

"CCC Requested Additional Information" for Appeal to Board of Supervisors

Building floor plans, Additional Option #2 floor plan, building elevations, Wheelchair ramp

Applicant Replies to CCC Department of Community Development (DCD) Request more Information letter 7/3/2018

To: CCC Board of Supervisor Appeal Hearing Packet of Information
From: Mary Dunne Rose, Owner of property; # MS060037 or CV14-0042; 87
Re: Building floor plans, Additional Option #2 floor plan, building elevations, Wheelchair ramp
Property: 78 Grandview Place, Walnut Creek, CA approved permit - lot split, new lot B to have UD home
APN: 184-462-008, County File #MS 060037, confidentially requested
Applicant: Property owner Mary Dunne (Rose), marydRose1@gmail.com; 1966 Tice Valley Blvd. #190 WC, CA

This document addresses CCC's verbal request and 7/3/2018 letter request for more information such as site plans (S Tully confirmed in 9/4/2018 email CCC already received sufficient site plans); building elevations and building floor plans for upcoming Board of Supervisor Appeal hearing from applicant as to how her Reasonable Accommodation (RA) requests are related to applicant's disability and related to 1.) requested structure setbacks and yard requirements 2.) draft plans showing location and type of construction materials of wheelchair ramp 3.) Written statement describing why the County wants to require applicant to use retaining walls, so they can deny the RA requested set backs from front of street.

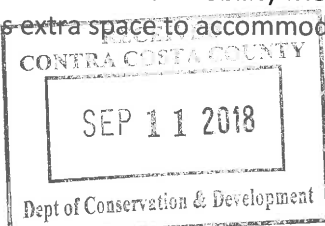
- 1.) CCC writes "Provide additional information ...such as a site plan, building floor plan or building elevation that illustrates" why CCC should not deny Reasonable Accommodation request saying "desired design elements cannot be accommodated without waiving the applicable structure setbacks..."

Applicant Response: SEE NEXUS ANALYSIS SUBMITTED TO CCC 7-9-2018 FOR ADDITIONAL INFORMATION:

Applicant provided an option #2 site plan, building floor plan (2,304 sq. ft.), related elevation plan with less square footage than approved by CCC at 2,500 sq. ft. See option # 2 attached. Also attached is Original design with site plan, building floor plan (submitted already to CCC many times) and elevation plan.

Requested needed reduction in front of home setback rules that is needed will then allow the home to be built closer to the neighborhood street and applicant's mailbox to reduce barriers of walking created by my impaired mobility disability. Applicant needs the home closer to the street (reduced walking distance from home) to lessen the distance and difficulties in performing manual tasks such as walking, increasing safe, easier mobility to the mailbox and back each day to collect mail and put in outgoing mail. The same nexus connection "reduced walking distance" relationship applies to weekly taking out the garbage cans to the edge of street for pickup and proper sanitation disposal and putting these 3 separate empty cans away. Finally, applicant receives 2 newspapers daily, and needs to pick these up also. Also, important, the home built closer to the street with reduced setbacks due to RA granted reduction in governmental setback constraints, comply with RA laws and eliminating regulatory barriers, is needed to lessen the mobility difficulties caused by my particular handicap and reduce the distance from the home to walking to the street, increasing safe, easier mobility to get to the street to talk with, communicate, connect and interact with neighbors, (reducing disability caused issues such as; isolation, living like a house bound prisoner, inaccessibility and segregation of neighbors to disabled applicant), affirmatively enhancing the use of my home so as to positively impact my quality of life. This is a unique need based on mobility issues and the need to reduce isolation as applicant ages. My family will then have an equal opportunity to use and enjoy our dwelling like other similarly situated non-disabled people. See attached **site plans**, building floor plans and site plans, and building elevations plans. They show the home nearer to the Grandview Place street to allow applicant easier access to the street for above discussed reasons. See the attached site plan (both original option and option #2 with less sq. ft.) demonstrating how the home is closer to the street for easier walking to the street.

Further, requested needed RA accommodation is a reduction in one side yard setback rules that will allow the home to be built with mobility friendly, disabled, "Universal Design" (UD) on the first-floor ground level, which requires extra space to accommodate disabled folks with wheelchairs, canes, walkers safe access, movement and



walking in the home, such as extra space in the entryway and hallway, large kitchen area with at least 5 foot wheelchair turnaround (safer to prevent falls and burns due to mobility issues), much larger downstairs handicap assessable bathroom with 5 feet turnaround for proper hygiene of disabled person who need more space to prevent falls due to balance and mobility problems, wider halls and doorways for safe passage, also a "flex" room to allow future sleeping area when stairs are no longer viable. All these handicap assessable changes increase the size of the footprint on the ground floor (larger footprint) and will require necessary variance in setback limits to allow the Universal Design building requirements (design takes extra square footage space compared to standard non-disabled home) for disabled persons, seniors with special needs. The allowance of a larger ground floor area, by reduced west side yard setbacks and gaining extra 180 sq. feet, due to RA granted reduction in governmental setback constraints, is necessary to build a "Universal Design handicap friendly home." This special home will increase mobility safety for applicant with a feet disability, allowing protected and disabled individual secure current and future aging in place in home of our choice, hereby increasing use and enjoyment of our home, establishing equal opportunity to housing of our choice, while lessening mobility problems created by applicant's handicap difficulties in getting around a standard home and will help put applicant in the same position as someone without this disability. In addition, the nexus of applicants home of her choice includes choice to keep the steeper area (unique physical attributes of the property) of the hillside natural and place the home on the flat area, nearer to the Grandview Place street of the lot as this will allow safer mobility by applicant to access to outside of home, including being able to perform standard year round homeowner upkeep & maintenance tasks: such as visual checking of outside of home, the paint and window status, roof, foundation, drainage, gutters and safely physically directing hired help where and how to perform maintenance and upkeep of the home on an ongoing basis, without applicant falling or walking on steep area which is hazardous with applicant's mobility, disability issues. This demonstrating nexus, the identifiable relationship of the disability to request for RA set back reduction, allowing for the increase in sq. footage to build UD, disabled accessible home of our choice for our safety. My family will then have an equal opportunity to use and enjoy our dwelling. See the attached site plan, building plan (both original option and option #2 with less sq. ft.) demonstrating how the home is more disabled friendly closer to the street, with large bathroom downstairs, wider halls, disable friendly kitchen etc.

2.) *Submit "...plans indication the location and manner of construction of a wheelchair ramp at the entry of the residence and a written statement describing why the importing or exporting of fill from the site is necessary for construction of the ..." ramp.*

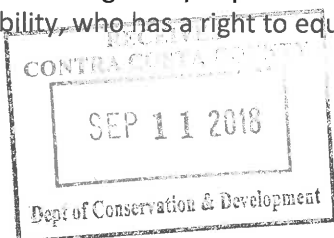
Applicant Response: SEE NEXUS ANALYSIS SUBMITTED TO CCC 7-9-2018 FOR ADDITIONAL INFORMATION:

See attached Wheelchair Ramp Plans (now 6-inch-high total and 6-inch-high home foundation) and "revised" plans previously submitted. Height of porch-6 -inch-high porch. 6 to 7 feet in line, straight ramp up to porch. Porch size will be approximately 6 feet by 8 feet. The ramp will be 4 feet wide. The ramp will rise 1 inch for every foot of ramp. No handrails are proposed at this time as not required by law if porch height 6 inches or less. The surface of ramps shall be roughened or shall be of nonslip materials such as stamped concrete or pavers.

Need to import and export fill. See Nexus analysis submitted 7-9-2018 to CCC. Similarly, situated non-disabled people do not usually have this CofA that doesn't allow for sufficient import and export fill material on-site necessary to correctly grade and build a home of this small project size.

For example, see Westborough 14-unit Condo project, see Arfa two lot subdivision MS16-0015, project Edward Bottorff MS 10-0001 where these applicants did not have government constraint CofA that requires no import export of fill.

Applicant needs her home lot graded properly. Proper and correct grading will lessen the mobility walking difficulties caused by applicants walking (caused by her feet disability/handicap) by reducing the hazards of improperly graded terrain, reducing the possibility of improperly built entry ramp to front door, crookedly built home and not level foundation and improper drainage grading. Improper grading due to insufficient fill and or excess fill negatively impacts safe, easier mobility afforded a handicap person with walking problems, due to feet disability, who has a right to equal opportunity and equal treatment to use and enjoy a safe, code compliant,



properly built home. CofA#11 per [redacted] es, burdens, does not afford applicant ec [redacted] opportunity and creates unsafe building conditions for a mobility impaired applicant.

3.) CCC requested..."Written statement describing why structures such as retaining walls cannot be used..."

Applicant Response: SEE NEXUS ANALYSIS SUBMITTED TO CCC 7-9-2018 FOR ADDITIONAL INFORMATION:

Applicant requests RA to be closer to street for her walking disability. See applicant statement to #1 and #2 above.

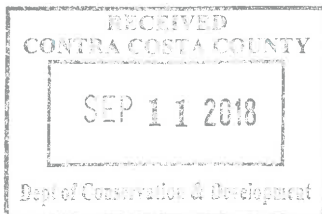
Please extend my project another year (to 12/31/2019) given CCC continued delays in processing.

I, Mary Dunne Rose, applicant and appellant, have read the forgoing document and understand its contents. With the contents that I have personal knowledge, I know and believe them to be true of my knowledge. I verify my belief that the above statements are true. Regarding the contents that I do not have personal knowledge of, I believe them to be true based on specified information, documents or both. I assert the truth and my belief in the truth of those matters under penalty of perjury.

Date 9/10/2018

Name Mary Dee Rose
Mary Dunne Rose

Attachments:



Design Option # 2 (9-6-2016)

78 Grandview Place Walnut Creek

CONTRA COSTA

Play

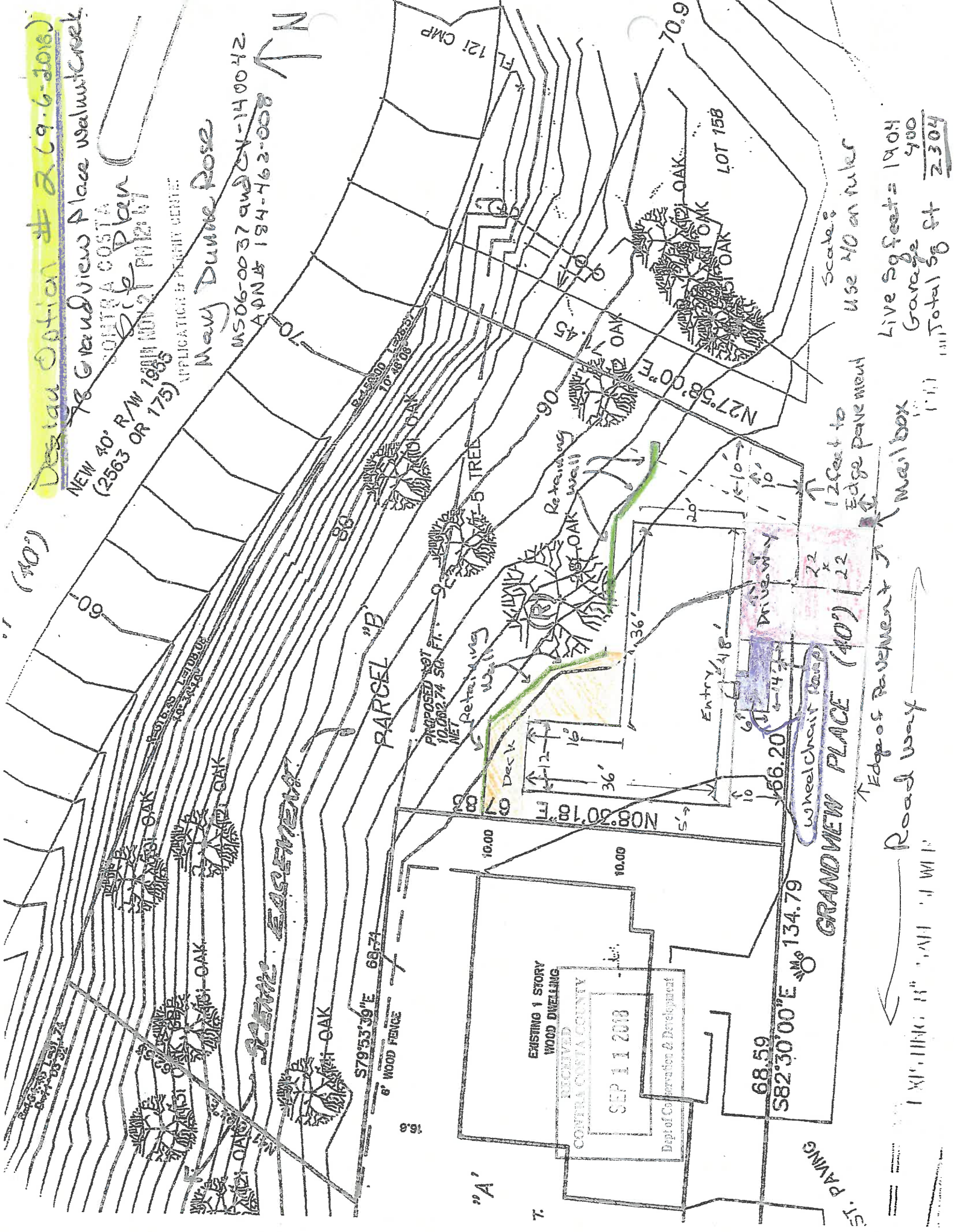
APN# 184-162-008

Mary Dunde Rose

MS06-0037 and 24-140042

APN# 184-162-008

APPLICATION & PERMIT CENTER



Scale: Use 1/4" = 10' on ruler

Live Sq Feet = 1904
 Garage 400
 Total Sq Ft 2304

12 feet to Edge pavement

Mailbox

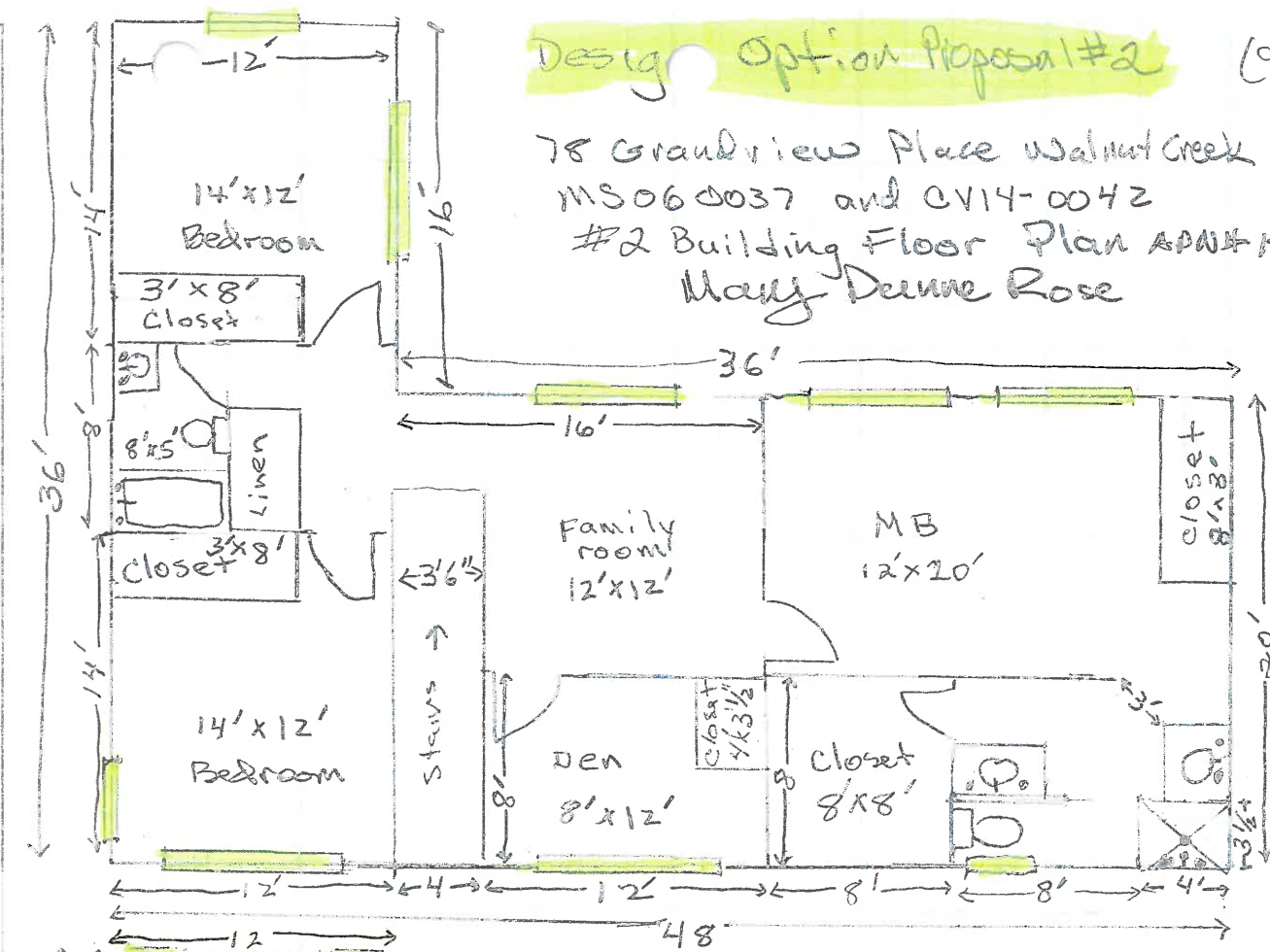
Edge of Pavement Road way

EXISTING 11' W/11' W/11'

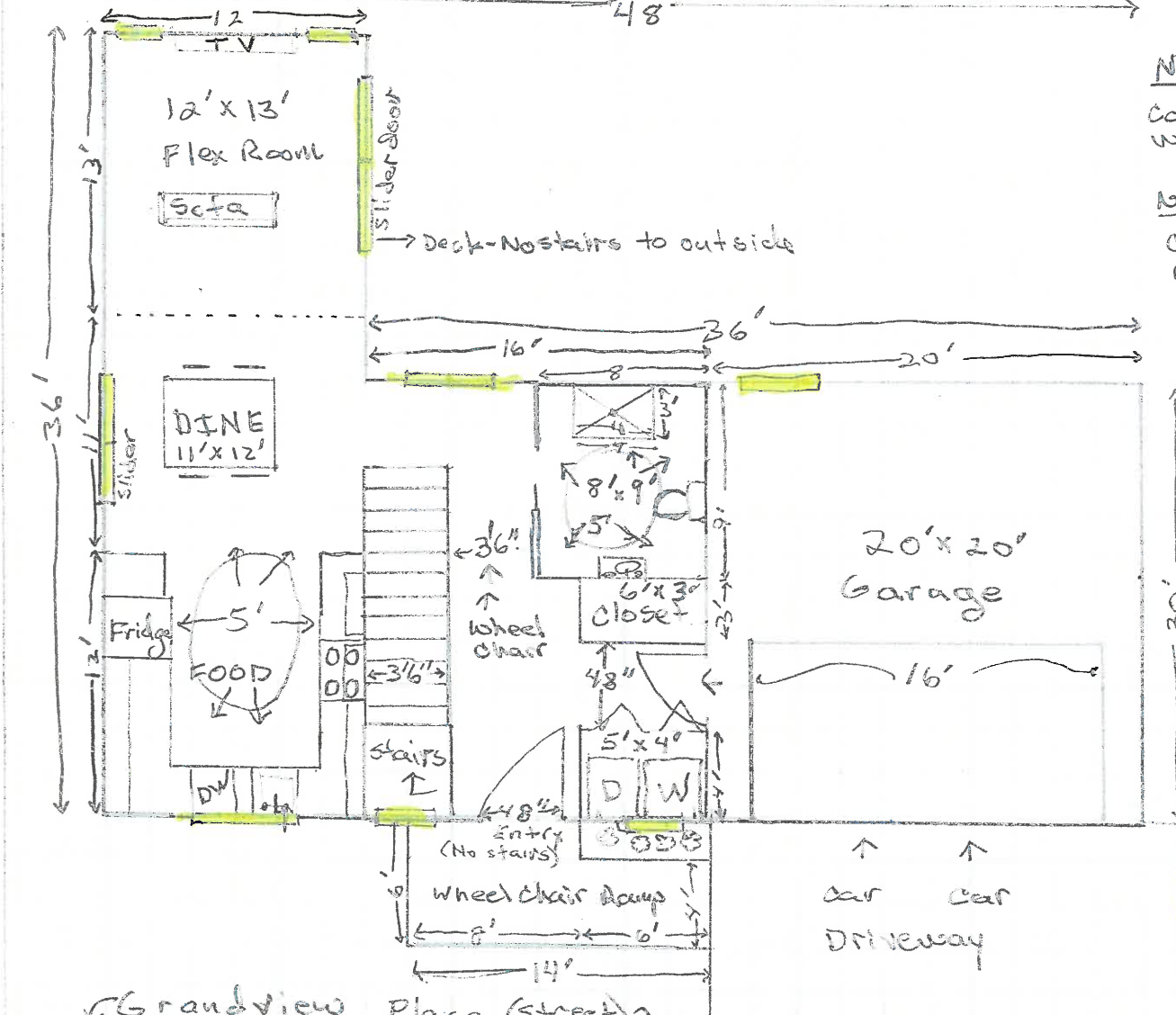
ST. PAVING

Design Option Proposal #2 (9-6-2018)

78 Grandview Place Walnut Creek
 MS060037 and CV14-0042
 #2 Building Floor Plan APN# 184-462-008
 Mary Deanne Rose



Note: UD-ADA
 Front door - wide

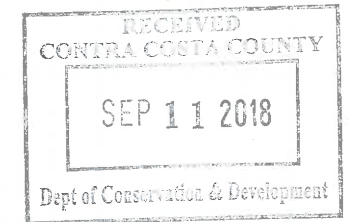


Note: "Flex" room
 could be bedroom
 when can't use stairs.

Note: 5' wheelchair
 circle in bath-
 room (1st floor) +
 kitchen shows
 need more space.
 Also halls +
 door ways wider
 for wheelchair

Live - Sq Ft.	
12 x 36 x 2 =	864
36 x 20 =	720
16 x 20 =	320
Live Sq Ft.	1904
Garage	400
Tl. Sq Ft.	2304

• 6" Foundation
 • ruler = 1/8
 • wheelchair ramp
 1' rise every foot

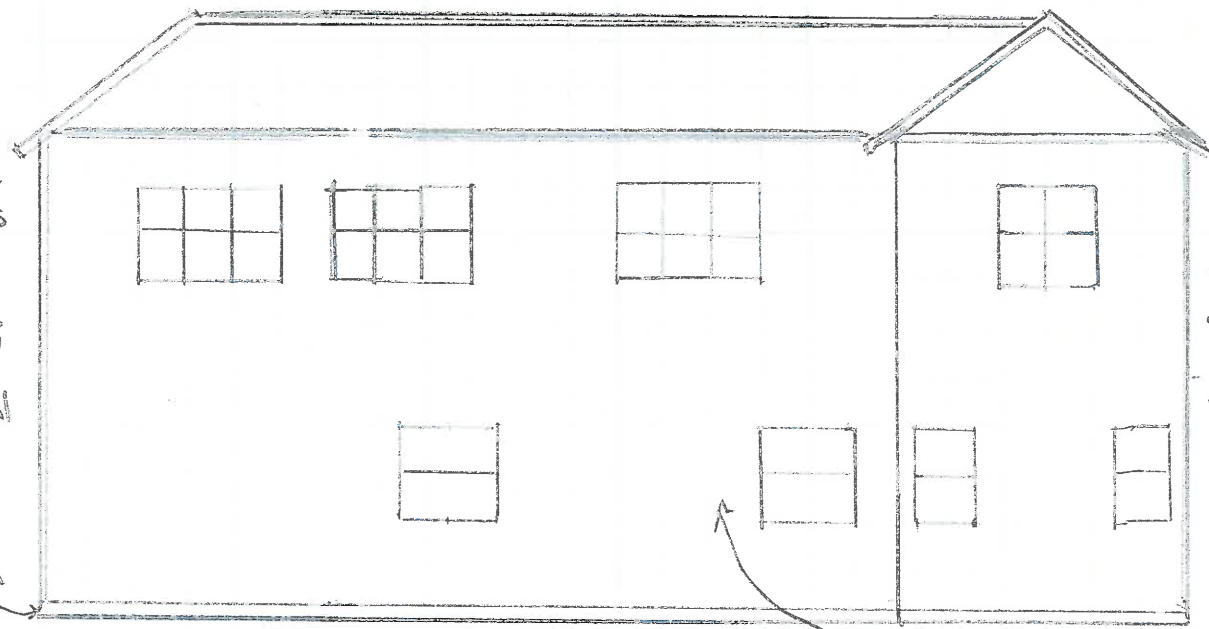


78 Grandview Place (Street)

Design Option #2 (9-6-2018)

APN# 184-462-008 Mary Dunne Rose
 78 Grandview Place Walnut Creek, CA
 MS060037 and CV14-004Z
 "#2 Option Elevations"

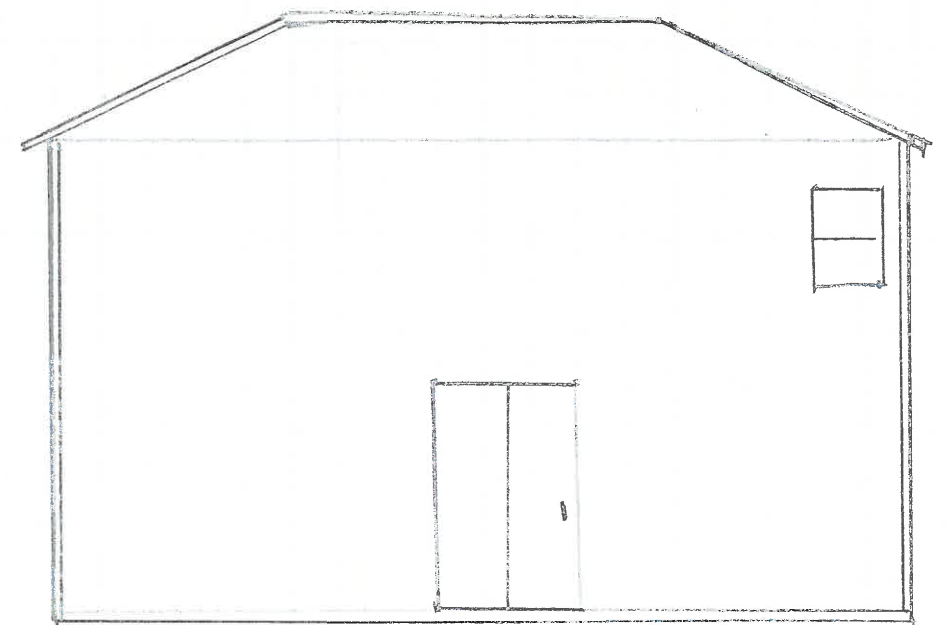
Note CCC ordinance:
 • "Building Height" means vertical distance measured from grade to top of structure.
 • Height (of structure) shall be measured from natural grade when finished grade is higher than natural grade!



Back Elevation

Roof - good fire rated shingles

Wood or Fiber cement siding



Left Elevation (Privacy for Neighbors)



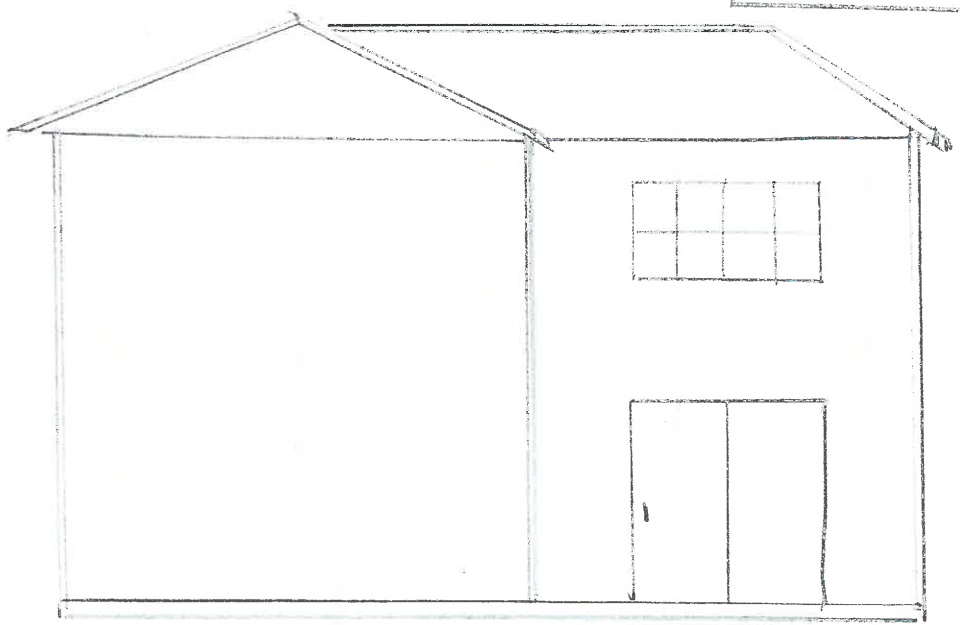
6 inch Foundation
 Front Elevation

Scale 1" = 8 feet

↑ N

Hip Roof 2 story

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 CONTRA COSTA COUNTY
 SEP 11 2018
 Dept of Conservation & Development



Right Elevation (Privacy for Neighbor)



Best outside paving materials patio for handi



ag. Building



Pinterest

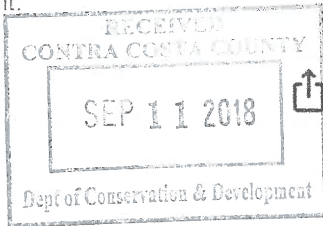
stained cement porch | Concrete Walkway Ideas - Cement Walkways ...

Landscaping

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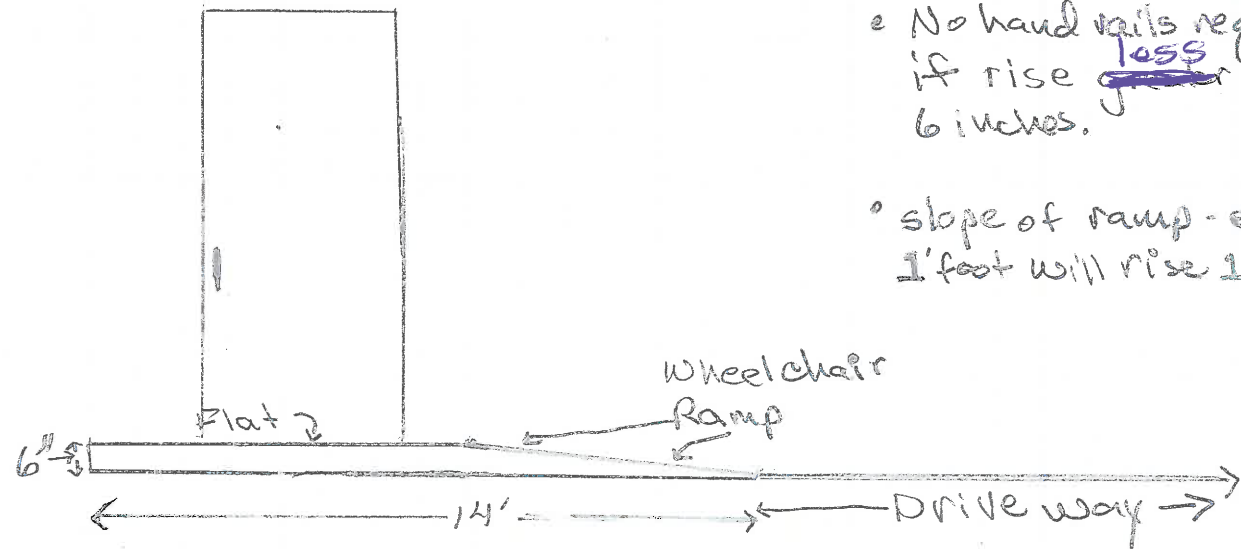
Sample

RELATED IMAGES

SEE MORE

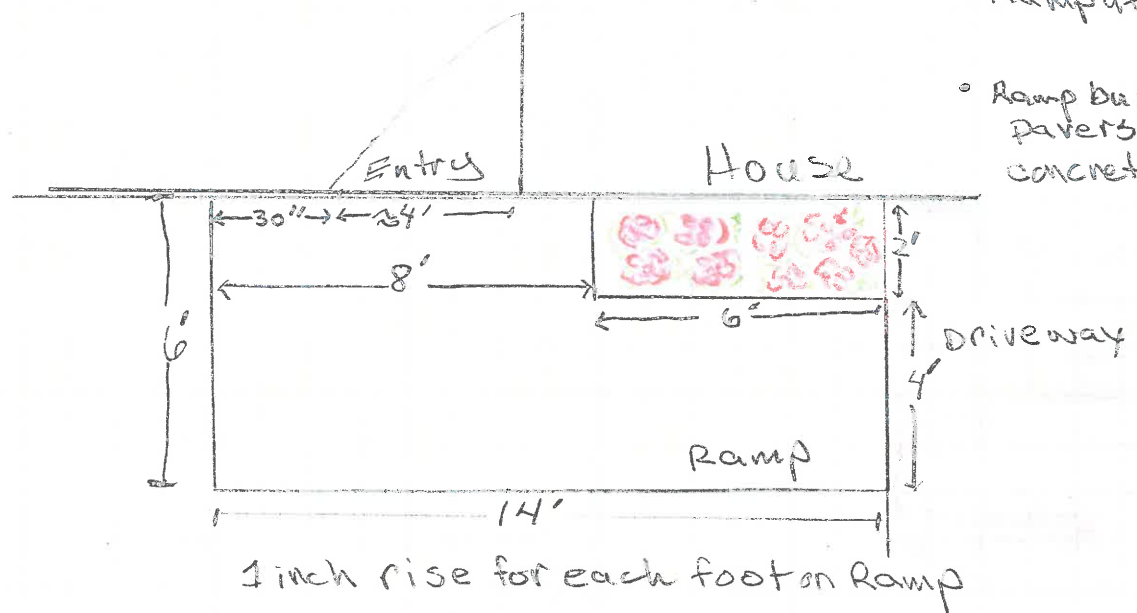


Wheel chair Ramp Plans
 78 Grandview Place
 MS060037 and CV14-0042
 Mary Dunne Rose
 APN# 184-462-008



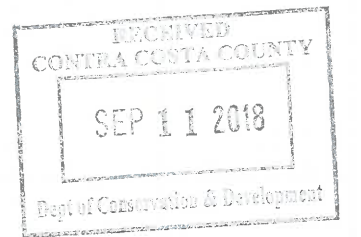
- No hand rails required if rise ~~less~~ ^{less} than 6 inches.
- slope of ramp - every 1' foot will rise 1 inch.

Wheel chair Ramp - Building Floor Plan - location



- Ramp at entry of home
- Ramp built out of pavers or stamped concrete

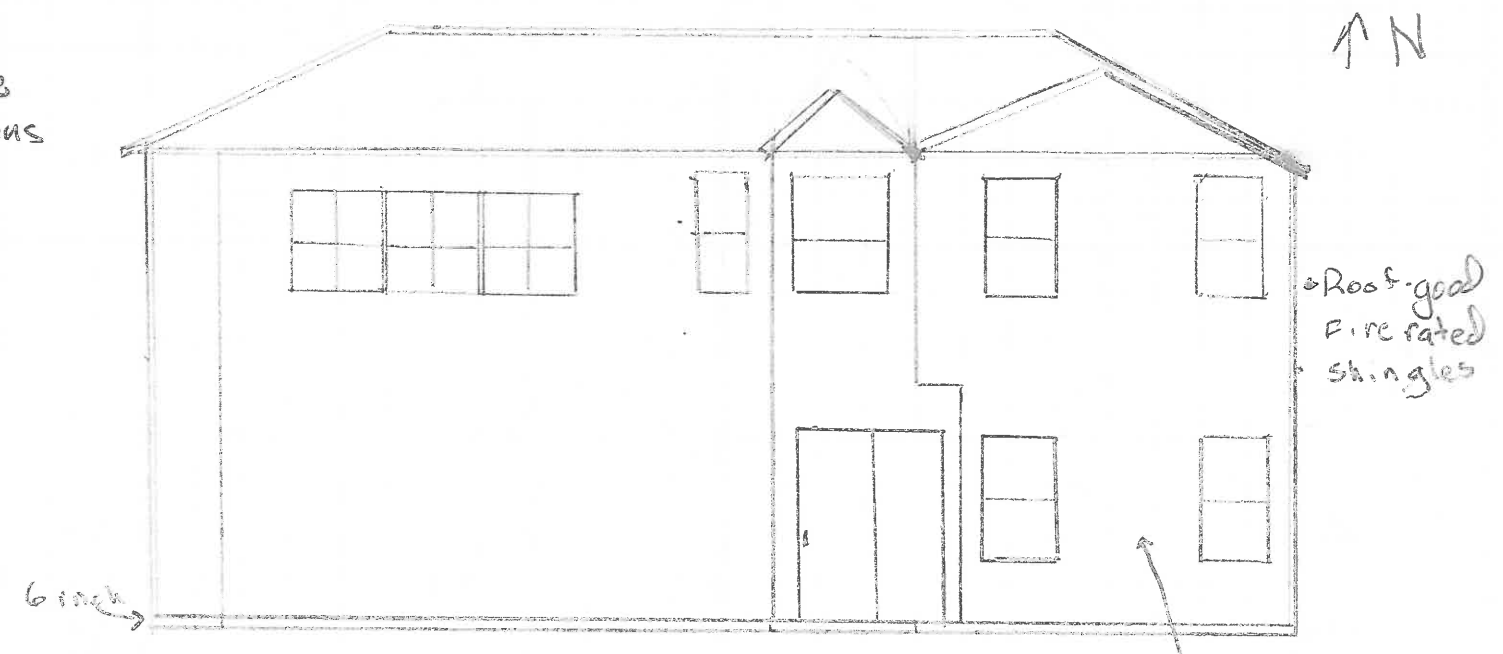
Scale
 $\frac{1}{4}'' = 1 \text{ Foot}$



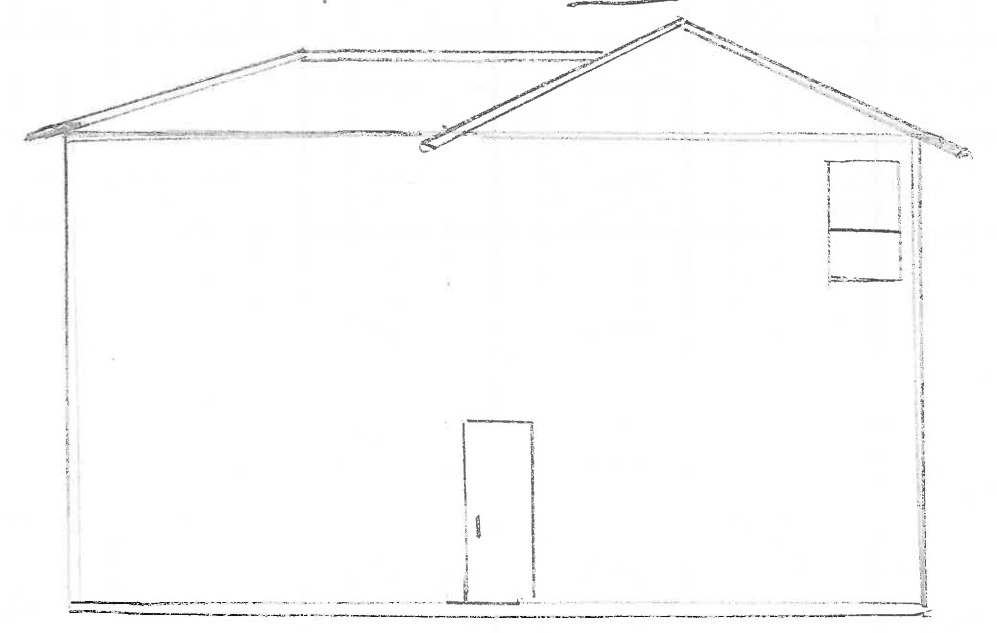
Original Design #1
 78 Grandview Place Walnut Creek, CA
 MS060037 and CV14-0042
 Elevations - Mary Dunne Rose
 CCC Requested "Elevations" - height, # stories

Live Space Square feet = 2001
 Garage Square feet = 380
 Grand Total Square feet = 2381
 Foot print = 1201

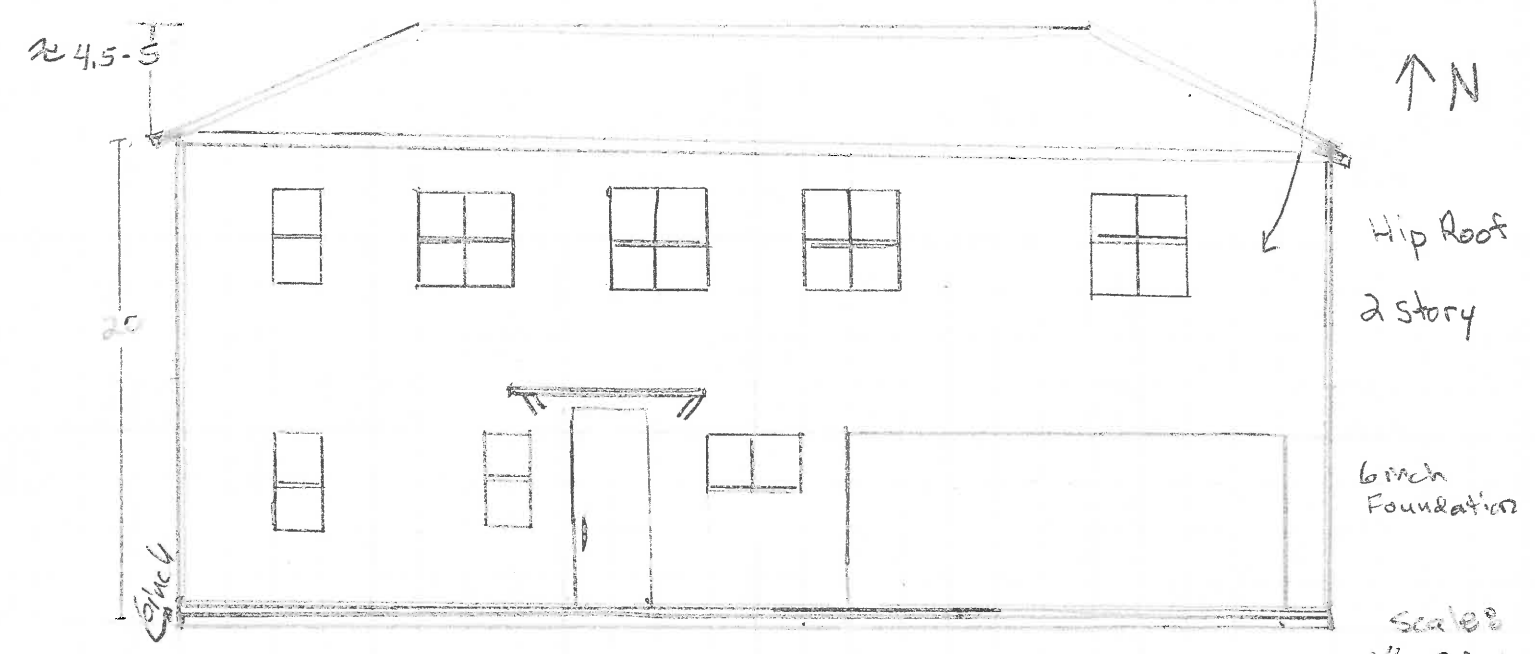
Note CCC Ordinance
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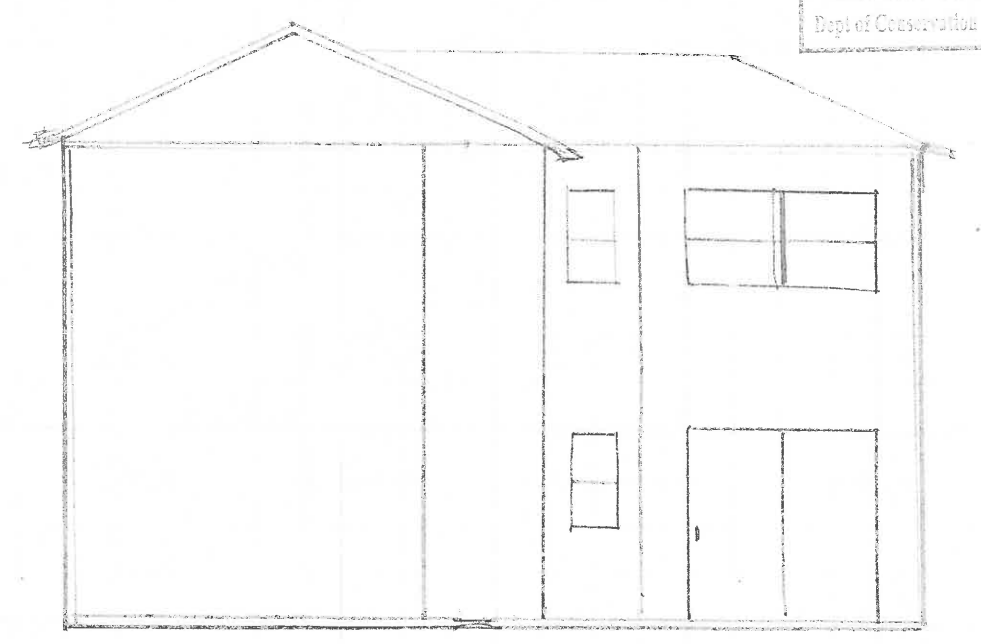
Back Elevation



Left side Elevation
 (Privacy for Neighbor)



Front Elevation



Right Elevation
 (Privacy for Neighbor)

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