

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED: _____

FEE PAID: _____

Submission Requirements

1- Application*

2- Map*

3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall)

*All documentaion must be submitted via the application portal on the City website

VARIANCE APPLICATION

Page 1 of 4

Project Applicant: Kathy L. Ghormley

Project Address: 190 mahoney mill Road

APN: 018-112-012-000

Is this located in the Historic District? Yes ☒ No ☐

If yes, please see checklist for Design Review.

Deed References (book and page): BOOK 48, Page 72

(Lot line Adjusted 2016
BOOK 64, Page 73)

General description of location: 3.74 ACRES on West corner of Badger St,
along mahoney mill Road and Following Sutter Creek

Zoning District: _____

General Plan Land Use Designation: Residential Low density

Property Owner:

Name: David & Kathy Ghormley

Mailing Address: PO Box 1842

City: Sutter Creek

State: CA

Phone: 209-256-4128

Email: Kghormley@
proton.me

Zip: 95685

Is this person the project contact? yes If not, please specify who the contact person is.

Name: _____

Email: _____

Mailing Address: _____

- A. I am requesting a variance in order to allow me to construct the facility shown on the attached site plan. This facility does not comply with requirement of the referenced zoning district for the following reasons:

Explain: The Front Set back would be
18 Feet, and not the required 25 Feet

- B. *What are the special circumstances applicable to the subject property, including size, shape, topography, and location of surroundings that would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications?

Explain: The Slope of the land, relationship
to existing driveway, existing garage has
zero set back, there are no homes
across the street and never will be as it
is a cemetery

- C. *Would a variance granted per this request constitute a grant of special privileges to the subject property inconsistent with the limitations upon other properties in the vicinity and zone?

Explain: It is our observation that most
homes in the vicinity have structures
with less than 25' Feet of set back

- D. *Would the granting of a variance be detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone?

Explain: NO, it would be Fenced From
public Access

- E. *Would the granting of such variance conflict with the general plan of the City?

Explain: NO

***NOTE:** The law requires that the conditions set forth in Sections b,c,d, & e must be established before a variance CAN be granted. Answers to these Sections must be complete and full.

ENVIRONMENTAL INFORMATION

1. Describe Project: Covered parking structure
2. Existing use of property(ies): Single Family Residence
3. Will grading occur on slopes of 10% or more? No New grading will occur
4. Will any springs or wet areas be affected as a result of this project? NO
5. Estimated length of proposed roads and driveways: N/A
6. Estimated type and amount (acreage or number) of vegetation to be disturbed for grading, roads, driveways, building sites, or other alteration. (Examples: Approx. 1 acre of Manzanita and other Brush to be cleared for building pads; over 100 small shrubs and oak trees to be cleared, etc.):
N/A
7. Project description: Use space below and/or attach additional sheets giving project description in sufficient detail to allow adequate evaluation of potential effects.
 - a. Proposed facilities: Covered Parking Structure
 - b. Building Sizes: 16' x 29' x 10' (W, L, H)
 - c. Access: Existing Driveway
 - d. Parking: The project itself is for parking
 - e. Water Source: N/A
 - f. Estimated Water Consumption: N/A
 - g. Method of Sewage Disposal: N/A
 - h. Nature of Business: N/A
 - i. Estimated Daily Volume of Traffic: 1 X
 - j. Estimated Number of Employees: N/A
 - k. Estimated Energy Consumption: N/A
 - l. Percentage of lot to be covered by buildings/paving: 0.2890 (Building) *NO Paving
 - m. Construction schedule: AS SOON AS PERMITTED - SHOULD TAKE 1 WEEK
 - n. Any historical/archaeological features on property: Very old barn?
 - o. Other (please explain): _____
8. Describe special circumstances of the project or project site which may result in problems or adverse environmental effects. (Example: steep slopes, drainages, noisy equipment, hazardous access, lack of services.): NO

9. Indicate mitigation measures which may lessen problems or adverse environmental effects (including energy conservation) to be incorporated into project to eliminate or reduce adverse effects):

N/A

10. Describe most logical alternatives to project and how these alternatives would change the problems or effects discussed in items 13 and 14 above (include the alternative of "no project"):

Applicant certification, signature(s), and agreement to pay application processing costs.

I hereby certify that the statements furnished herein and on any attached pages present the data 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.

I hereby certify that I own or am the authorized representative of the owner of the land hereby requesting Variance approval and that I am aware of and do agree to pay the hourly rates as established by Resolution of the City of Sutter Creek for the time spent by the City staff as necessary to process, review and provide consultation to the City concerning this application. I am also aware that said hourly charges are in addition to set fees required for preliminary review and administration and may also include charges to monitor compliance with conditions of approval if my request is approved.

Kathy Ghormley

Printed Name

1-29-25

Date

Kathy Ghormley

Signature