Variance (VAR) 22-002 & Adjustment (ADJ) 22-002 751 Majestic Pines Drive

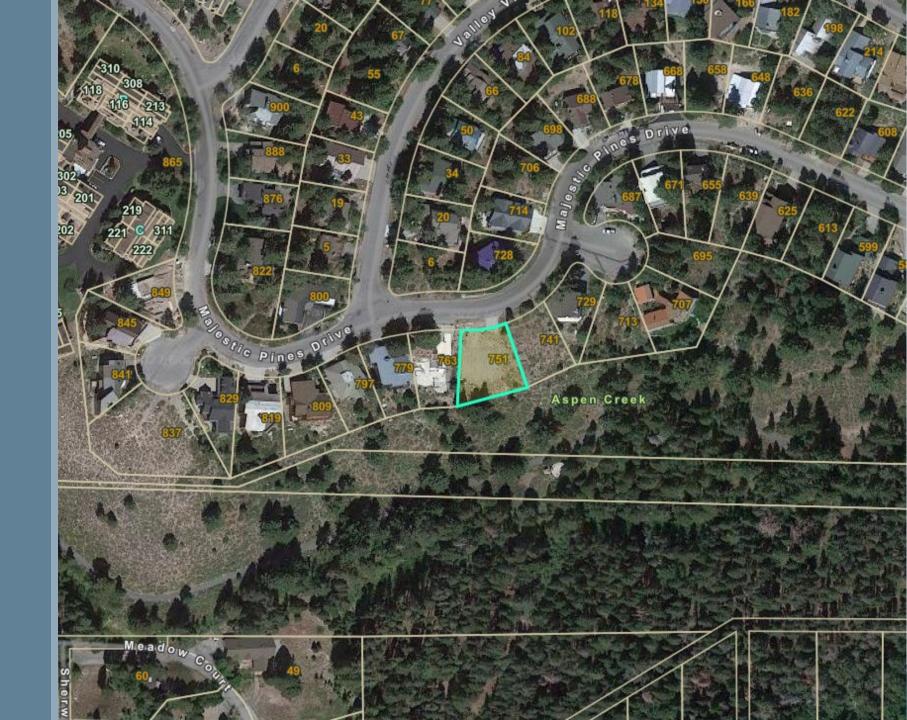
TOWN OF MAMMOTH LAKES

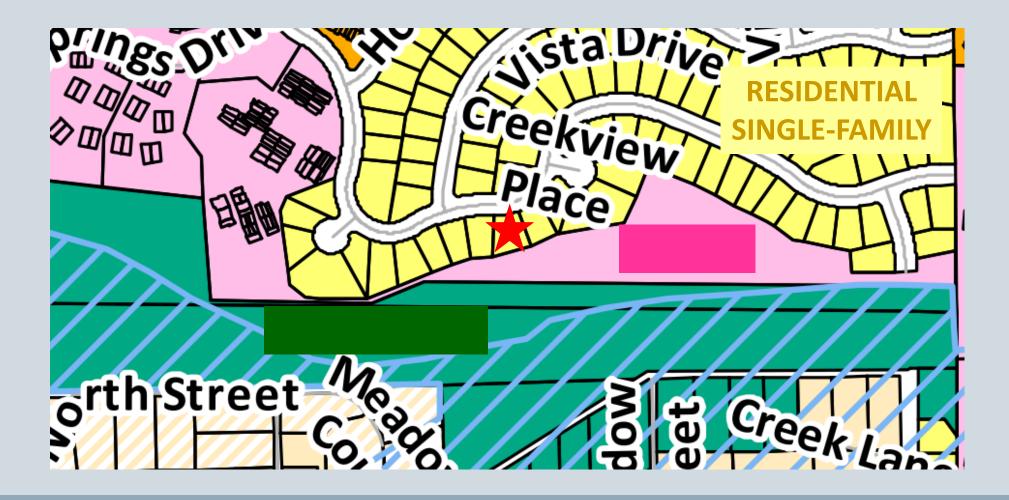
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

MAY 11, 2022

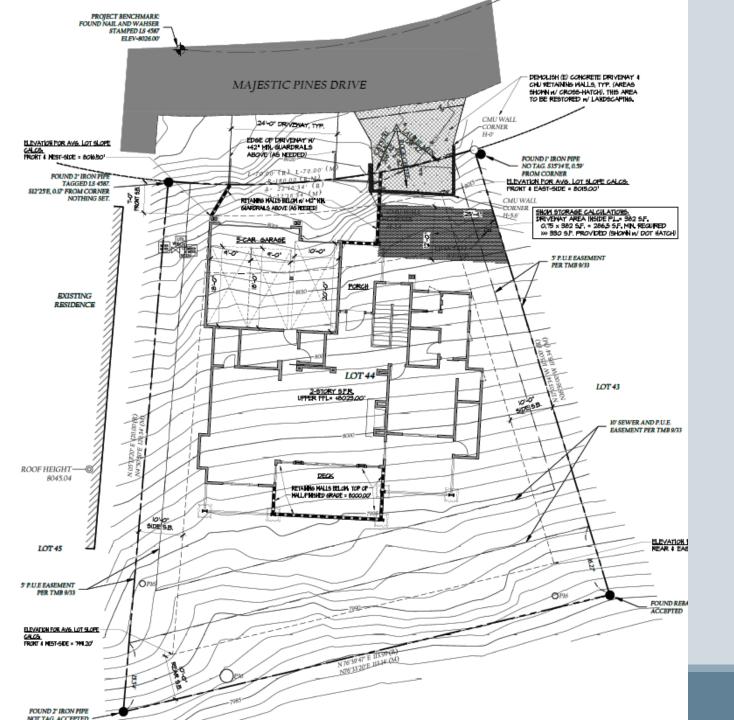
PROJECT SITE & BACKGROUND

- Residential Single-Family zoning
- 0.23 acres
- 27% downward sloping lot
- Previously developed lot



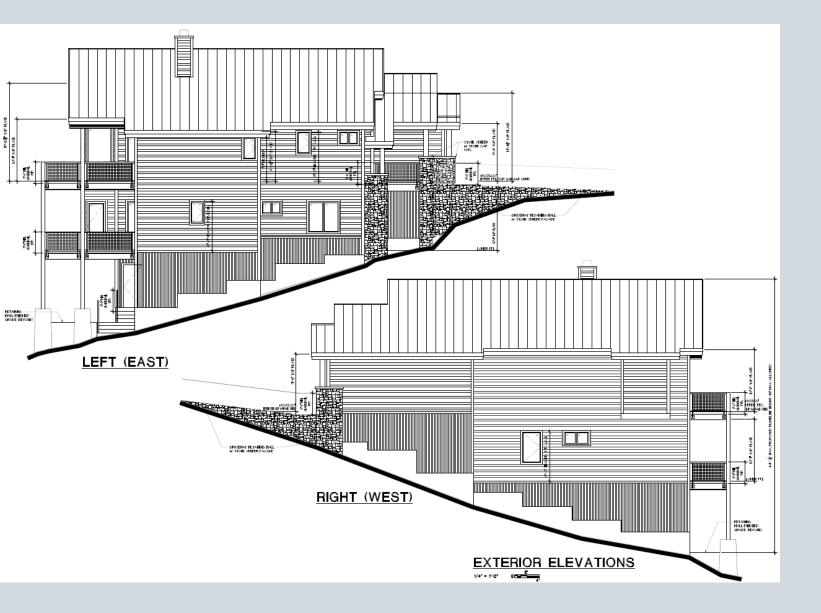


SURROUNDING LAND USES – View of the property Majestic Pines Drive .



Project Proposal

- Variance application requests an 65% reduction of the front setback to allow for a 7-foot front setback.
- Adjustment application requests a 9.3% building height increase to allow for a building height of 38 feet and 3 inches.
- 4,042 square foot single-family residence consisting of 2 floors and 1 underfloor storage area.
 - Upper floor one master bedroom, living room, dining room and kitchen
 - Lower floor four bedrooms
- Three-car, attached garage.
- A Hold Harmless Agreement is required to permit exterior parking spaces to encroach into the public right of way.

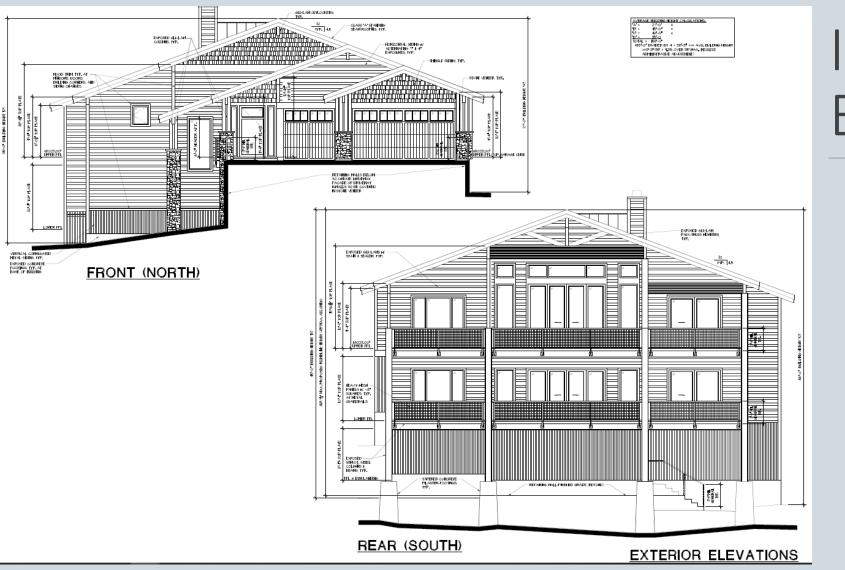


Reduced Front Setback

- Reduce overall structure height
- Reduce additional grading and site disturbance

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Would not constitute a grant of special privileges inconsistent with other properties in the vicinity

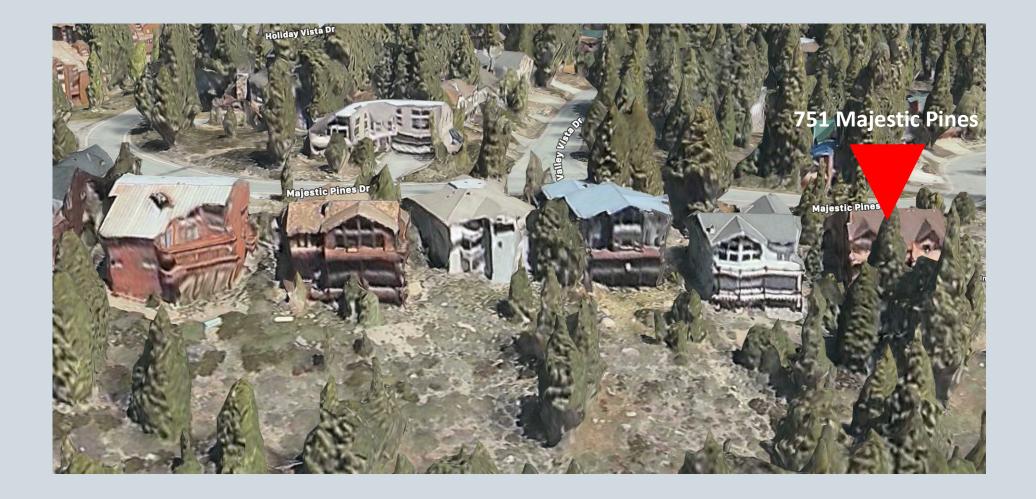


Increased Building Height

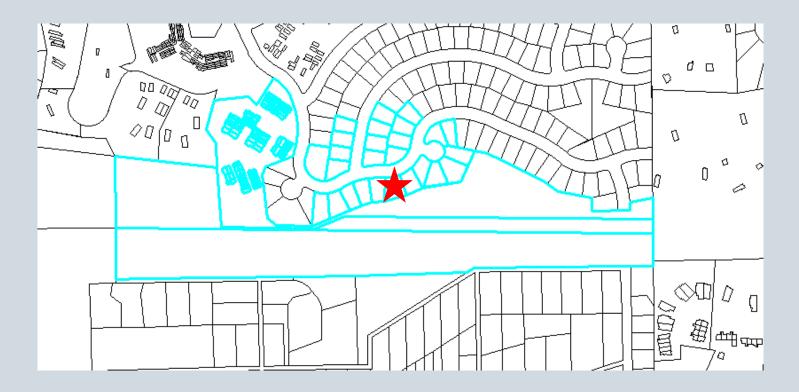
- A significant decrease in habitable sq ft would be necessary to meet height standards
- Allows proposed residence to be consistent in size and design with residences in same vicinity
- Allows for a desirable roof pitch and design



Site Topography – (L to R) View from the east side of the property, the rear of the property and from Majestic Pines Drive .



NEIGHBORING BUILDING HEIGHTS – View of the property Majestic Pines Drive .



Public Notice/ Comments

A public notice for this project was published in The Sheet on Saturday, April 30th

Notices were mailed on Wednesday, April 26th to a total of 108 property owners within a 300foot radius of the project site.

No public comments were received.

Staff Recommendation

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance #VAR 22-002 and #ADJ 22-002 with conditions as recommended by staff or with modifications.