

Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)

April 3, 2023

Regular Meeting

Item #7a. - PUBLIC

**HEARING: Appeal of the
Planning Commission's
Approval of an Accessory
Structure Over 20' in Height
(Regular Agenda)**

**Community Development
Presentation from Lindsay
Sherer**

Chris and Lindsey Sherer: 1273 Swall Meadows Rd, Bishop, CA 93514

Use Permit 23-001 - This Appeal Lacks Merit

- No favors have been granted, instead we were forced to follow the more restrictive route of obtaining a Use Permit versus being granted Director Approval.
- 20' - 35' is permitted, this is not a “gross abuse” of the General Plan.
- We don't need to prove physical hardship or a certain use to be allowed for a height over 20'.
- It is an ancillary structure, a garage, which abides by the requirements of the general plan for our area.
- Our closest neighbors and others have written in support of this garage, it does not “hurt neighbors”.
- Surveyor Verification – this is not a requirement.
- This is a prefabricated building; the engineering cannot be modified, and the appellants know this.
- This appeal and the extension request for a May 2nd hearing are arguably intended to harass us and further delay the completion of our garage.

Timeline

02/03/2021 – Garage permit application submitted.

03/08/2021 – Design review application submitted to WCDRC.

03/10/2021 – Building plans approved by Mono County.

03/22/2021 – Wheeler Crest Design Review Committee approval received and submitted to Mono County.

04/26/2021 – 1st building purchased.

07/22/2021 – Email received from Michael Jones stating that building needed corrections.

10/08/2021 – New building calculations/plans submitted.

10/20/2021 – Site plan submitted with 50ft set back and 12 ft set back.

10/25/2021 – Planning review approved site plan.

10/25/2021 – 2nd building approved.

11/5/2021 – Grading approved and encroachment permit approved.

11/12/2021 – Building Permit Issued

03/16/2022 – 2nd building purchased.

06/2022 – Dirt work completed by Doug Claire.

10/2022 – Concrete foundation completed by Hard Core Concrete.

11/2022 – Construction of building began by Rudolph Construction

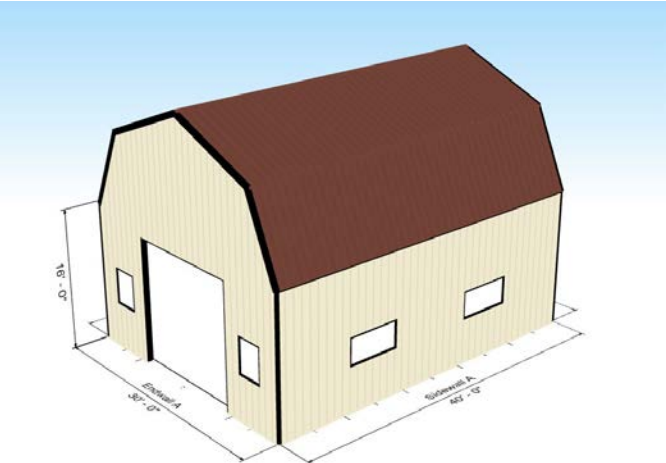
12/26/2022 – Request to stop building and admission to mistake of 1st building approval and lack of Use Permit required.

01/04/2023 – Use Permit Application for height submitted.

01/05/2023 – Permission to continue building.

02/16/2023 – Planning Commission unanimous 5-0 approval.

Building Design





French Country Villa® - Verona



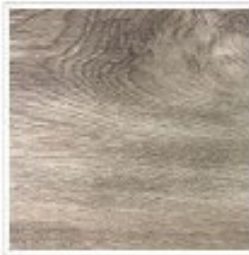
Steel Wood Grain (10)



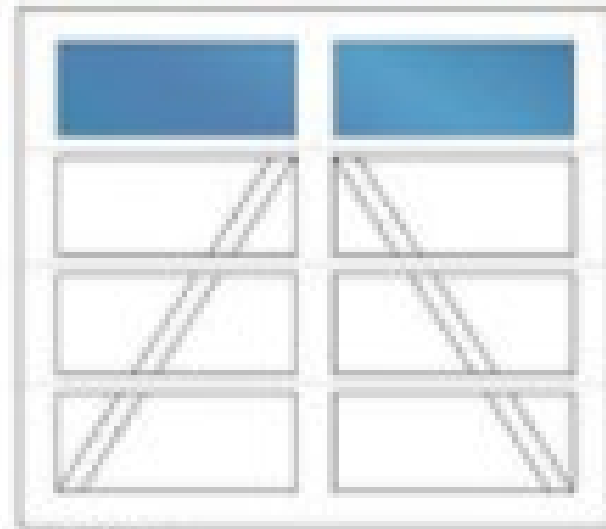
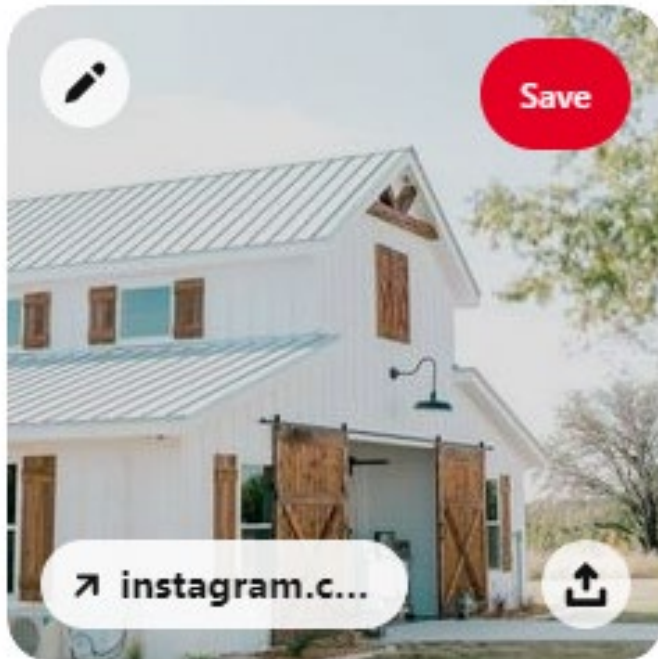
ASH



WALNUT



WEATHERED
GREY



112A

Similar Buildings on Swall Meadows Rd



35 Meadow Rd – Appellant's View



Triad Holmes Work

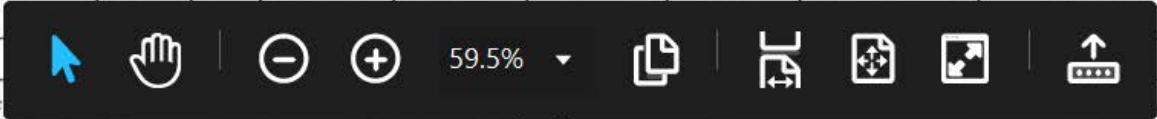


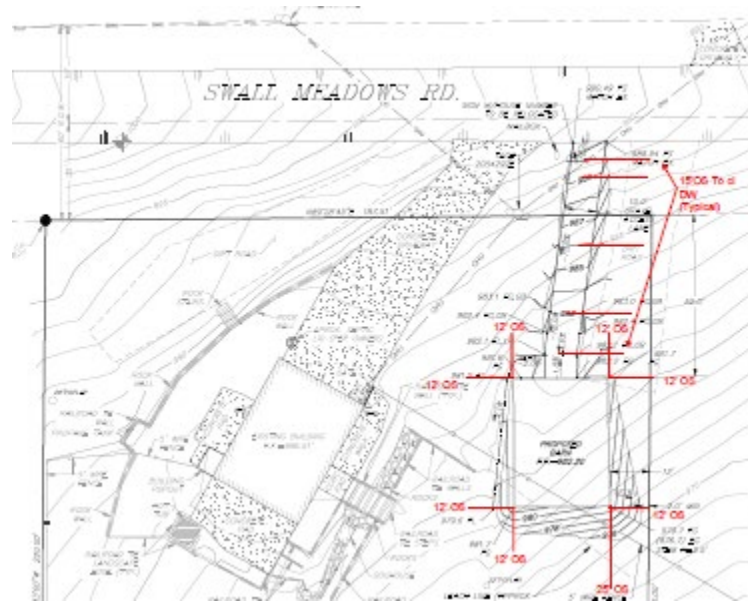
LAYOUT FOR BUILDING / DRIVEWAY
 GRADE TO: FF / FS
 OFFSET TO: COA / E
 ALIGNMENT: _____
 CNTL USED: 2025 4 528 1 528

JOB # 4949
 LOCATION SWALL
 DATE 12-3-21
 CREW TA
 SHT 1 OF 1

COORD FILE _____

CALC. PTS	STATION	CALC O/S	LT-RT	STK.OFFSET	STORE PT.	HUB EL.	GRADE	CUT- FILL+	DESCRIPTION COMMENTS
J000-J002		12'	RT		10,001	984.39	782.20	C-2 ¹⁹ FF	12' NW BULK COE
J000-J001		12'	LT		10,002	984.69		C-2 ⁴⁹ FF	12' NW
J001-J000		12'	RT		10,003	982.21		C-0 ¹¹ FF	12' NE
J001-J002		12'	LT		10,004	980.32		F+1 ⁸⁸ FF	12' NE
J002-J001		12'	RT		10,005	975.20		F+6 ⁹⁰ FF	12' SE
J002-J002		25'	LT		10,006	973.91		F+8 ³⁹ FF	25' SE
J002-J002		12'	RT		10,007	978.32		F+3 ⁹⁸ FF	12' SW
J002-J000		12'	LT		10,008	980.32		F+1 ⁸⁸ FF	12' SW
J004					10,000				E NW MATCH
J005-J006		15'	LT		10,009	988.21	789.66	F+1 ³⁴ FS	15' E NW GB
J006-J007		15'	LT		10,010	987.22	989.00	F+1 ⁷⁸ FS	15' E NW GB
J006-J007	0+20	15'	LT		10,011	984.82	986.15	F+1 ³³ FS	15' E NW
J007-J008		15'	LT		10,012	982.63	983.00	F+0 ³⁷ FS	15' E NW GB
J008-J009		15'	LT		10,013	981.25	982.08	F+0 ¹² FS	15' E NW GB / AP
J009-J008		15'	RT					FS	15' E NW e BALK







March 29th, 2023
Lindsey Sherer

RE: 1273 Swall Meadows Road
Unincorporated Area of Mono County, CA 93514

Building Permit: B21-035
Use Permit: 23-001/Sherer

To Whom It May Concern:

We have verified the ridge heights of the new Barn in place as of March 24th 2023 on the above referenced project. Said heights were as follows:

Finished Slab **982.38' (measured)** 982.20' (per sheet C2)
Roof ridge **1011.35' (measured)** 1011.38' (per sheet C2 and A1)
Existing Grade (EG at SouthEast Barn Corner) 976.70' (per sheet C2)
Calculated Building Height in relation to Existing Grade $1011.35' - 976.70' = 34.65'$



Alan C Eder PLS#8466

1273 Swall Meadows Garage Costs	
\$400.00	Geotechnical Report
\$676.00	Permit Deposit
\$1,677.00	Permit Final
\$1,028.00	Encroachment Permit
\$23,585.45	Building #1
\$46,437.08	Building #2
\$7,175.95	Garage Door
\$1,430.00	Triad Holmes - Survey/Site Plan
\$1,970.00	Triad Holmes - Survey/Site Plan
\$1,747.50	Triad Holmes - Staking
\$16,585.00	Doug Clair - Dirt Work
\$22,770.00	Concrete Invoice #1
\$1,269.00	Pex
\$1,970.00	Foam
\$3,598.61	Rudolph Construction Labor Invoice
\$7,039.73	Rudolph Construction Labor Invoice
\$15,986.00	Rudolph Construction Labor Invoice
\$450.69	Door
\$3,382.73	Rudolph Construction Labor Invoice
\$7,388.92	Rudolph Construction Labor Invoice
\$3,786.94	Windows
\$537.00	Pad Compaction Testing
\$495.00	Use Permit Application
\$500.00	Building Height Certification
\$171,887	Total

If our Use Permit is overturned, please help us understand where we have gone wrong? We have followed Mono County's direction every step of the way. Had a Use Permit been requested of us in the first place and denied at that time, we would have never built and wouldn't be financially indebted to the project that sits before you, over 2 years from the application submission date.