

Attachment C

Town Of Mammoth Lakes Planning Dept.

1/16/25

Variance Submittal – Project narrative/ 307 John Muir Rd., Single Family Residence

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A new Single-Family residence is proposed to be built on an extremely steep upsloping lot. The project is located at 307 John Muir Rd. The existing slope of the Lot at the Front third averages over a 45-degree incline (height of over 25'-30'), the middle third has a 22% slope and then up to a 47% incline. Typically, with this type of up-slope the Garage could be placed 5'-0" from the Front Property line. However, the Town's Public works dept. is imposing a 10'-0" Irrevocable Offer of Dedication (I.O.D.). Then the required front setback of 5'. That would place the face of the Garage 15' from the Front property line, all adjacent existing upsloping properties are placed at 5' from the Property line. An average depth of excavation at the 15' Setback would be 10'-0". We would ask in the effort to bring the project a bit closer to equal use as the adjacent homes, Front Setback be reduced the allowed 20% to 4'-0", plus the I.O.D. equal to 14'-0".

The width of the Property at 50 feet meets the Towns' definition of a substandard lot. We are observing the standard 10'-0" Side yard setback on the North side. The need for an Enclosed stairway to access the 30'-0" vertical feet from the Street Entry to the proposed Ground Floor in imperative. Due to the restrictive narrowness of the Lot, we are requesting a 20% reduction in the South side yard setback to 8'-0". The use in the 20% will be for access or Enclosed Stairway only.

As the I.O.D. is deemed as egress only to the property there is no allowance for parking. The Home that is proposed for this site is very modest in its scope at 1,852 square feet plus 2-car Garage. We are required to have 2-covered spaces and 1-exterior space. The Towns' zoning ordinance cannot approve the proposed exterior space as it is located within the I.O.D. We would request that the exterior Parking space be excluded as we have two covered spaces within the Garages. All the adjacent properties have available parking and are at the 5'-0" setback. Whereas we must design to a 14'-0" setback and could have parking within the I.O.D., with appropriate Hold Harmless documents.

In Summary we are asking the reduction to two Setbacks, 5'-0" Front reduced by 20% to allowed 4', plus the 10'-0" I.O.D.

South Side yard setback reduced by 20% to allowed 8'-0" for the use of enclosed Stairway.

Elimination of 1 exterior parking space as we have designed a 2-car Garage.

Respectfully,

Craig Tapley, Project Designer