

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

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TOWN OF MAMMOTH LAKES

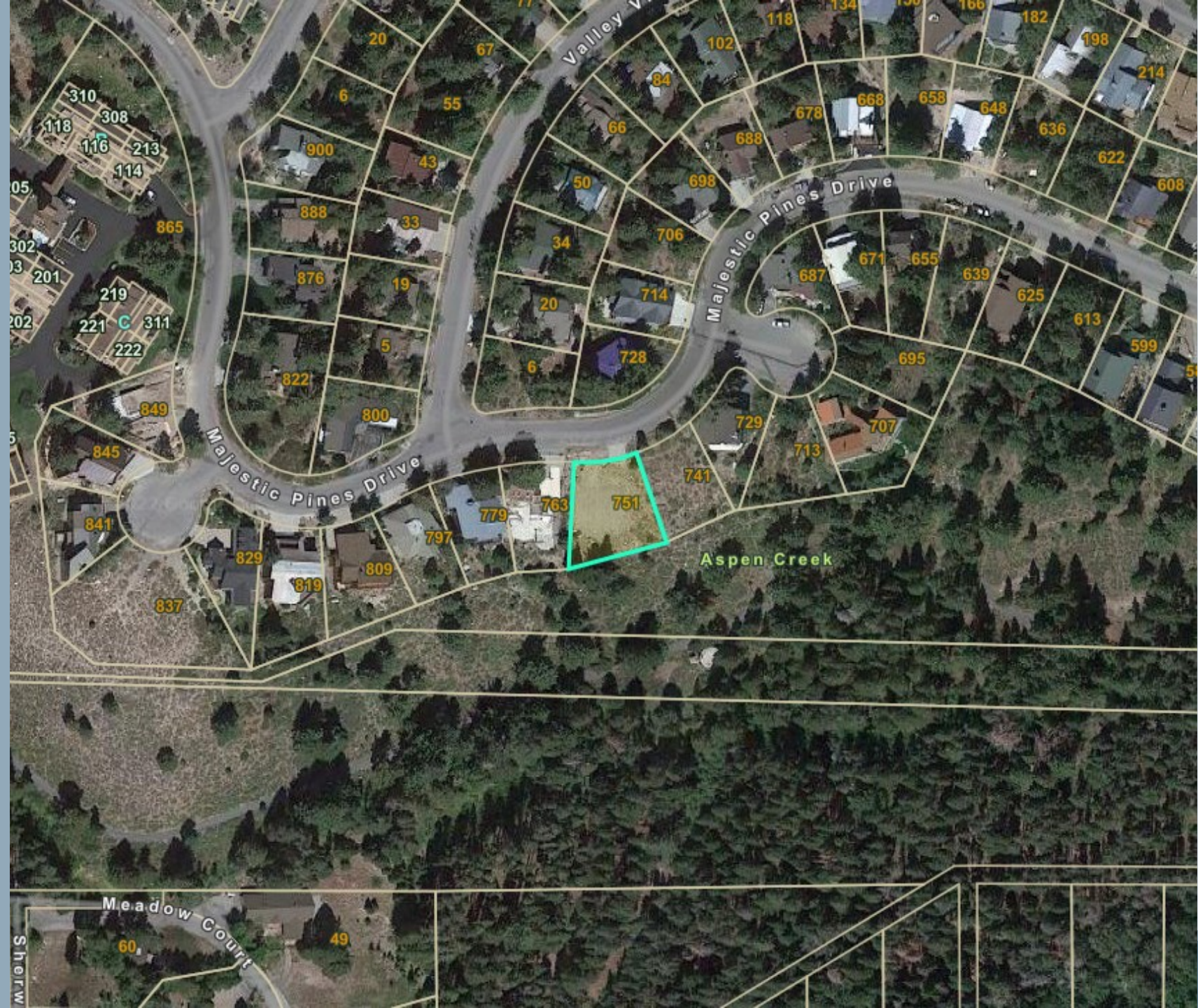
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

MAY 11, 2022

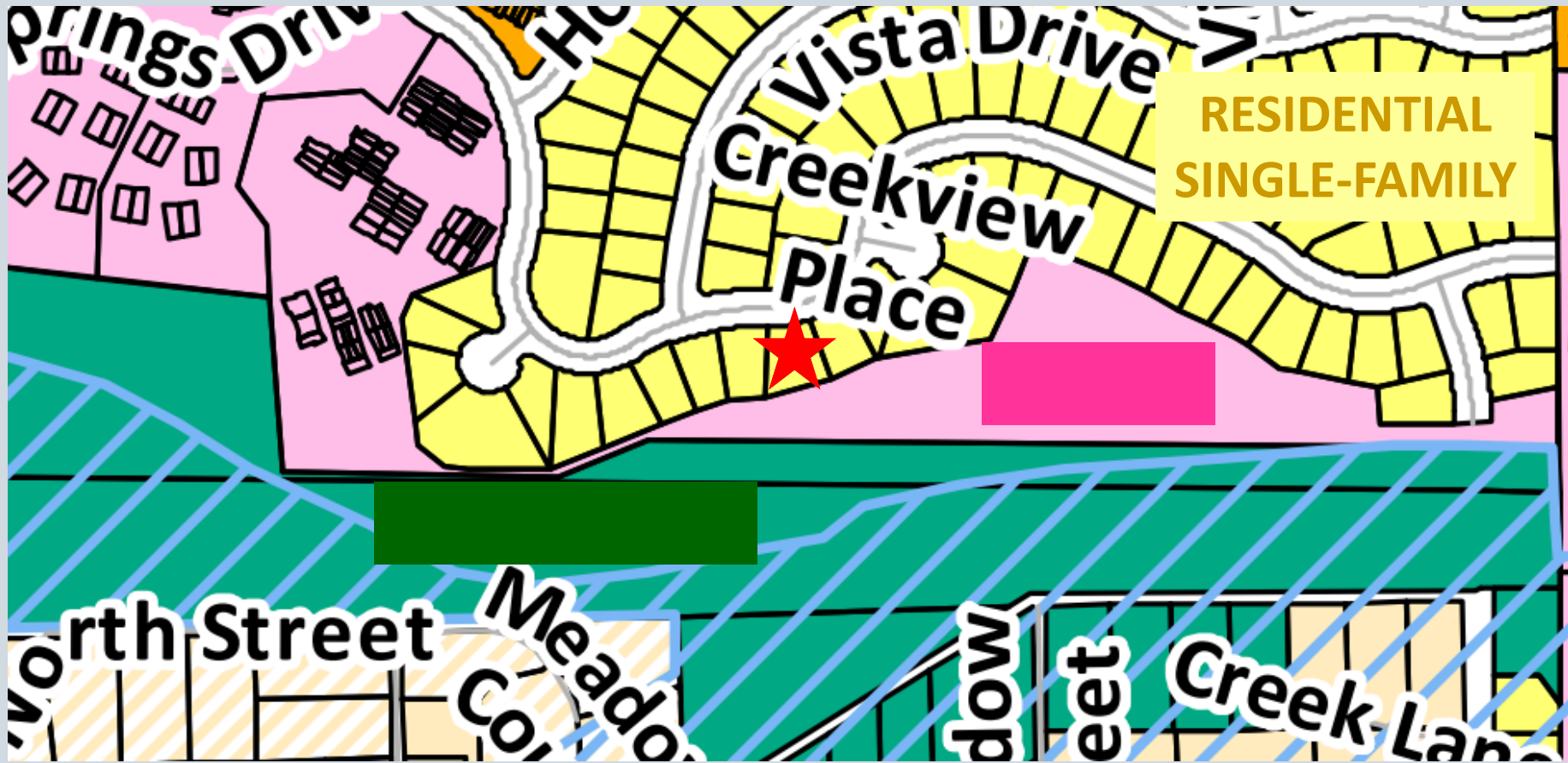


# PROJECT SITE & BACKGROUND

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





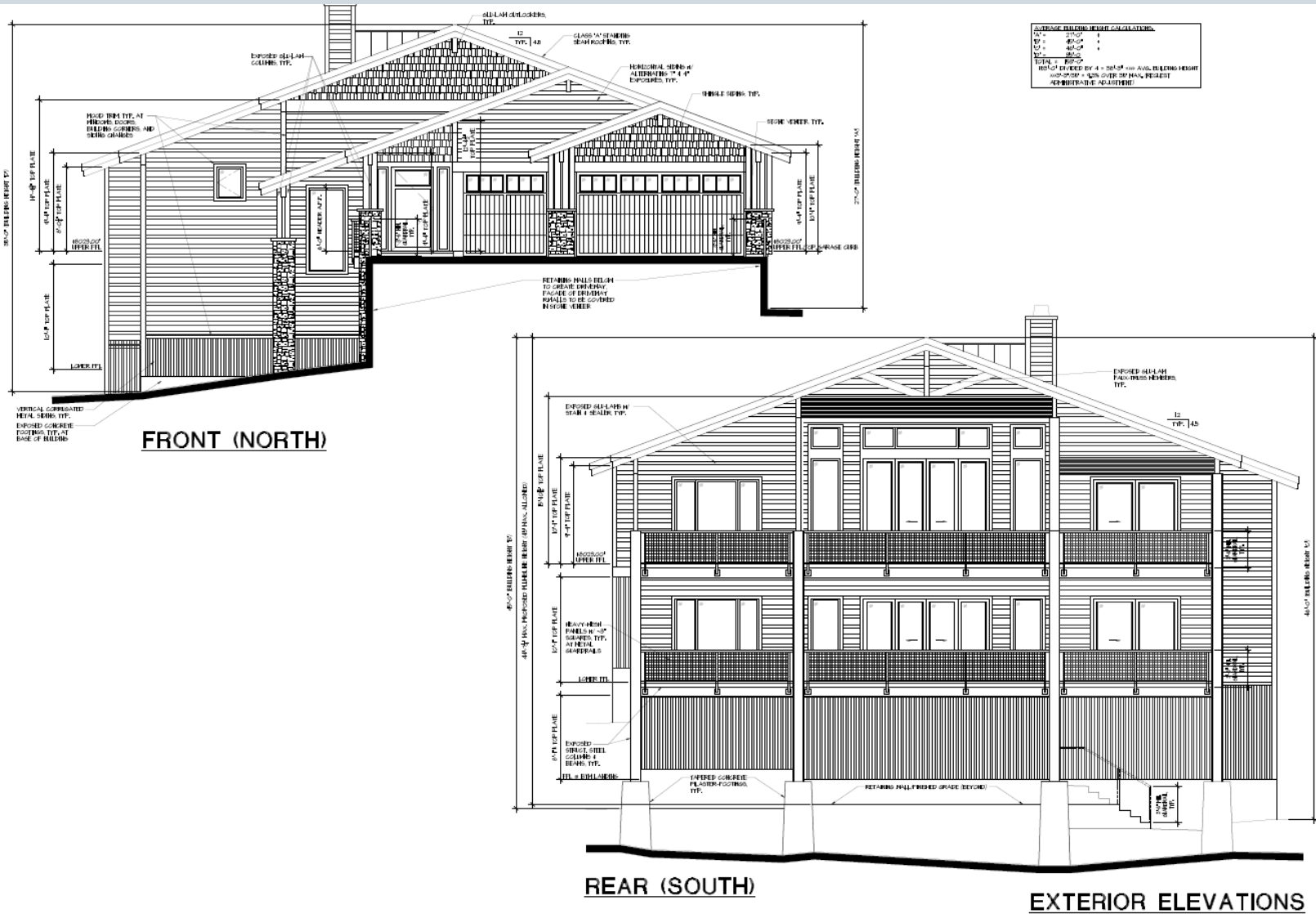


SURROUNDING LAND USES – View of the property Majestic Pines Drive .





# 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





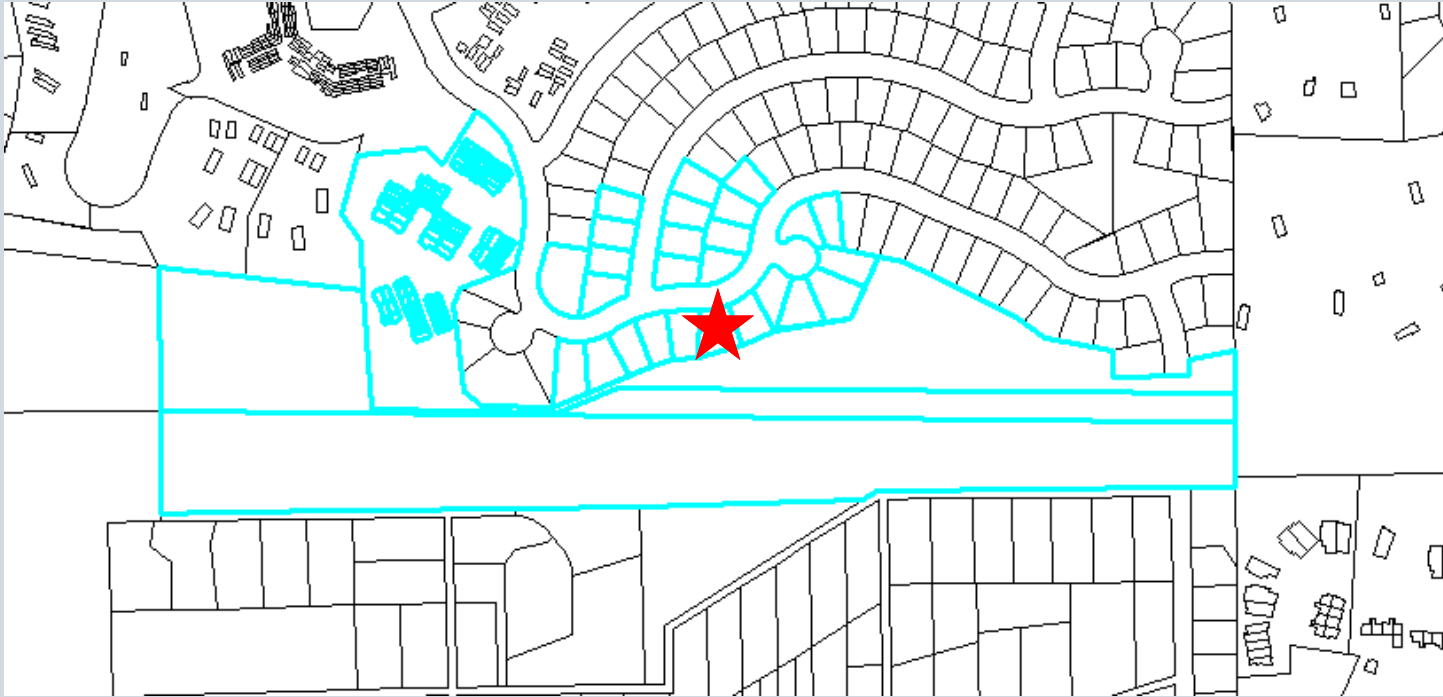
Site Topography – (L to R) View from the east side of the property, the rear of the property and from Majestic Pines Drive .





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





# Public Notice/ Comments

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

Notices were mailed on Wednesday, April 26<sup>th</sup> to a total of 108 property owners within a 300-foot 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.