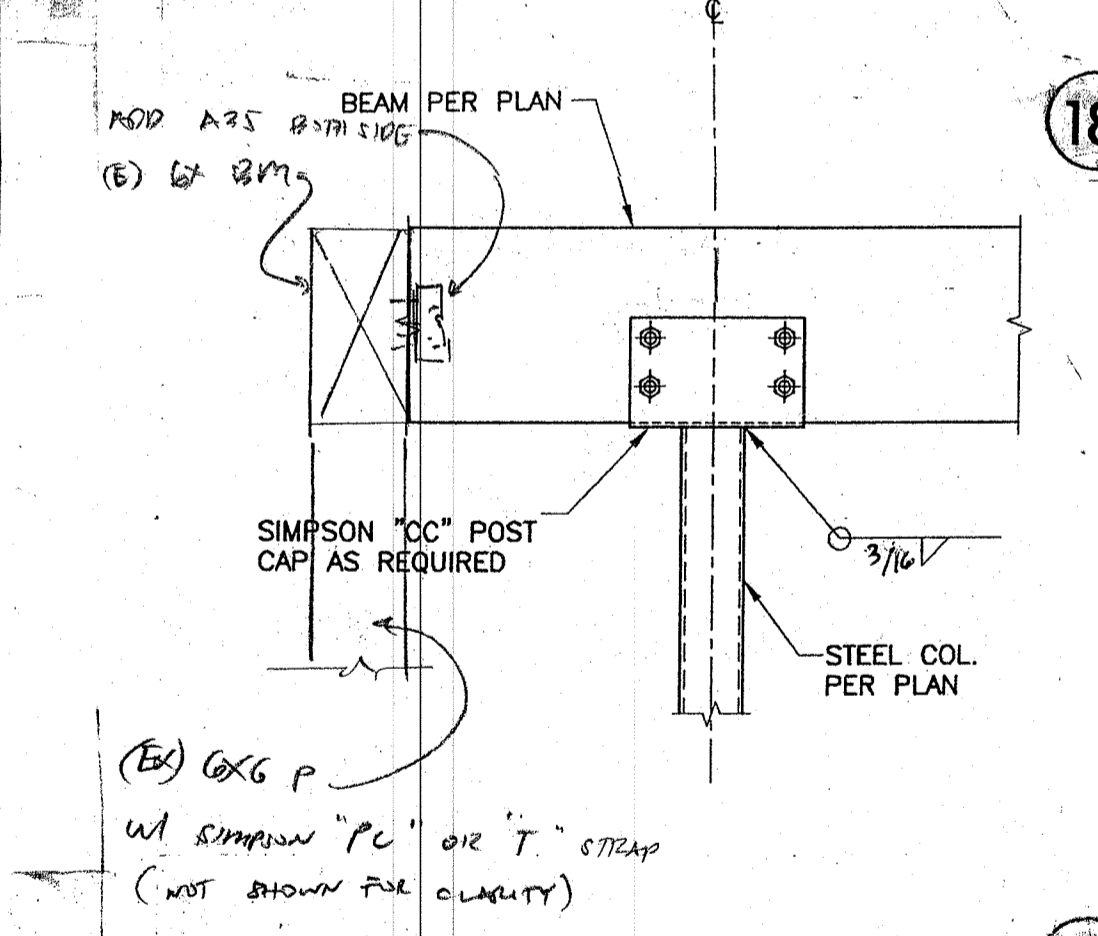


2 SHEAR TRANSFER

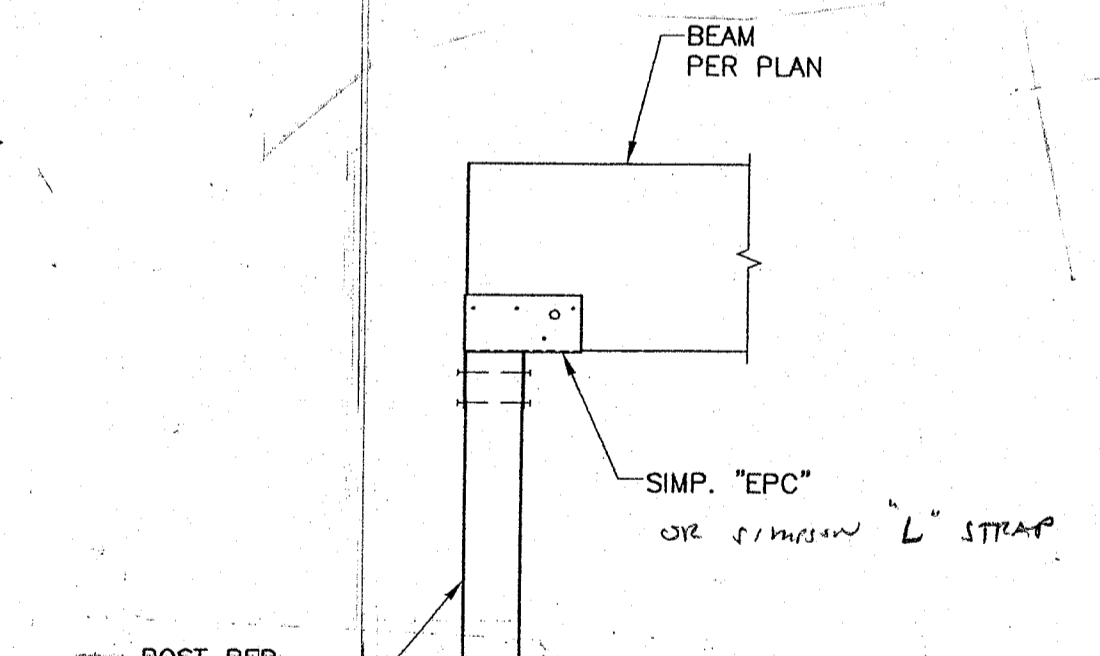


3 RIDGE

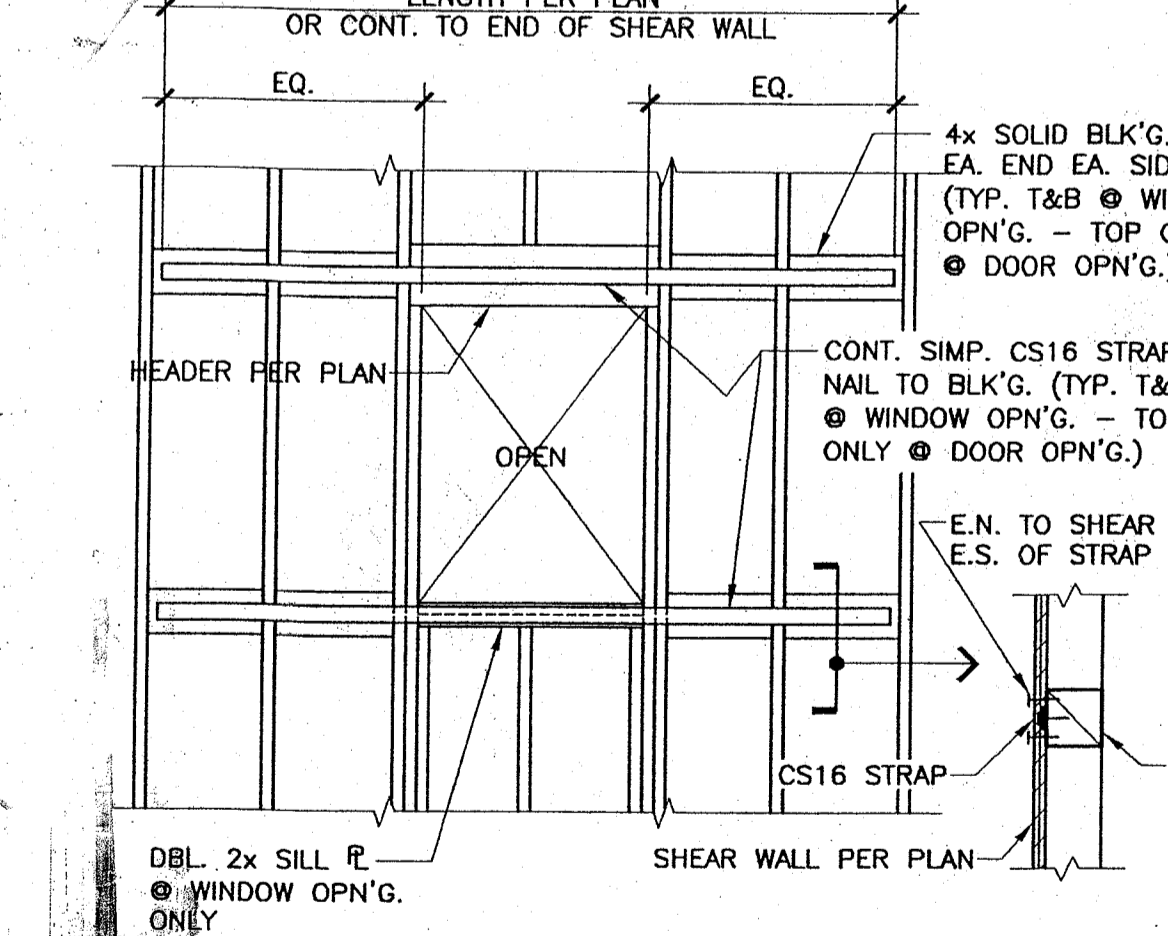
22 SHEAR TRANSFER AT ROOF



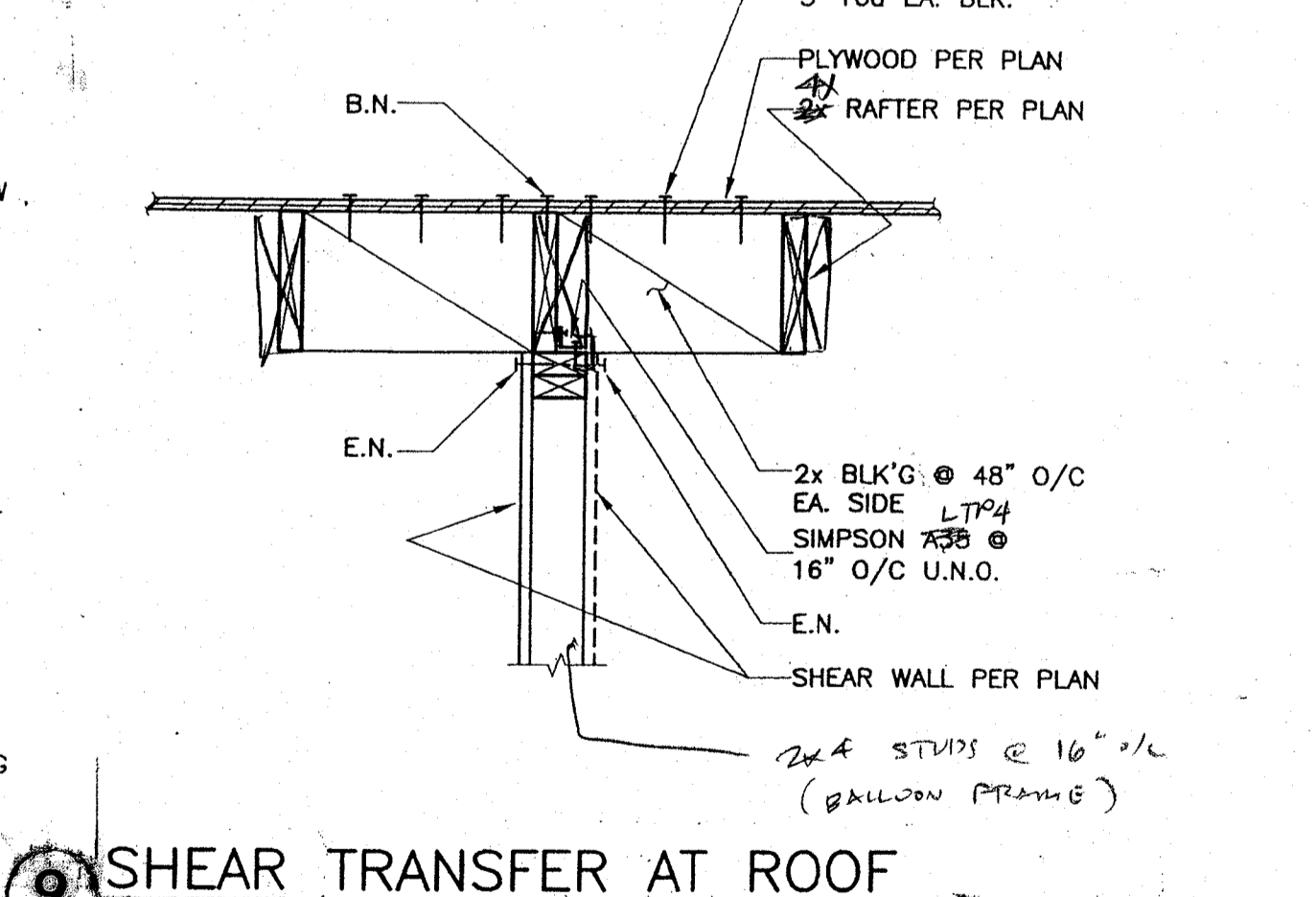
18 POST TO BEAM DETAIL



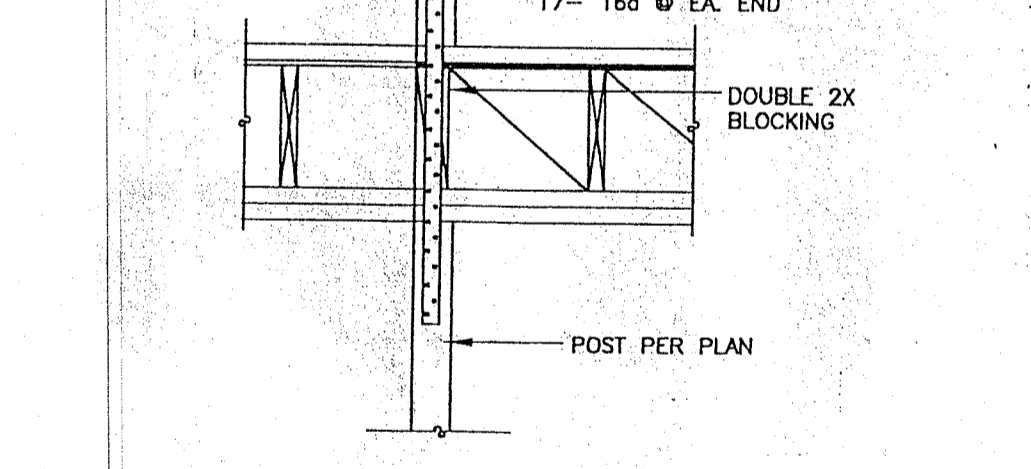
13 SHEAR TRANSFER



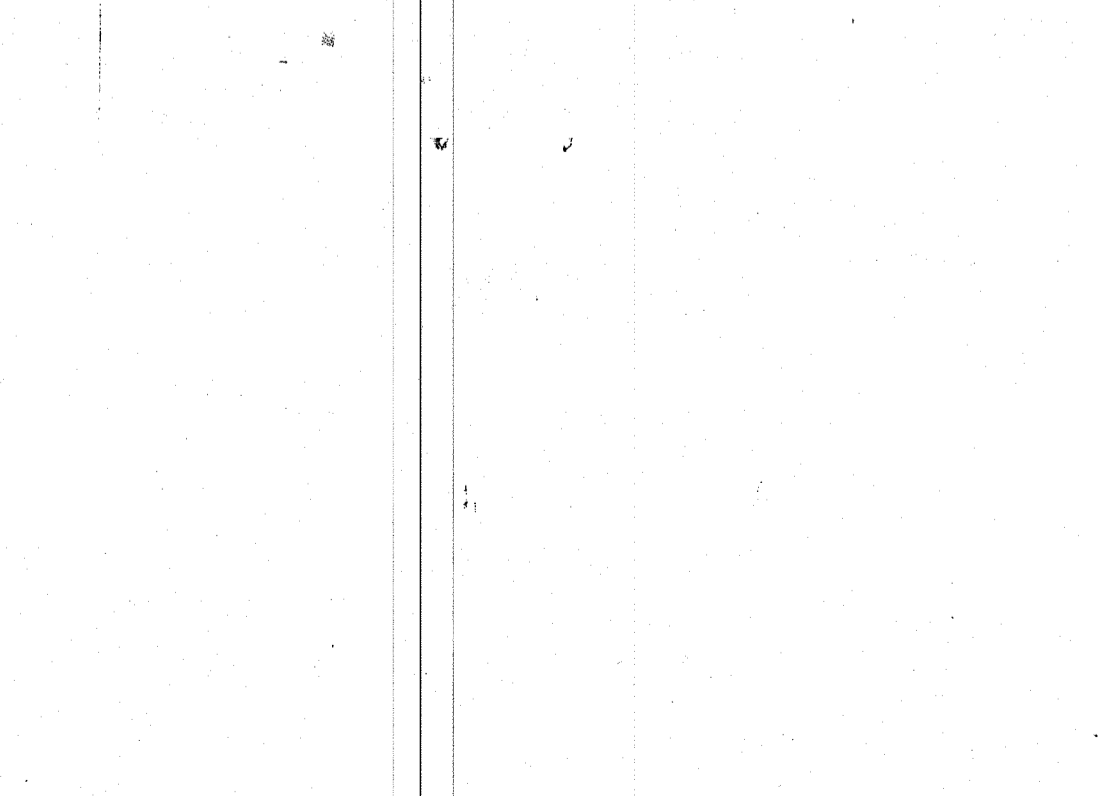
8 TYP. RAFTER AT BEAM



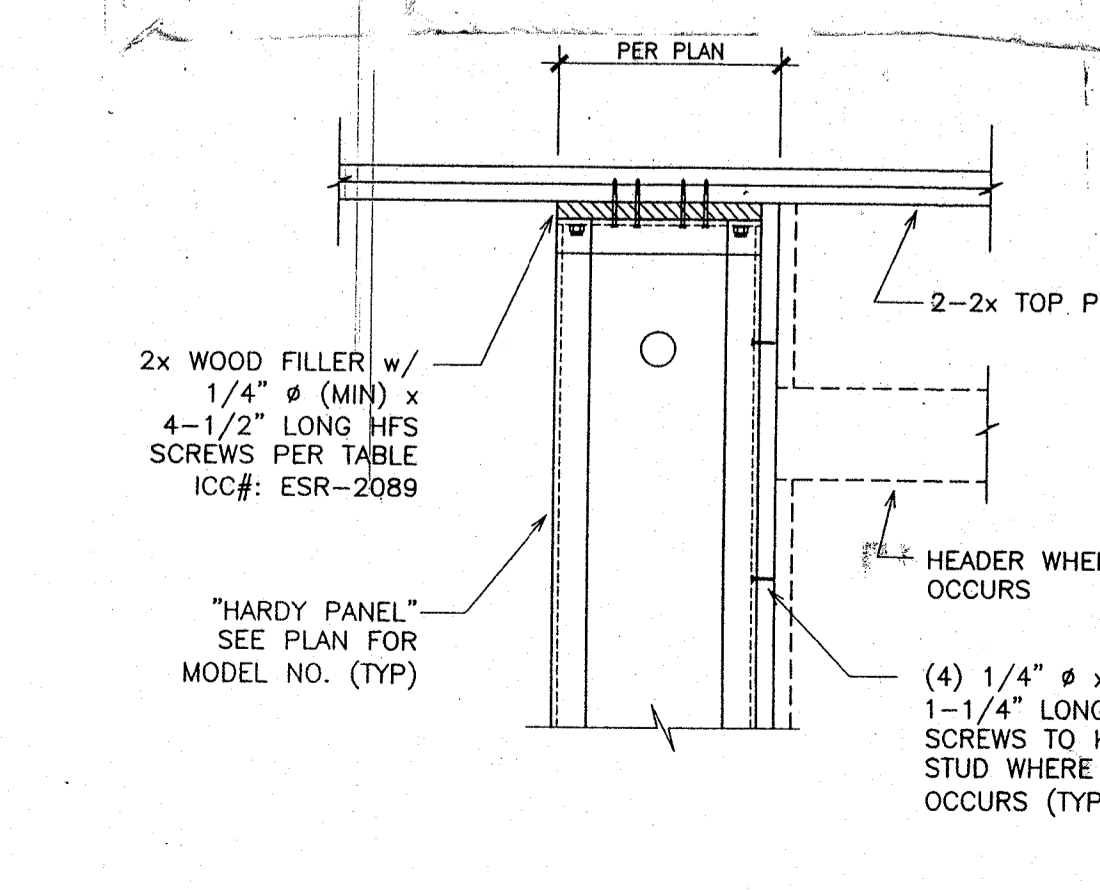
4 POST STRAP



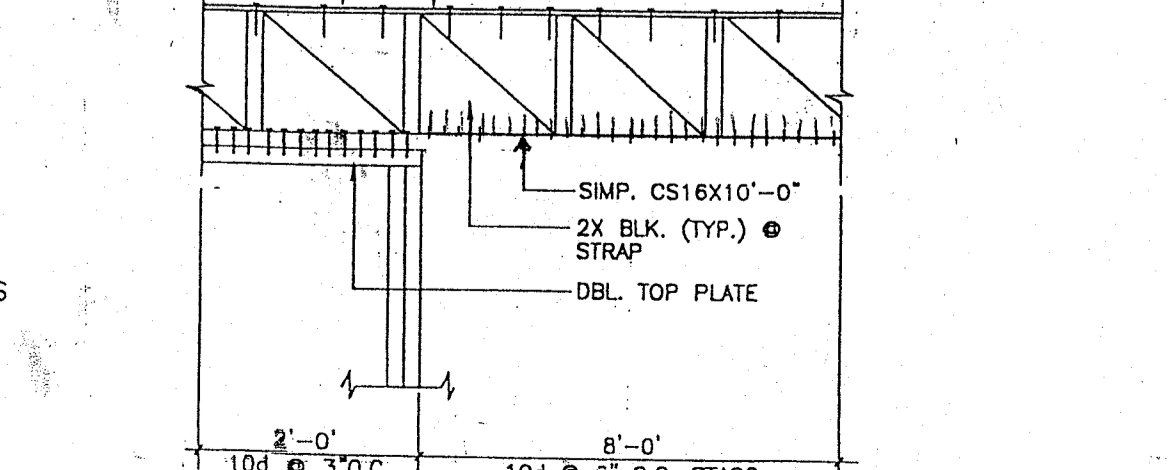
23 BEAM TO STL. COL. DETAIL



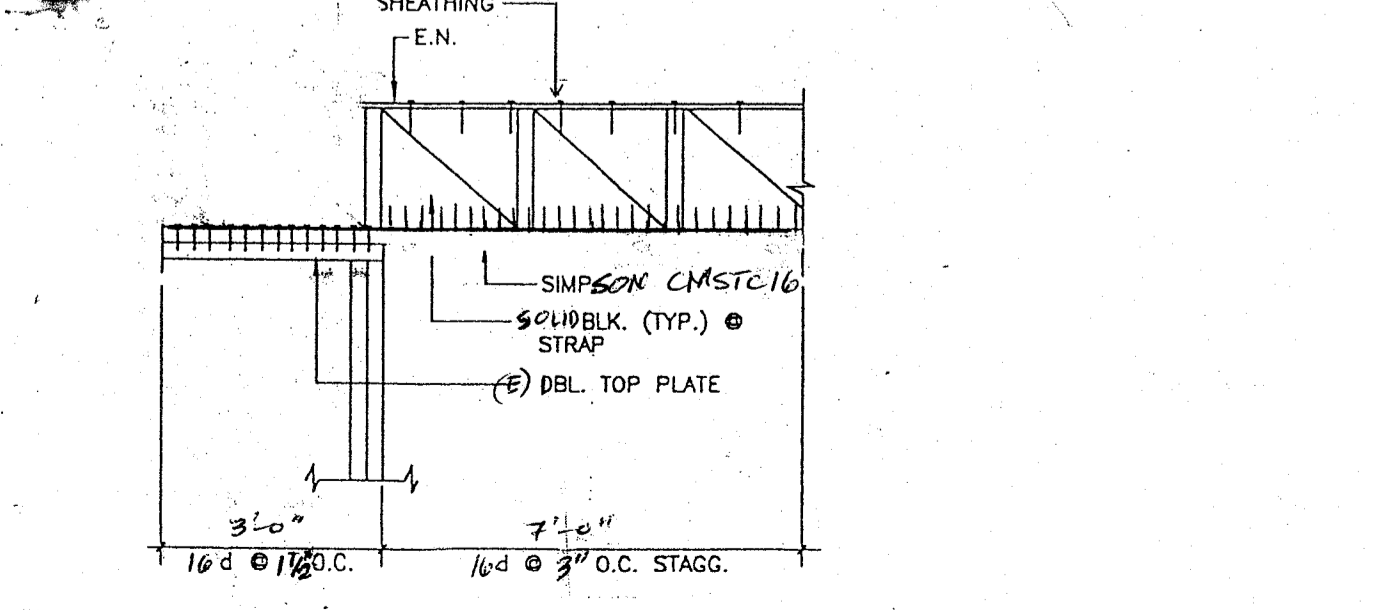
19 TYP. BEAM TO POST DETAIL



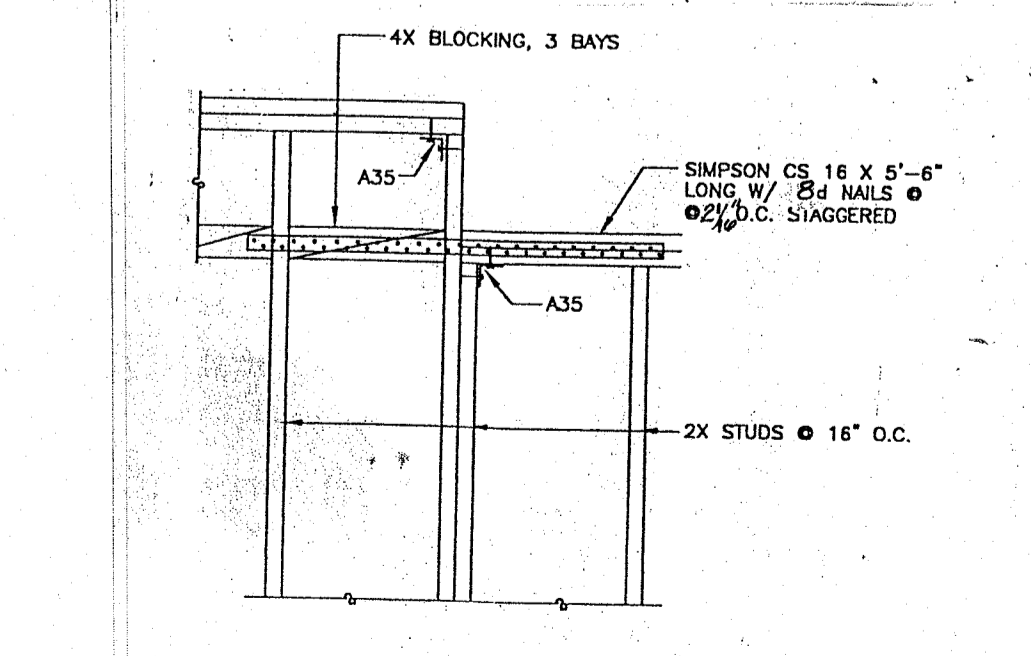
14 TYP. STRAP @ S.W. OPN'G.



9 SHEAR TRANSFER AT ROOF



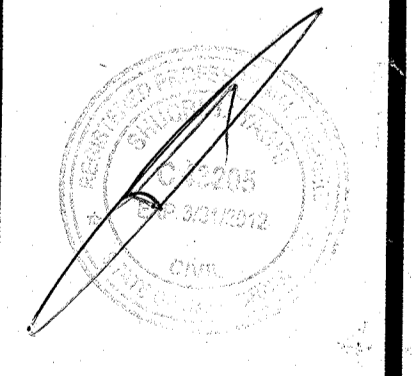
5 STRAP @ WALL



20 HARDY PANEL DETAIL

15 DRAG STRAP

10 DRAG STRAP



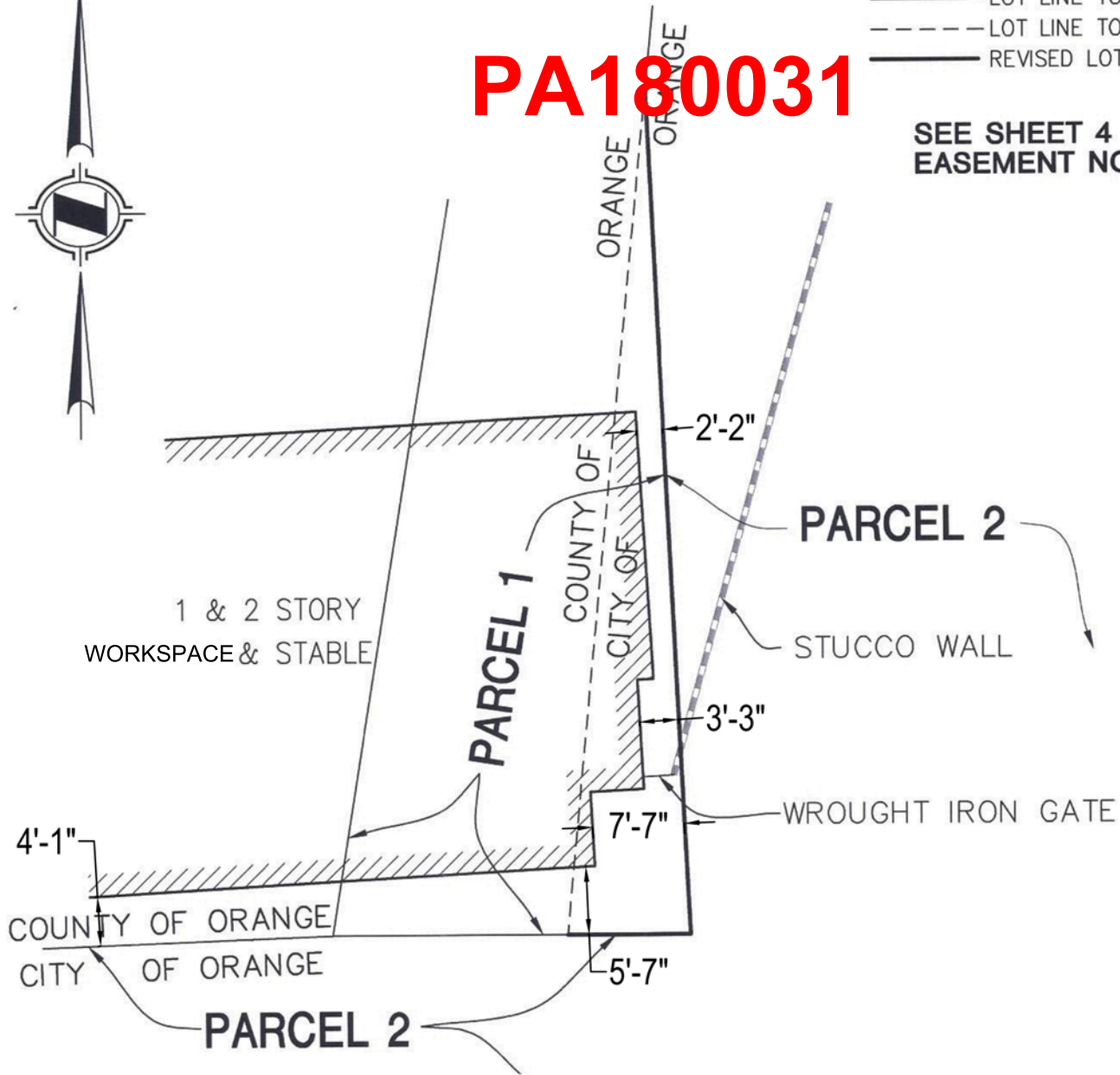
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LEGEND

- LOT LINE TO REMAIN
- - - - LOT LINE TO BE REVISED
- REVISED LOT LINE

SEE SHEET 4 FOR EASEMENT NOTES.



SOURCE: Hunsaker, July 26, 2017.

EXHIBIT "B"
LOT LINE ADJUSTMENT No. LL 2017-
(MAP)

PA180031

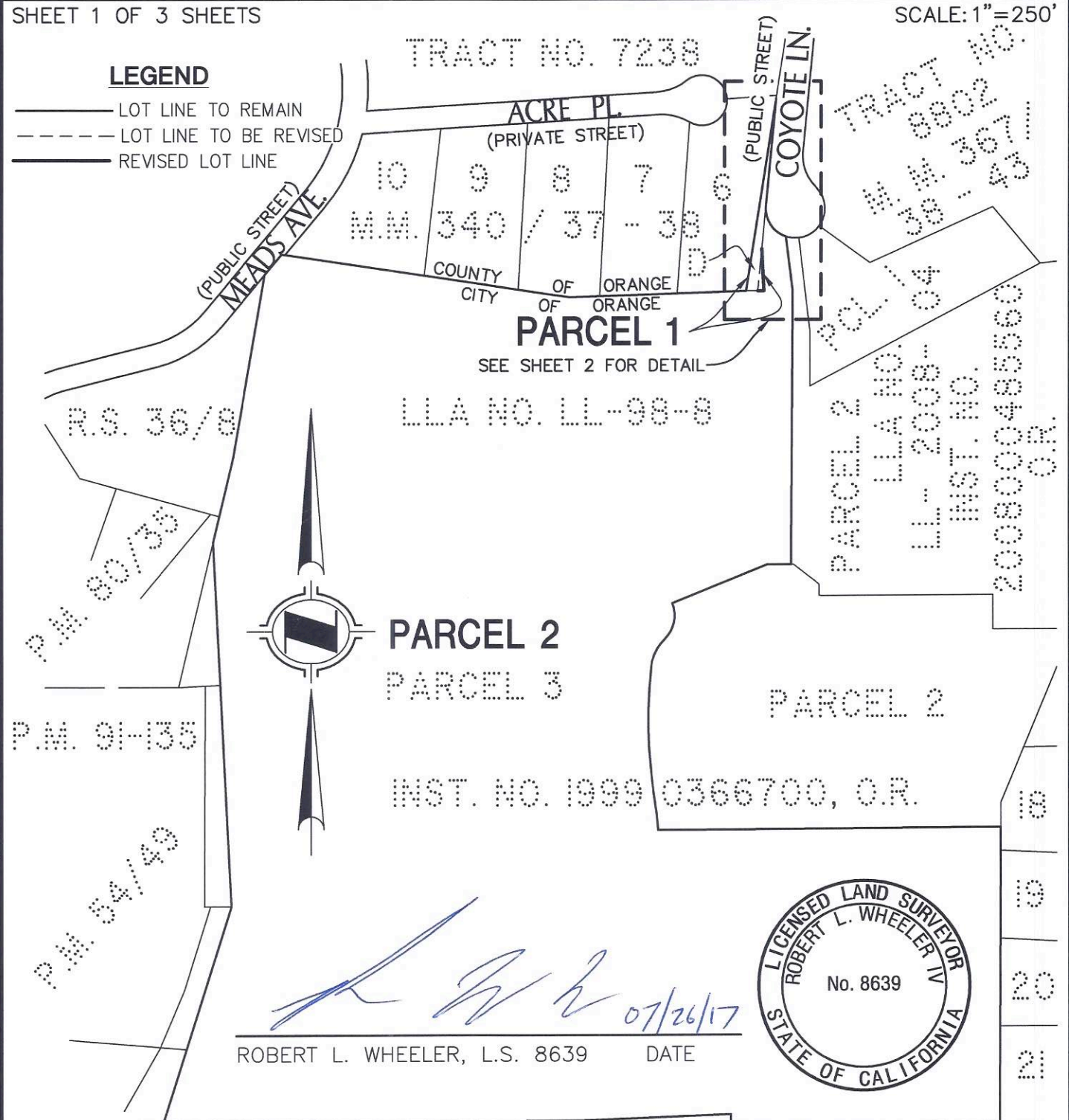
| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

SHEET 1 OF 3 SHEETS

SCALE: 1"=250'

LEGEND

- LOT LINE TO REMAIN
- - - - LOT LINE TO BE REVISED
- REVISED LOT LINE



REVISED 7-26-17
H&A LLA NO. 1224
DWG BY: R. WHEELER
CHECKED BY: J. SUESS

EXHIBIT "B"
LOT LINE ADJUSTMENT No. LL 2017-

PA180031

| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

SHEET 2 OF 3 SHEETS

SCALE: 1"=250'

LEGEND

- LOT LINE TO REMAIN
- - - LOT LINE TO BE REVISED
- REVISED LOT LINE

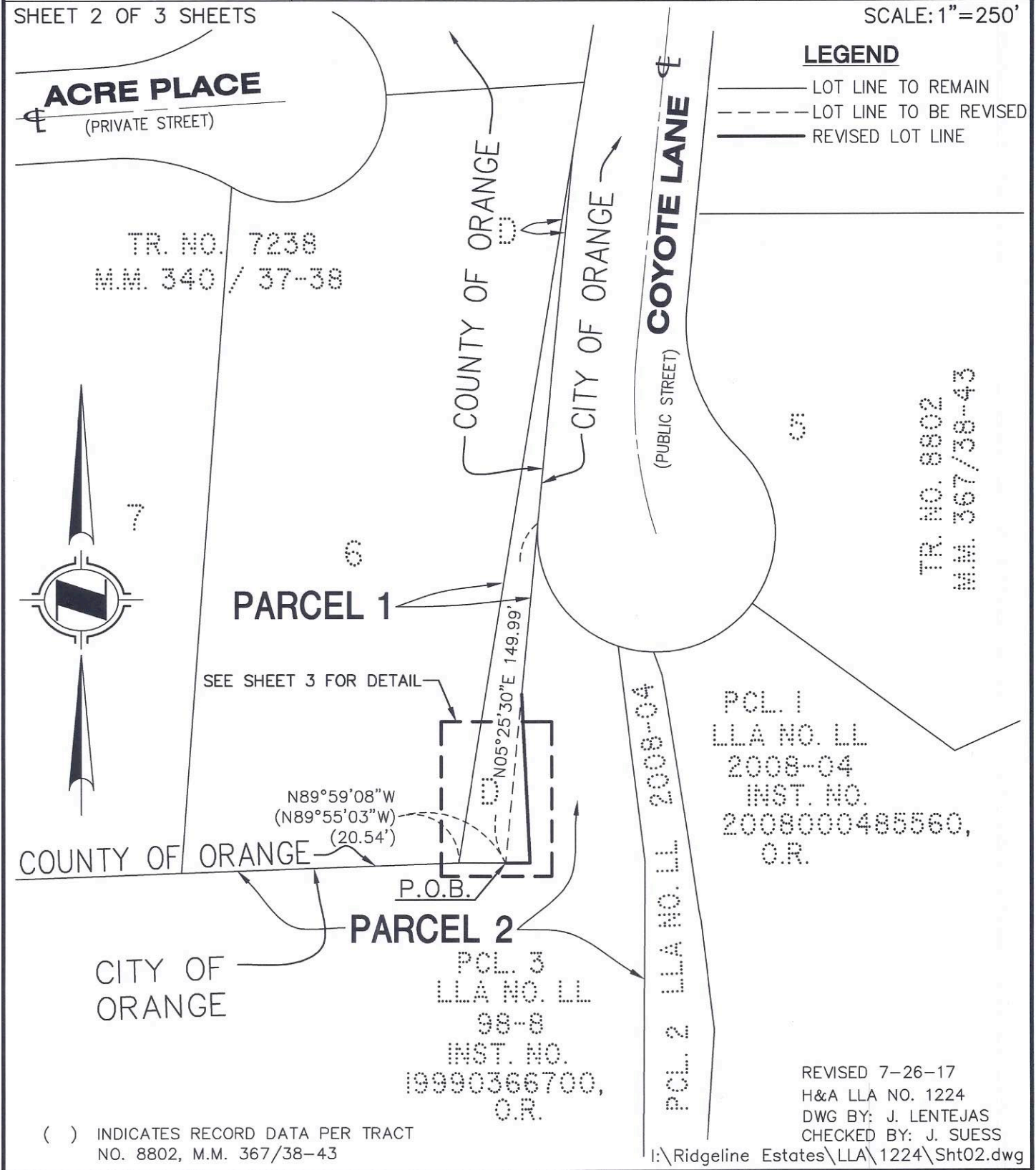


EXHIBIT "B"
LOT LINE ADJUSTMENT No. LL 2017-
(M.P.)
PA180031

| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

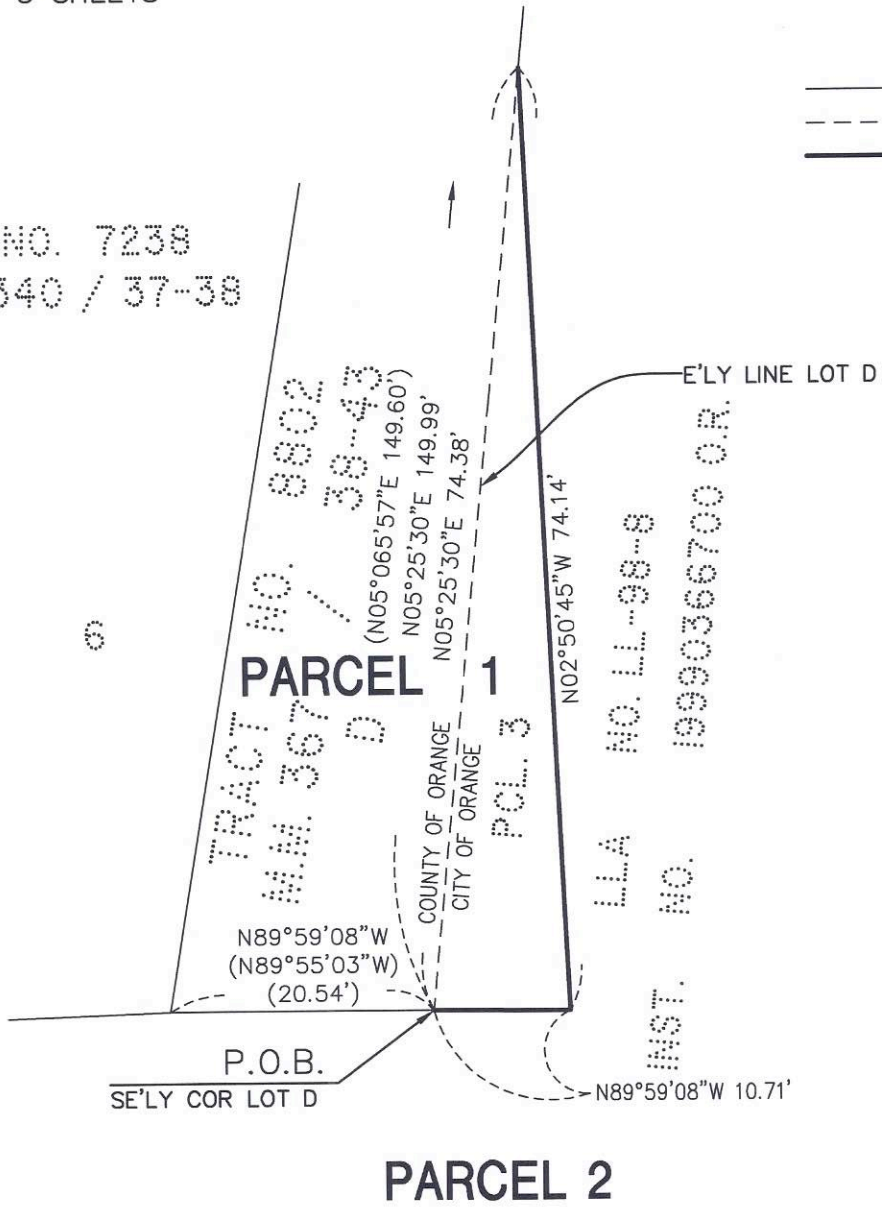
SHEET 3 OF 3 SHEETS

SCALE: 1"=250'

LEGEND

- LOT LINE TO REMAIN
- - - - - LOT LINE TO BE REVISED
- REVISED LOT LINE

TR. NO. 7238
M.M. 340 / 37-38



() INDICATES RECORD DATA PER TRACT
 NO. 8802, M.M. 367/38-43

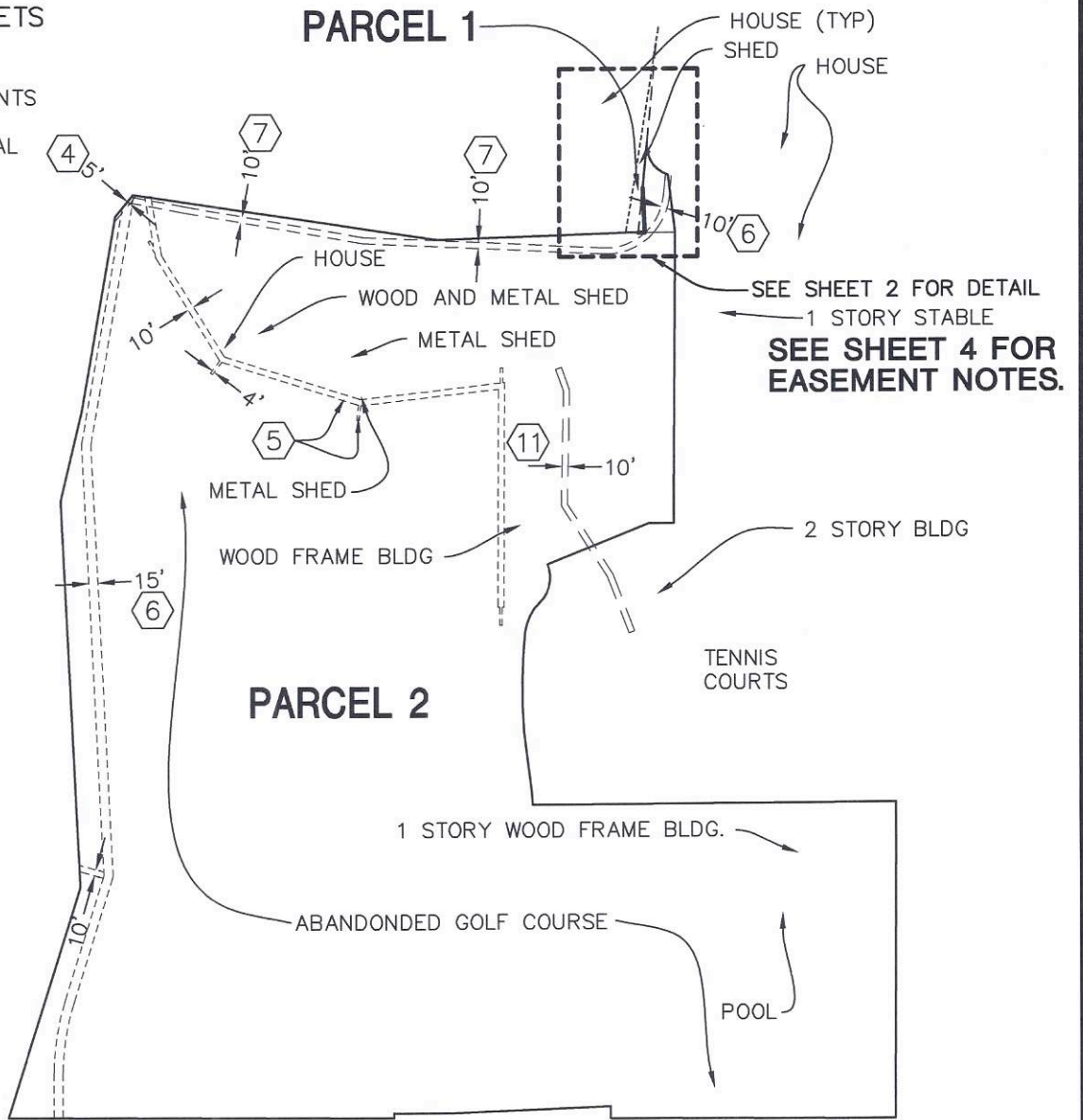
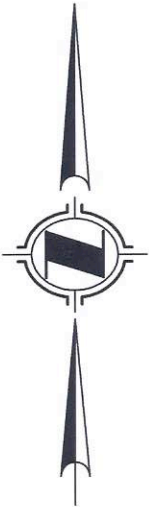
REVISED 7-26-17
 H&A LLA NO. 1224
 DWG BY: R. WHEELER
 CHECKED BY: J. SUESS
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EXHIBIT "C"
LOT LINE ADJUSTMENT No. LL 2017-
(SITE PLAN)
PA180031

| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

SHEET 1 OF 4 SHEETS
 SCALE: 1"=300'

NOTE: THE IMPROVEMENTS
 SHOWN HEREON WERE
 PROVIDED BY AN AERIAL
 TOPOGRAPHIC SURVEY
 BASED ON PRE-2005
 PHOTOGRAPHY



[Handwritten Signature]
 jpw
 07/26/17

ROBERT L. WHEELER, L.S. 8639 DATE

LEGEND

- LOT LINE TO REMAIN
- - - - - LOT LINE TO BE REVISED
- REVISED LOT LINE
- - - - - EASEMENT SIDELINE

REVISED 7-26-17
 H&A LLA NO. 1224
 DWG BY: J. LENTEJAS
 CHECKED BY: J. SUESS

EXHIBIT "C"
LOT LINE ADJUSTMENT No. LL 2017-

PA180031
 (SITE PLAN)

| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

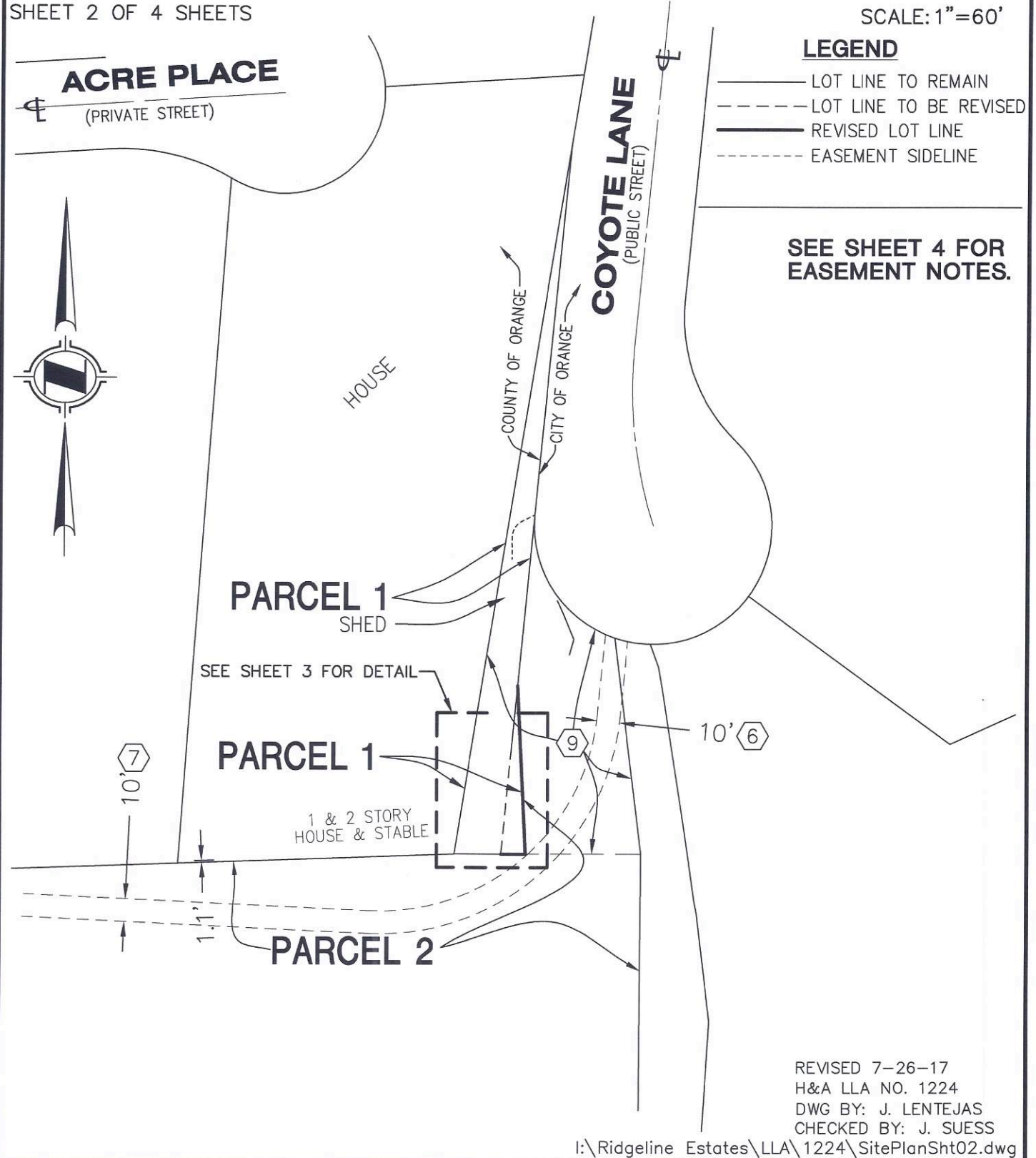
SHEET 2 OF 4 SHEETS

SCALE: 1"=60'

LEGEND

- LOT LINE TO REMAIN
- - - - LOT LINE TO BE REVISED
- REVISED LOT LINE
- - - - EASEMENT SIDELINE

**SEE SHEET 4 FOR
EASEMENT NOTES.**



REVISED 7-26-17
 H&A LLA NO. 1224
 DWG BY: J. LENTEJAS
 CHECKED BY: J. SUESS

EXHIBIT "C"
LOT LINE ADJUSTMENT No. LL 2017-
(SITE PLAN)
PA180031

| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

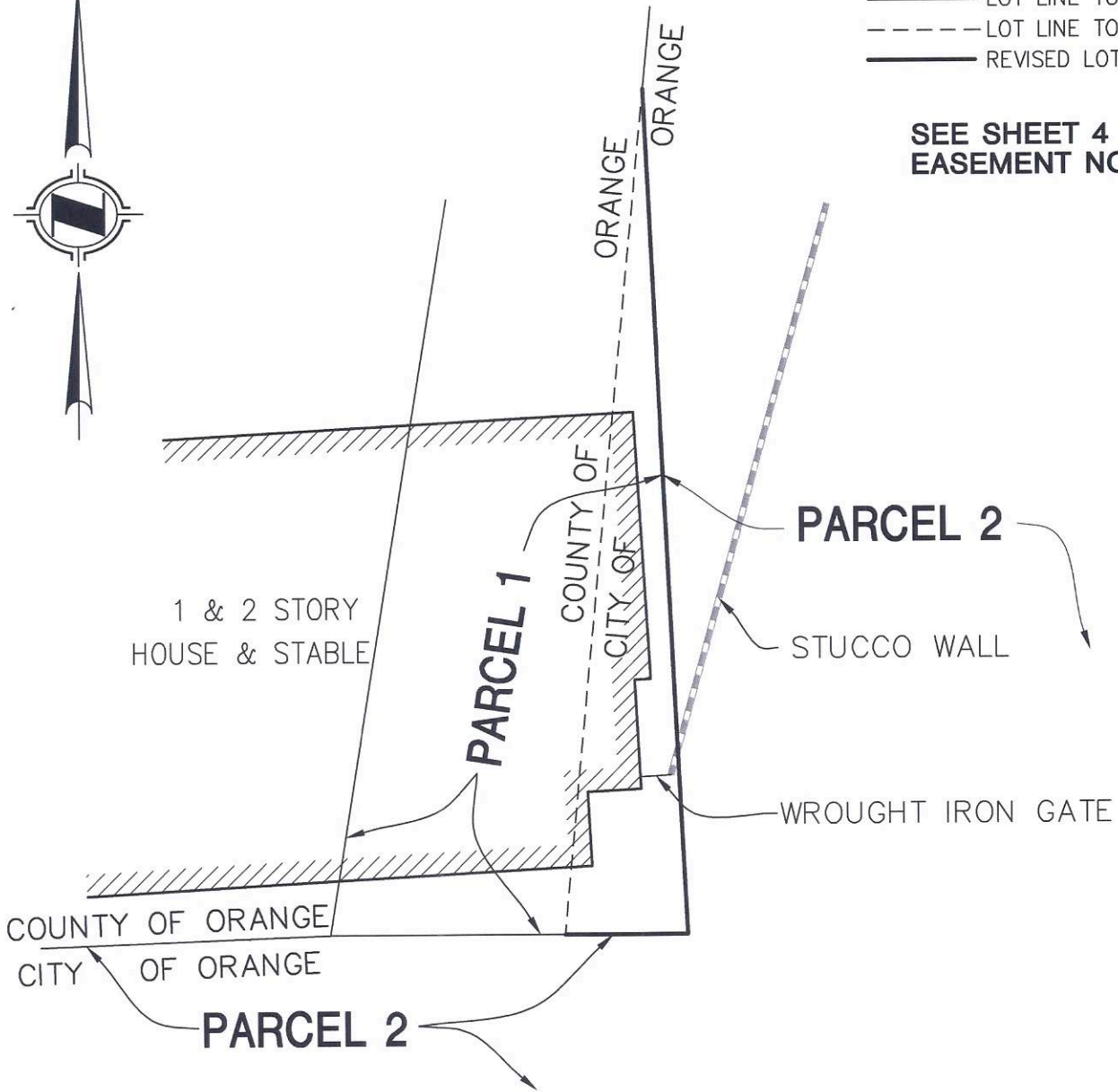
SHEET 3 OF 4 SHEETS

SCALE: NTS

LEGEND

- LOT LINE TO REMAIN
- - - - LOT LINE TO BE REVISED
- REVISED LOT LINE

**SEE SHEET 4 FOR
EASEMENT NOTES.**



REVISED 7-26-17
H&A LLA NO. 1224
DWG BY: R. WHEELER
CHECKED BY: J. SUESS

EXHIBIT "C"
LOT LINE ADJUSTMENT No. LL 2017-
(SITE PLAN)

PA180031

| OWNERS | EXISTING PARCELS A.P. NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|--------------------------------------|--|--------------------------------------|
| DENNIS L. AND ELIZABETH C. GIVENS | LOT D OF TRACT 8802 APN: 379-173-24 | PARCEL 1 |
| MILAN REI IV LLC | PCL. 3 LLA NO. LL-98-8 APN: 379-131-17 | PARCEL 2 |

SHEET 4 OF 4 SHEETS

EASEMENT NOTES.

- ④ INDICATES AN EASEMENT TO THE COUNTY OF ORANGE FOR PUBLIC ROAD PURPOSES RECORDED JANUARAY 24, 1964 IN BOOK 6897, PAGE 980 OF OFFICIAL RECORDS.
- ⑤ INDICATES AN EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES PURPOSES RECORDED MAY 20, 1964 IN BOOK 7053, PAGE 291 OF OFFICIAL RECORDS.
- ⑥ INDICATES AN EASEMENT TO THE CITY OF ORANGE FOR PUBLIC UTILITY PURPOSES RECORDED MAY 7, 1975 IN BOOK 11395, PAGE 1664, OF OFFICIAL RECORDS.
- ⑦ INDICATES AN EASEMENT TO THE CITY OF ORANGE FOR SANITARY SEWER PURPOSES RECORDED FEBRUARY 3, 1976 IN BOOK 11637, PAGE 1162 OF OFFICIAL RECORDS.
- ⑨ INDICATES AN EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES PURPOSES RECORDED MAY 6, 1976 IN BOOK 11729, PAGE 20 OF OFFICIAL RECORDS. (BLANKET OVER AREAS SHOWN)
- ⑪ INDICATES AN EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES PURPOSES RECORDED AUGUST 17, 1976 IN BOOK 11854, PAGE 1435 OF OFFICIAL RECORDS.

REVISED 7-26-17
H&A LLA NO. 1224
DWG BY: R. WHEELER
CHECKED BY: J. SUESS



Friday, November 15, 2019
Mr. Kevin Canning
Orange County Public Works
Planning Permit Section
300 North Flower Street
Santa Ana, CA 92703

SUBJECT: PA 180031 – 20392 Acre Place

Dear Kevin:

We appreciate your patience in our development of the information requested related to the Given's application that is subject above. Based on our last meeting at your office, we are transmitting to you the following information requested:

1. Graphic Package
2. Statistical Summary – Coverage

We believe that this added information will allow the Given's application to move forward to the County Zoning Administrator for review and consideration.

Graphics Package

The graphic package is attached electronically and includes the following:

1. Site Plan
2. Foundation Plan
3. Floor Plan
4. Roof Plan
5. Roof Framing Plan
6. Elevations
7. Details
8. Setbacks

Statistical Summary – Coverage

In accordance with Section 7-9-137: *Accessory uses and Structures* of the County Municipal Code, Sub-section (f): *Building site coverage within setback areas*, accessory structures are allowed with limited site coverage within required setback areas as noted below in Table 1: Code Requirements:

**Table 1: Code Requirements**

| Required Setback Area | Enclosed Structure | Unenclosed Structure |
|-----------------------|--------------------|----------------------|
| Front | 0% | 0* |
| Rear | 25% | 50% |
| Side | 25% | 50% |

Note- Up to twenty-five (25) percent building coverage of the required front setback area shall be allowed for unenclosed structures if provided for by a use permit approved by the Zoning Administrator.

The Givens are requesting approval by the County Zoning Administrator of an accessory structure located within the required Rear and Side Yard Setback Area. In each instance, the enclosed structure meets the requirements of the County Municipal Code as demonstrated below in Tables 2, 3, and 4:

Table 2: Project Site Statistics

| | Enclosed Structure | Unenclosed Structure | Sq. Ft | Area within Rear Setback | Area within East Side Setback |
|-----------------------------------|--------------------|----------------------|--------------|--------------------------|-------------------------------|
| Project Site | | | | | |
| Tack Room | Yes | | 252 | 252 | |
| Barn | | Yes | 777 | 391 | 86 |
| Stables | | Yes | 954 | 954 | |
| Study/Bath | Yes | | 269 | 269 | |
| Workspace | Yes | | 252 | 252 | |
| Rec Room (2nd floor) ¹ | Yes | | 252 | 0 | |
| Total Building | | | 2,756 | | |
| Total Enclosed | | | 773 | 773 | |
| Total Unenclosed | | | 1,731 | 1,345 | 86 |

¹. Second floor area is not a part of the Floor Area related to this section.

Table 3: Project Site County Standards

| County Standard | Side | Rear | Enclosed | Unenclosed |
|---------------------------------------|-------|---------|----------|------------|
| R1 Setback | 5 | 25 or D | 25% | 50% |
| Project Site Rear Setback Area | | | | |
| Length | 131 | | | |
| Width | 25 | | | |
| Total Square Feet | 3,275 | | 818.75 | 1,637.5 |
| Project Site | | | | |

**Table 3: Project Site County Standards**

| County Standard | Side | Rear | Enclosed | Unenclosed |
|--------------------------|------|-------|----------|------------|
| East Setback Area | | | | |
| Length | | 347 | | |
| Width | | 5 | | |
| Total Rear Setback Area | | 1,735 | 433.75 | 867.5 |

Table 4: Comparison Project Site and County Standards

| County Standard | Side | Rear | Proposed Project | Meet Standard Yes/No |
|---------------------------------------|---------|--------|------------------|----------------------|
| Project Site Rear Setback Area | | | | |
| Enclosed | 818.75 | | 773 | Yes |
| Unenclosed | 1,637.5 | | 1,345 | Yes |
| Project Site East Setback Area | | | | |
| Enclosed | | 433.75 | 0 | Yes |
| Unenclosed | | 867.5 | 86 | Yes |

As it can be clearly seen from the information presented in Table 4 above, the accessory structure located within the required Rear and Side Yard Setback Area meet the Standards established by the County. Therefore, the Givens are respectfully requesting approval by the County Zoning Administrator of a Conditional Use Permit.

Please feel free to contact me, if you have any questions related to the above information.

Respectfully,

Vista Environmental LLC

Jakki Tonkovich

Jakki Tonkovich

Principal

Electronic Enclosure (PDF – separate)





