



April 22, 2026

Carole Kendrick
Director of Development Services
3101 Center Street, 2nd Floor
Placerville, CA 95667

Arcadis Inc.
300 South Pearl Expressway,
Suite 650
Dallas, TX 75201
United States
Phone: 214 468 7600
Fax: 888 492 2762
www.arcadis.com

RE: CUP and Variance Applications for 643 Bee Street – Justification Letter

To Whom It May Concern,

We respectfully submit this letter to outline the special circumstances applicable to the subject property and to demonstrate why strict application of the zoning code creates practical difficulties and deprives the property of privileges enjoyed by other similarly zoned parcels in the vicinity.

1. Property Size

The property size only accommodates the minimum requirements, as the existing building occupies the majority of the buildable area. The steep topography is the primary source of the site constraints, which is why a CUP and variance are being requested.

2. Property Shape

Similarly, the shape of the property provides only the minimum buildable area, as the existing building occupies the majority of the buildable area. The steep topography remains the primary source of site constraints, which is why a CUP and variance are being requested.

3. Topography

Existing topographic conditions, particularly the steep grade changes and natural site features, significantly limit the usable portion of the property. The house and parking lot are located on the only relatively flat portion on an otherwise steep hillside. Any excavation of the hill to create additional paved area would require removing trees, disturbing the existing landscape, and constructing retaining wall systems. These physical constraints present challenges that are not typically encountered on more uniform terrain.

4. Location

The property's location, along with its proximity to residential zones to the North and West, creates additional setback constraints. Requirements for access, visibility, and separation from neighboring uses further limit how parking areas can be arranged and where the shed can be placed on the site.

5. Surroundings

The property line along the West side includes a low wooden fence with large trees separating the R1-6 zone from the BP zone. The adjacent property includes an addition to the original residential building, consisting of an open wood-framed garage with an occupied deck above. This additional structure sits

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less than 10 feet from the shared West property line of 643 Bee Street and does not meet the setback requirements of Zoning Code 10-5-8:R1.

6. Impact of Strict Zoning Application

Due to the combined effect of the property's size, shape, topography, location, and surroundings, strict application of the zoning code deprives the property of development privileges commonly enjoyed by other properties under identical zoning. Without reasonable relief, the property cannot be used or improved in a manner consistent with the intent of the zoning district or comparable neighboring parcels. For these reasons, we respectfully request consideration of the proposed variance. Granting relief would allow the property to be developed in a manner that is both reasonable and consistent with surrounding uses, while acknowledging the unique physical constraints that distinguish this parcel from others in the vicinity.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Tyson Ebert". The signature is written in a cursive style with a long horizontal flourish extending to the left of the name.

Tyson Ebert