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APR 18 2011

FILE # P11-00144

A Tradition of Stewardship
A Commitment to Service

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

NAPA COUNTY

CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: RS-B-5 Date Submitted: _____
TYPE OF APPLICATION: VARIANCE Date Published: _____
REQUEST: 1 FOOT (12 INCHES) FROM Date Complete: _____
SIDE YARD SETBACK
WHERE 6 FOOT SETBACK IS NECESSARY

PROJECT NAME: (PD4-0396) Bock TO BE COMPLETED BY APPLICANT VARIANCE
Assessor's Parcel #: 024153004000 Existing Parcel Size: _____
Site Address/Location: 415 College Ave Angwin CA 94508
No. Street City State Zip
Property Owner's Name: Michael Bock
Mailing Address: P.O. Box 642 Angwin CA 94508
No. Street City State Zip
Telephone #: (707) 965-1421 Fax #: (707) 965-1421 E-Mail: mebh@pge.com
Applicant's Name: SAME
Mailing Address: SAME SAME
No. Street City State Zip
Telephone #: () SAME Fax #: () E-Mail: SAME
Status of Applicant's Interest in Property: OWNER
Representative Name: _____
Mailing Address: _____
No. Street City State Zip
Telephone # () Fax #: () E-Mail: _____

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Michael Bock 3/14/11 Michael Bock 3/14/11
Signature of Property Owner Date Signature of Applicant Date
Michael Bock Michael Bock
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
Total Fees: \$ _____ Receipt No. _____ Received by: _____ Date: _____

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

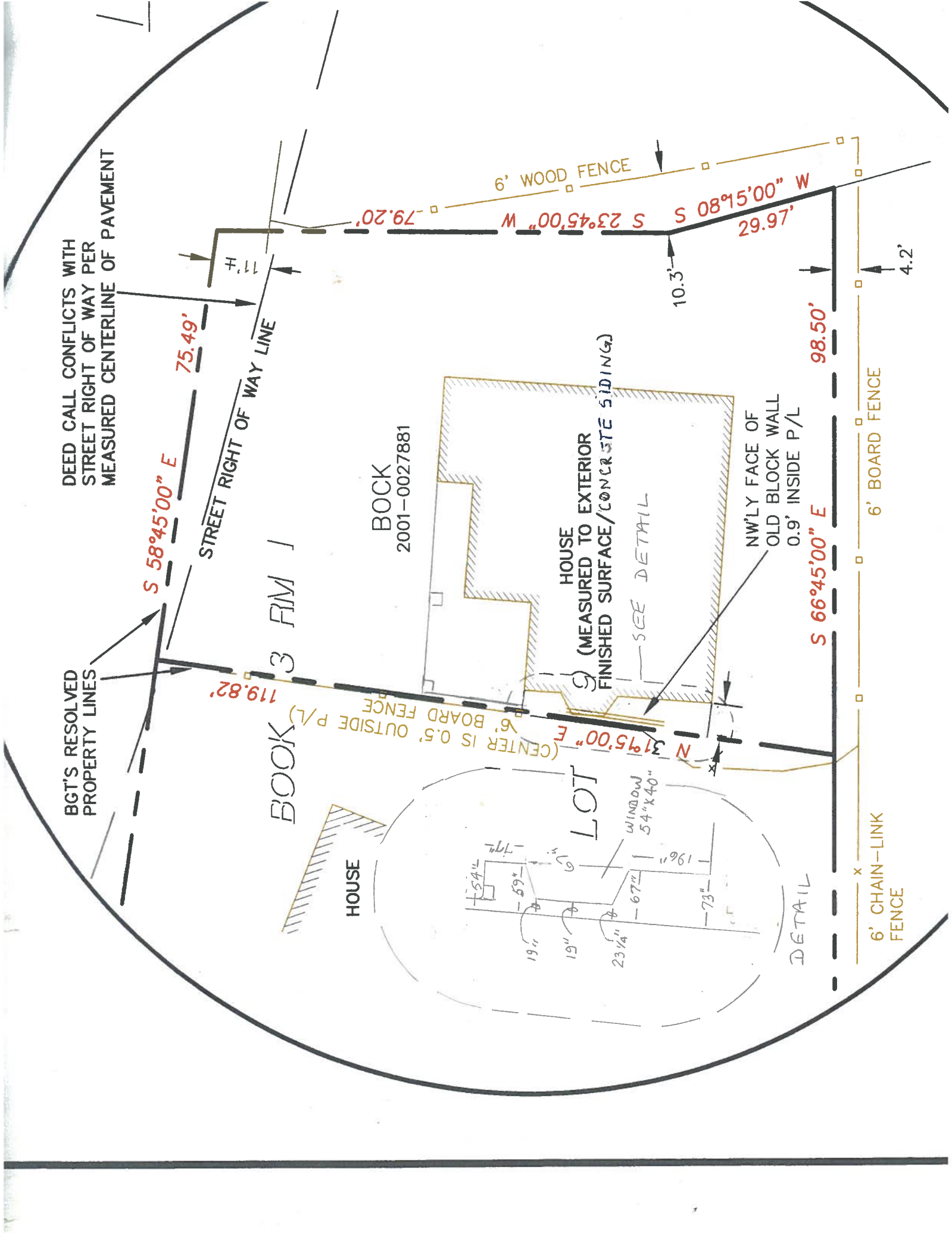
1) SEPTIC LEACH LINES ARE ON THE NORTHEAST PORTION OF THE PROPERTY, MAKING IT IMPOSSIBLE FOR PLACING THE GARAGE AND DRIVEWAY ON THAT SIDE. 2) HERITAGE VALLEY OAK TREE, 18' IN CIRCUMFERENCE IS LOCATED IN FRONT OF THE HOUSE. 3) DEBRIS FROM NEIGHBOR'S PONDEROSA PINE TREE THAT STANDS APPROXIMATELY 120' HIGH, IS LOCATED NEAR PROPERTY LINE NEXT TO OUR DRIVEWAY.

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

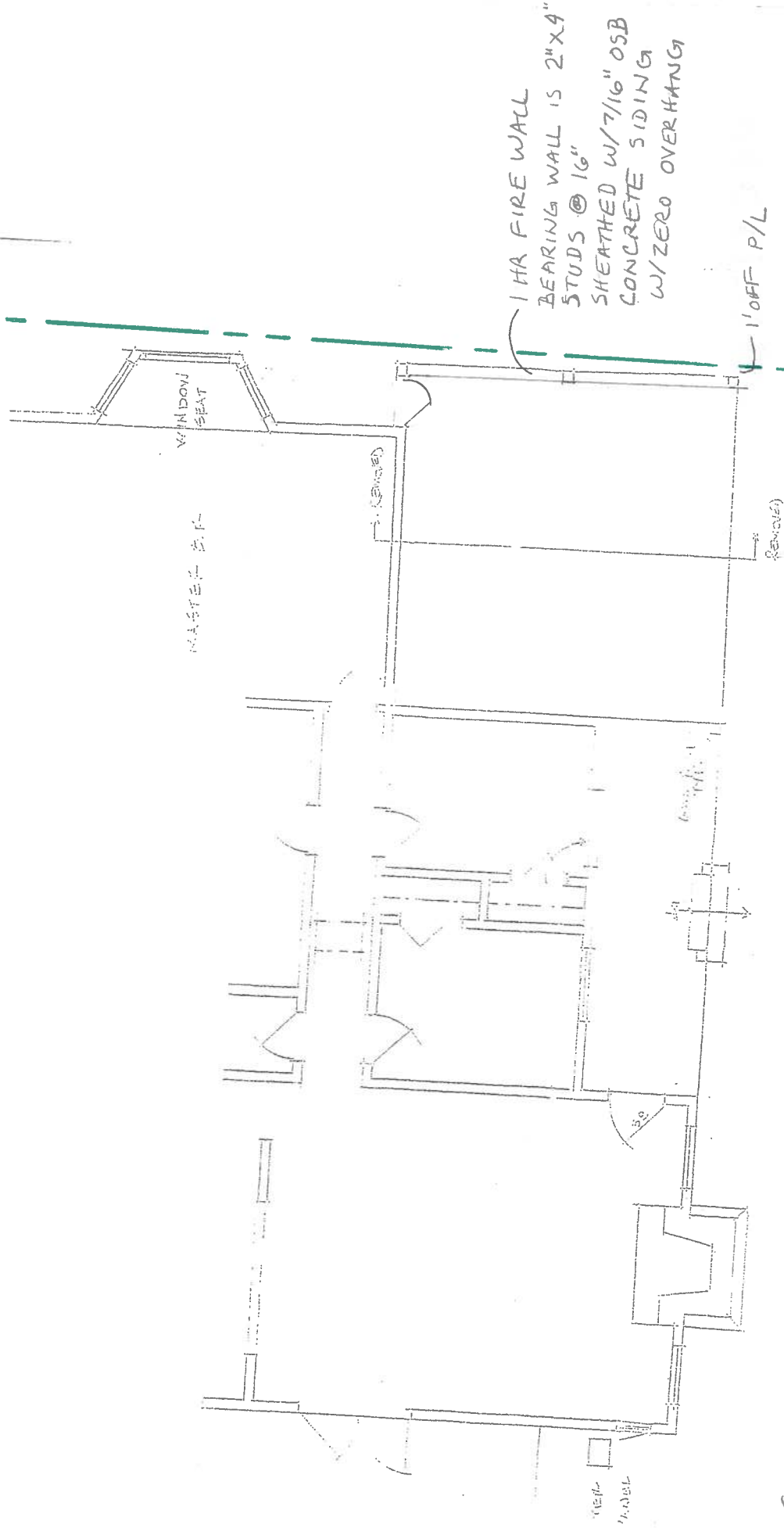
TO PROTECT FROM DEBRIS THE TREES ARE CAUSING TO OUR VEHICLES, TO KEEP VEHICLES COVERED FROM WEATHER, IMPROVE THE SECURITY OF OUR VEHICLES AND PROPERTY, AND TO ELIMINATE THE NEED TO PARK OUR VEHICLES ON THE COUNTY ROADSIDE IN FRONT OF OUR HOME.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

GRANTING THIS VARIANCE WOULD GREATLY IMPROVE THE VALUE OF OUR PROPERTY AND EVERYONE'S IN THE NEIGHBORHOOD AND WOULD NOT AFFECT INGRESS OR EGRESS OF EMERGENCY PERSONNEL ON EITHER SIDE OF THE PROPERTIES INVOLVED.

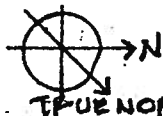
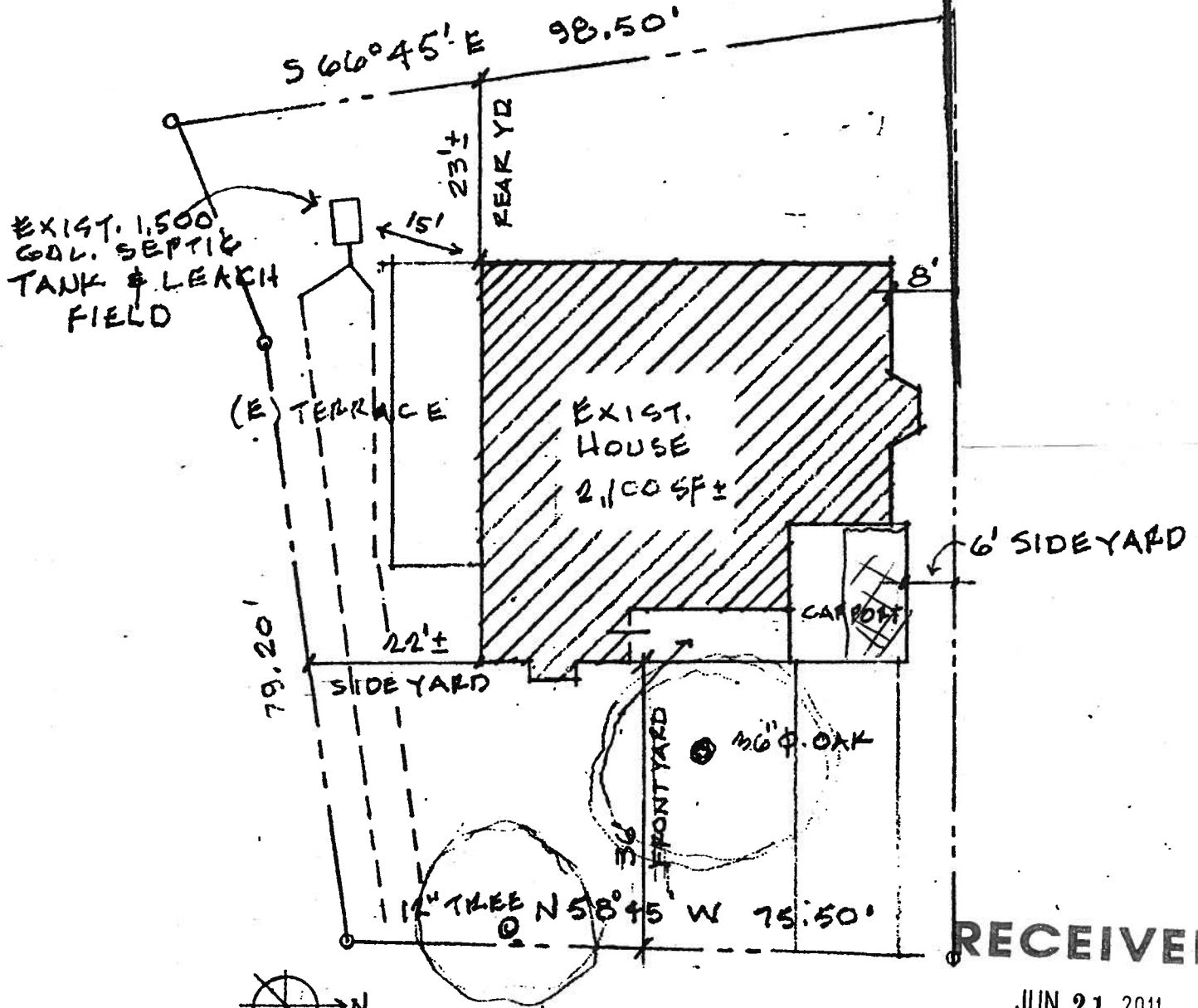


VARIANCE FOR GARAGE
⑨ 415 COLLEGE AVE. ANGEWIN
PARCEL # 024-153-004



SEE BOUNDARY SURVEY EXHIBIT MAP
LANDS OF BOCK (2001-0027881)

Crain Construction
850 FRIESEN DRIVE
ANGWIN, CA 94508
Contractors License 240973



TRUE NORTH

COLLEGE AVE.



PLOT PLAN - 1" = 20'-0"

APN 24-153-004

(DRAWING BASED ON FIELD MEASUREMENTS & ASSESSOR'S PARCEL MAPS)

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JUN 21 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Doyle, Mary

From: Doyle, Mary
Sent: Monday, June 27, 2011 10:27 AM
To: 'Bock, Michael E'; loriebock@ymail.com
Subject: RE: Bock P11-00144 VAR

Thanks Mike.

From: Bock, Michael E [<mailto:MEBh@pge.com>]
Sent: Friday, June 24, 2011 3:32 PM
To: Doyle, Mary; loriebock@ymail.com
Subject: Bock P11-00144 VAR

Conservation, Development, and Planning Department;
Mary Doyle,

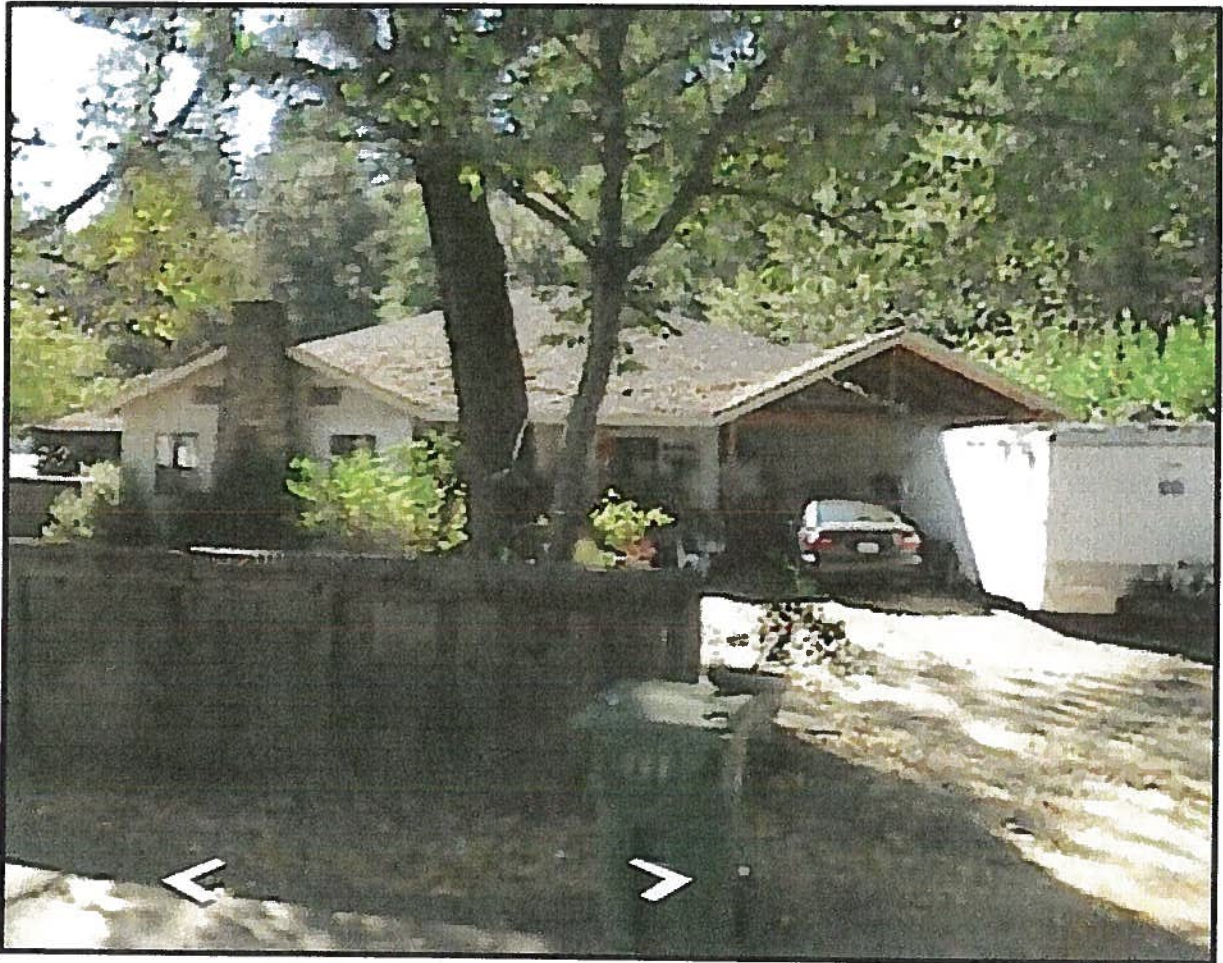
I am righting this letter to ask for permission to get an ok for a Variance - P11-00144 to build a carport on our property at 415 College Ave., Angwin,
And to do so with the recommendations of the Napa county Fire Marshal's recommendation Dated June 1, 2001.
A minimum of 3 feet to the side yard

Thank You
Michael & Lorie Bock

RECEIVED

MAY 04 2011

**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**



Map Source: Google Maps

FIGURE 3: STREET VIEW

Michael & Lorie Bock Residence
415 College Avenue
Angwin, CA 94508