

Michael A. Smith
470 Shannon Lane
Lakeport, CA 95453

Daniel Brancati
County of Lake
Community Development Department
Planning Division
Via County Portal

Dear Daniel:

This is in response to your letter of May 21, 2026, regarding an Administrative Decision on Permit Application A-26-66. Specifically, it is an appeal to conclude differently.

I have several points that I would like to present.

1) Visual effects.

- a. I am presuming that the ordinance calling for the location of a shed in the rear part of a residential property is to maintain an orderly residential visual effect for observers. This, I can understand, has benefits and could positively affect property values in city settings. The observers that would be affected by a shed addition would be both the neighbors and those driving by.
- b. 470 Shannon is not a normal city property nor is Shannon Lane a typical street.
 - i. 470 Shannon is nearly two acres with the house located on one corner.
 - ii. Shannon Lane is a very short street with only three houses. 470 Shannon is at the end of what is basically a cul-de-sac. There is no through traffic.
 - iii. The neighborhood is basically built out. There currently is one property without a house. It is probable that the eventual owner will build with a Crystal Lake Way entrance so there is no expected significant change to Shannon Lane.
- c. Neither of the current neighbors are opposed to the shed at 470 Shannon being located on the side of the building as proposed in the permit application. Their written statements to that effect are attached.

- d. In short, the ordinance regarding shed location has some foundation logic in typical residential neighborhoods. It, however, makes no sense for 470 Shannon

2) Safety.

- a. If the shed were placed behind the house there are safety issues both with the longer distance from the house and the slope.
- b. Some danger could be ameliorated with a pathway but it will remain heightened with a rear location.

3) Property value.

- a. At some point in time, a future buyer may wish to utilize the now empty back of the property for pasture, which is its expected highest value use.
- b. A storage shed protruding into the rear area reduces its value as a pasture and therefore reduces the value of the property.

4) Accessibility

- a. It is possible – but not certain – that a manufactured shed could be delivered to a back of house location. It would be necessary to rough out a roadway. If the manufactured shed cannot be delivered at a location behind the house, the shed would need to be stick-built at significantly greater expense.

End notes:

1. Since the main discussion on location appears to be about visual appearance, would it be possible for one or several of the decision makers on this appeal take a look at the property? In my view the shed placed behind the house actually detracts from the visual appeal for the property.
2. I plan to paint the main house to match the color of the shed which is buckskin with white trim. If it would assist in decision to locate the shed by the side of the house, I will fully commit to taking this step soon after the shed is in place.
3. Another diagram is enclosed. This one focuses on the location question with the assumption that others have provided setback and other requested data. Specifically, the sewer lateral is included as I presented an incorrect representation earlier and the underground power line is included as I recall that there was some question.

In summation, due to its location and configuration, there is no advantage to either the County or any of its residents to require a rear location for the shed at 470 Shannon Lane.

The situation is unique. This appeal does not question the regulation for the vast majority of situations where it has applicability. It asserts that it does not make sense for 470 Shannon.

Please advise if more information is needed or if there is an opportunity to meet physically for any exchange of information and views.

Sincerely, <signed> Michael A. Smith

Enclosures:

- Affirmations by the two neighbors that they have no objection to the shed as planned.
- A diagram showing the sewer lateral and electric lines relating to the shed location.