

# ATTACHMENT C: PROJECT NARRATIVE



## *Variance Application Narrative*

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

Client: Sydney Miller & Tom Wetherald  
P.O. Box 1624  
Mammoth Lakes, CA 93546  
760-914-2684  
[milweth@gmail.com](mailto:milweth@gmail.com)

Project Address:  
506 Lakeview Blvd.  
Mammoth Lakes, CA 93546

Attention TOML Planning:

To whom it may concern,

On behalf of my clients Sydney Miller & Tom Wetherald I am preparing this application and narrative as an explanation as to why we are seeking a variance to construct a garage and ADU on the property, where no garage currently exists.

The proposed structure location, ADU & garage has come as a result of several elements. First, the front of the garage is placed just beyond the front setback, as this is where the current driveway ends and the topography begins to drop off severely. Additional reasoning for the garage in this location is that the existing driveway leads to the proposed garage. Technically the existing driveway is non-conforming, as it occupies the front and side setback; per TOML zoning, parking may only be placed in the setbacks if they lead to a garage. Placing the garage forward of the parking (via a variance) would bring this into compliance. This not only provides for additional occupant safety but also provides a 4<sup>th</sup> parking space that can be utilized for the ADU. While this 4<sup>th</sup> space isn't required for ADUs, it is hard to argue that this is not a sensible option.

*The original intention was to utilize the reduced setback allowance of 4'-0" for Accessory Dwelling Units (ADU). Because of the steep down sloping lot this became unachievable due to a restriction on building height when this allowance was used. However, if the garage were eliminated the ADU would meet the height criteria and be allowed this placement on the site. As an ADU with garage above, and using the alternative height calculation for lots with a greater than 10% slope, the height is calculated at 20.45'.*

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Roofs have been designed with the same pitch low (4:12) pitch as the existing dwelling and provided with snow retention on the east to maintain the snow on the property (the roof will be designed to hold the snow). This is an approved method per TOML Zoning to maintain snow on one's property. The smaller roof facing west was designed as such to minimize snow shedding between the buildings. The existing home currently sheds between the two buildings, and we are attempting to minimize the buildup of snow here, where the occupant access to the ADU occurs. Structural screening of the stairway has been designed to protect the downhill stair access to the ADU.

Additionally, the side yard property line to which the proposed garage/ADU is encroaching upon borders an empty lot which is owned by the adjacent condominium complex (Seasons 4) and utilized them for snow storage purposes. Thus, the building situated here will not have any effect on any neighboring occupants. The entry to the ADU was placed on the opposite side of this Seasons 4 lot to provide for occupant safety; to distance the occupant from mounding and ramped snow storage methods that are standard practice on lots such as this. Furthermore, this addition will greatly enhance the occupant safety on the property, providing parking that is protected from the elements. Please note that the current driveway is also non-compliant for two vehicles, with a width a few inches short of TOML standard of 10' x 20' exterior spaces. With this proposal the occupant would also be willing to widen the driveway to allow for compliant two vehicle parking. The proposed design will allow the occupants to get their cars further from the road on this busy street and allow for more safe snow removal on this portion of Lakeview Boulevard. Please note that this residence was impacted in 2023 by TOML snow removal equipment blowing snow through the home's windows and the client is interested in providing a safer solution for protecting vehicles and occupants. Also note the intention of the ADU is to be put into the Lease to Locals program. Lastly, upon meetings with town staff we looked at options for an attached ADU and garage and the topography and existing building features prohibits this. But ultimately the client is looking to build a wholly fire resilient structure, independent of the existing house. The proposed design will utilize insulated concrete forms and other non-combustible materials so that in the event of a wildfire, this is designed to withstand it.

Following is a commentary that responds to the findings needed for variance approval:

- 1) *There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this chapter deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district;*
  - The topography of the property presents a development challenge due to steep down-sloping topography and the fact that an existing home is situated on the site, limiting the development area of a garage.
  
- 2) *The approval of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone;*
  - I find it clear that no special privileges are being granted as several neighbors are all able to provide a garage on their property. Without this garage the owners are being denied the privilege of safe parking and access. Additionally, it would provide the benefit of adding a housing unit to Mammoth Lakes.

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- 3) *Granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made;*
- The granting of the variance would not provide for an unauthorized use. Rather, it would bring the property in line with current TOML development standards requiring covered parking spaces on all new residences.
- 4) *The variance is consistent with the general plan and any applicable specific plan;*
- The variance is consistent with the General Plan, requiring covered parking for single-family residences. Without the garage built on top, the ADU would be permitted in this location as it would be in compliance with maximum height regulations.
- 5) *The variance is the minimum departure from the requirements of this chapter necessary to grant relief to the applicant, consistent with Subsections (1) and (2) of this section;*
- The variance is a minimum departure from the zoning code given the site constraints associated with this parcel.
- 6) *The approval of the variance is in compliance with the requirements of the California Environmental Quality Act, Public Resources Code § 21000 et seq.*

Yes, project is exempt from CEQA

Thank you for your review of this project.

Sincerely,

Mike Britton, AIA



Britton Architecture

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