

**Proposal Statement for a Certificate of Modification
17106 Gehricke Road (APN 127-022-100)**



April 2022

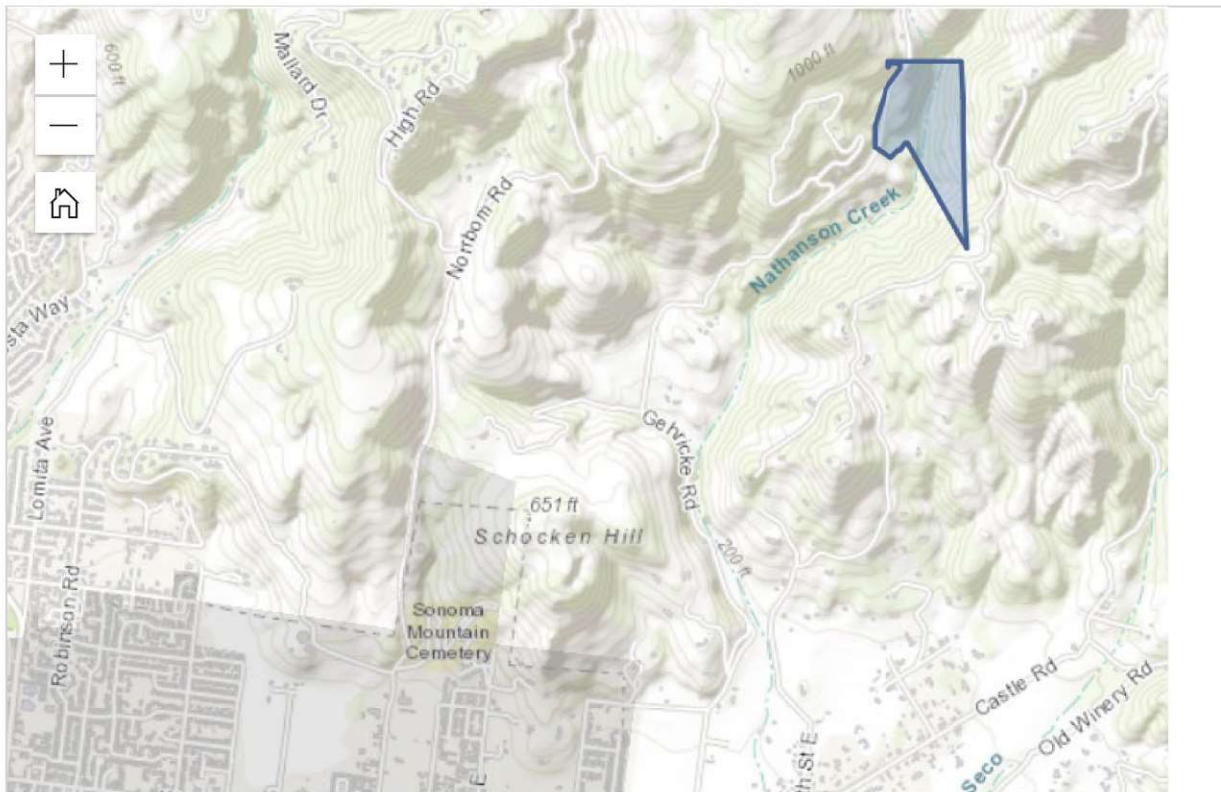
Prepared for:

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Proposal Statement

Address: 17106 Gehricke Road
Assessor's Parcel Number (APN): 127-022-100
Zoning: AR B6 15, LG/MTN RC50/50 RC100/50 SR
Land Use: RR 15
Size: 38.59 acres

Project Site: The subject property is a 38.59-acre property located at 17106 Gehricke Road in unincorporated Sonoma County. The existing parcel was created in July 2010 as part of a two lot Parcel Map (Parcel Map MNS07-0018; Document 2010061344). The site is located approximately 3.5 miles northeast of the Sonoma Plaza and is accessed off Gehricke Road. Gehricke turns from a publicly maintained road into a private road approximately 0.5 miles south of the site. Adjacent to the site, Gehricke Road is a privately maintained road that is paved and approximately 12 feet wide adjacent to the project site. The site is encumbered with a 55-foot road easement that extends approximately from the western property line eastward, spanning the 12-foot wide Gehricke Road on both sides.



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Figure 1. Location Map

The site is relatively flat adjacent to the road and slopes steeply to the southeast, on the eastern side of the residence and pool. The terrain of the eastern portion of the site is very rugged and undevelopable. The headwaters of Nathanson Creek bisects the property with all the development being located on a plateau on the western side of the creek, adjacent to the road. The project site is developed with an approximately 800 square foot single family residence that was constructed in 2019, detached 1,500 square foot art studio constructed in 2020, and a pool. A portion of the property burned in the 2017 fires.

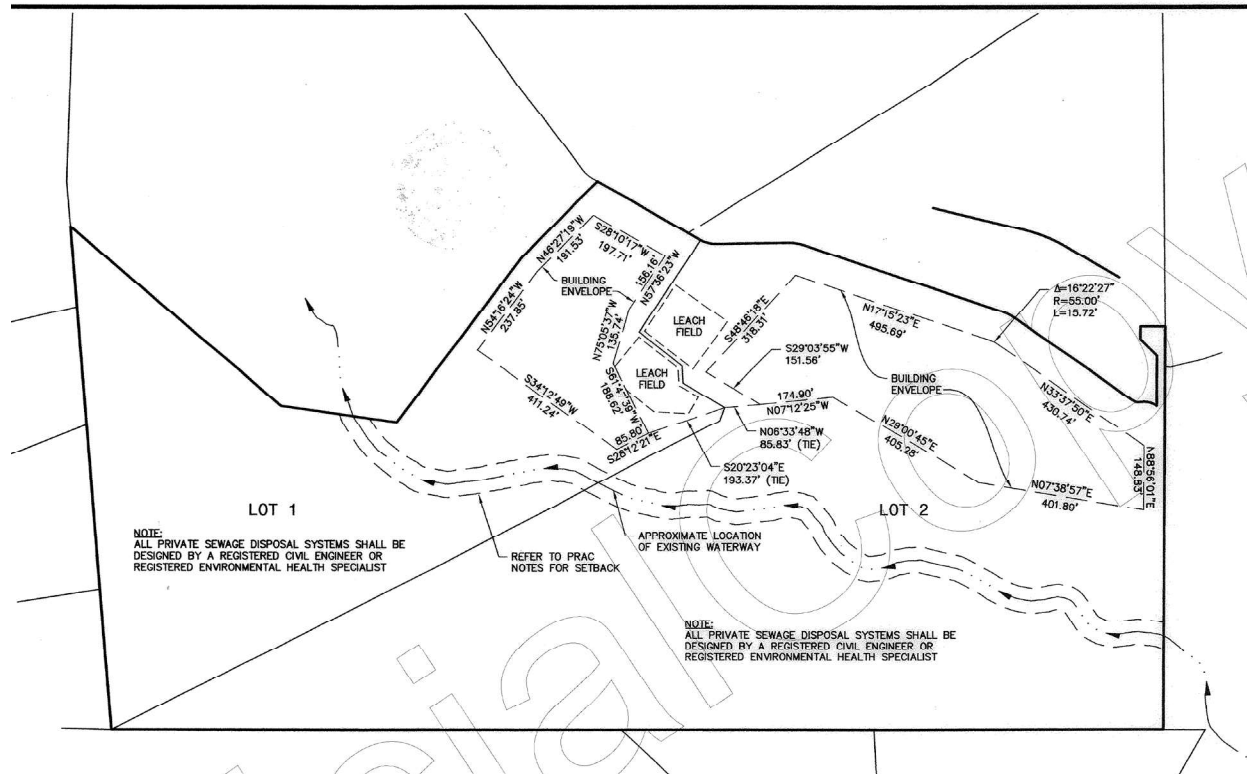


Figure 2. Parcel Map



Photo 1: Gehricke Road looking south



Photo 2: Gehricke looking north



Photo 3: Project site looking north.



Photo 4: Project site looking west toward residence.

Proposed Project:

The applicant is requesting a Certificate of Modification to Parcel Map 2010061344. The overall size of the building envelope would be expanded by 1,008 square feet to accommodate a new 900 square foot detached garage. The building envelope would be expanded 20.20 feet towards the west and Gehricke Road for a length of approximately 50 feet. The modification to the building envelope will allow the garage to be constructed closer to the existing road and nestled among the existing trees to minimize disturbance of the land. As proposed, the garage would be located approximately 36 feet from the centerline of Gehricke Road. The modified building envelope would be in keeping with the neighborhood as the westerly neighbor and the existing art studio are both located a similar distance away from the center of Gehricke Road.

The family purchased the property in 2017 and constructed an approximately 800 square foot residence and 1,500 square foot art studio. After construction of the primary residence, the Covid-19 pandemic hit. As a family with twin boys (8 at the time), the family purchased a camping van and travelled the country during covid. What was originally considered a temporary pandemic related vehicle has now become an important part of the family's life. The van was originally stored outside and unfortunately sustained almost \$10,000 in damage due to rodents. The family wishes to store the vehicle inside to prevent future damage and unfortunately the existing art studio cannot be used for this purpose as it was constructed with doorways and roof trusses that are too low to accommodate the van. Retrofitting the existing art studio would be prohibitive and would entail replacing the roof trusses and roof.

The requested certificate of modification would allow the family to construct the proposed garage adjacent to the road, clustered with the existing development to preserve the natural setting, reduce grading, and also utilize the existing mature trees to screen the garage from view of the neighbors. The other portions of the property that are available for construction would be in open areas and very visible to the neighbors. The eastern portion of the property slopes steeply and has rugged terrain that is largely undevelopable. The proposed Certificate of Modification would expand the building envelope by 1,008 square feet along the eastern edge of the existing 55-foot road easement to cluster the proposed development adjacent to the roadway.



Photo 5: The Raven, looking northeast



Photo 6: Looking west towards Gehricke. Original parking area.



Photo 7: Looking north towards proposed new garage.



Photo 8: Looking Northwest towards Gehricke. Proposed garage footprint



Photo 9: Proposed garage location looking towards Gehricke looking southwest.