

Agenda of:

Item #:

9/11/85

8/28/85

II.C. 2a.

STAFF REPORT

HARDSHIP MOBILEHOME

S85-62; petitioned by LAWRENCE PRIDDIN, to allow a mobilehome as housing for a relative (Margaret Priddin) of the property owner due to a health condition as verified by a physician, in an R2A, Single Family Two-Acre Residential, Zone on 2.056 acres. The property (Assessor's Parcel No. 92-293-01) is located southwest of Crystal Blvd. and Calcite Drive, in the Diamond Springs/El Dorado Area.

STAFF (EHT) RECOMMENDATION: Staff recommends that the Zoning Administrator approve the Special Use Permit subject to the following conditions and based on the following findings:

Conditions

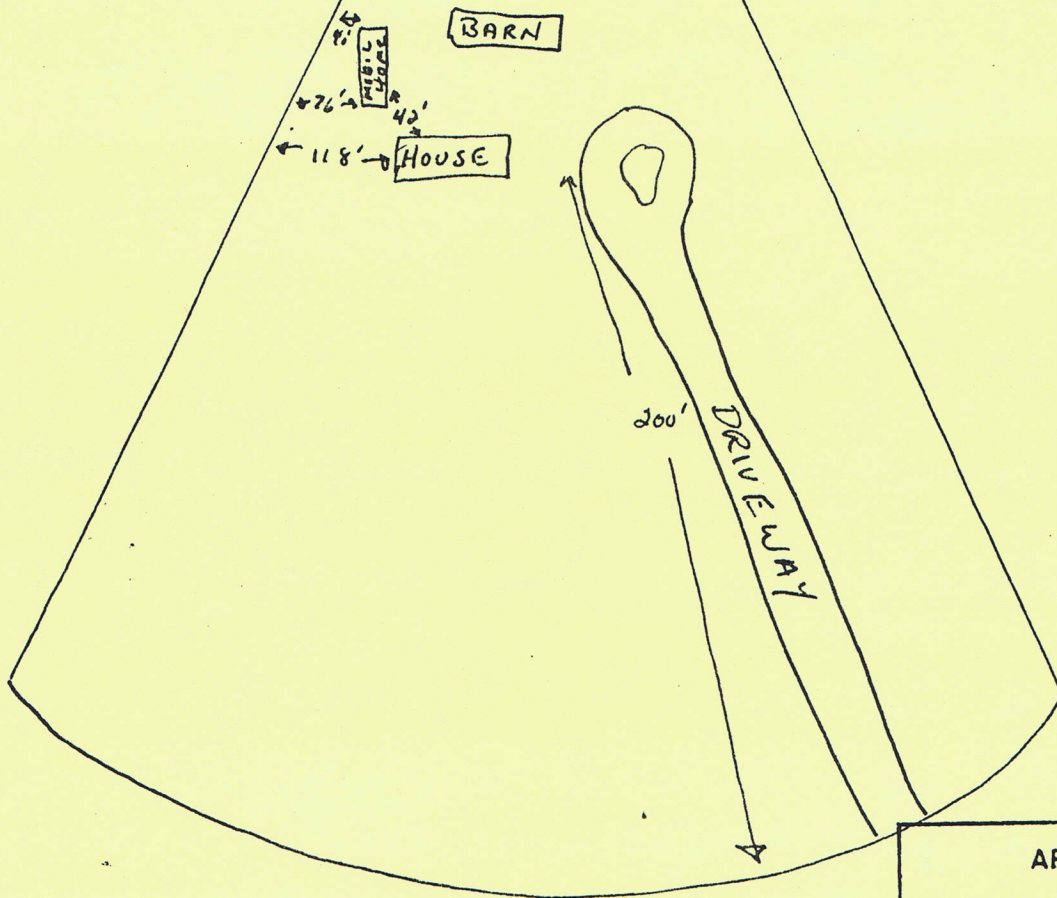
1. The mobilehome location is to be in conformity with the approved site plan.
2. The applicant shall secure necessary permits from the El Dorado County Building and Environmental Health Divisions prior to the installation of the mobilehome on the site.
3. The special use permit shall be revoked and the mobilehome removed when the specific need, as identified by the physician, no longer exists.
4. The mobilehome is to be installed on the property within one (1) year from the date of approval of this permit or the permit will be void.
5. The mobilehome shall not be placed upon a permanent foundation. It is considered a temporary use and therefore cannot be a permanent structure.
6. The Planning staff will review this permit annually.

Findings

1. The granting of the use of a mobilehome due to a health condition is authorized by Section 17.28.330 (G) of the El Dorado County Code.
2. A letter from a medical physician indicates there is a health condition requiring that Margaret Priddin should live close to a relative.
3. The temporary use of a mobilehome is not considered detrimental to the public health, safety and welfare, or injurious to the neighboring properties.

SITE PLAN

MILLER



APPLICANT

L. PRIDDIN

PARCEL NO. 165

ZONING: _____

LOT AREA: _____

SEC. _____ TWN. _____ RGE. _____

SCALE: _____

DATE: _____