



NARRATIVE FOR ADMINISTRATIVE ADJUSTMENT

March 13, 2024

Britton Architecture
Mike Britton
PO Box 7749
Mammoth Lakes, CA 93546
(760) 709-6567
License #: C-35688

Owner: Richard & Julie David
705 Via Del Monte
Palos Verdes Estates, CA 90274

Project
Address: 682 Canyon Place
Mammoth Lakes, CA 93546

TOML Planning Staff & PEDC,

I am including the following narrative as a component of the application for a variance.

This single-family residential project is seeking to construct an enclosed primary access stair from the driveway & garage up to the residence. The ingress/egress to & from the residence is impassable during times of decent snowfalls and provides a serious life safety issue. The occupants could find themselves unable to egress to the road if the need for an emergency escape was needed, and the response time of first responders would be significantly hampered if emergency access to the house was necessary. This could be for emergency medical reasons or for life/safety issues such as LPG leaks. The proposed project already contains existing-non-conforming elements such as the garage and the adjacent primary access stair to the house. The proposed project would be of minimal additional non-conformance. The goal would be to reconstruct the existing primary access stair in the same location, however it would be enclosed by a structure that will ensure unobstructed ingress and egress. The request for the variance only pertains to the lower run of stairs, as the rest of the project is conforming to all zoning codes.

Thank you for your consideration in the granting of this variance.

Sincerely,

Mike Britton, AIA

A handwritten signature in black ink, appearing to read "Mike Britton".

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