



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

P.O. Box 1609, Mammoth Lakes, CA 93546

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www.townofmammothlakes.ca.gov

ZONING ADJUSTMENTS – MINOR PERMIT

(Municipal Code Section 17.76)

An adjustment is a minor deviation from setbacks or other specified development standard. Your property may be eligible for an adjustment if unusual physical conditions exist. Permitted adjustments and criteria for permitted adjustments are attached.

Name of applicant or agent

Mailing Address

E-Mail Address

Phone Number

Property Owner (if other than applicant)

Mailing Address (property owner)

E-Mail Address (property owner)

Phone Number (property owner)

Legal Description of Property

Street Address

Assessor Parcel Number(s)

Zoning

Block Lot/Parcel

Subdivision/Tract

Current Use of Property

Nature of the request (use additional sheets if necessary):

Please provide an accurate drawing, to scale, of the site and any adjacent property affected, showing all existing and proposed property lines, locations of structures, easements, parking areas, driveways, other improvements or facilities and landscaped areas.

The Director may grant an adjustment for only the development standards identified in the table below. The Director may choose to refer any adjustment application to the Commission for review and decision. An adjustment may be granted only once for a specific type of request per parcel. A request which exceeds the limitation identified in the table shall require the filing of an application for a variance (Municipal Code Section 17.72). Pursuant to Municipal Code Section 17.76, an adjustment, if granted, may allow the following:

ADJUSTMENTS	
<i>Types of Adjustments Allowed</i>	<i>Maximum Adjustment</i>
1. Lot area, width, or depth. A decrease of the required lot area, width, or depth.	10%
2. Lot coverage. An increase of the maximum allowable lot coverage (e.g., 40% maximum allowable lot coverage increased to 42%).	5%
3. Setbacks. A decrease of the required front, side, or rear yard setback	20%
4. Distance between structures. A decrease of the minimum required distance between structures located on the same parcel.	10%
5. Projections. An increase of the allowable projections into a required setback, but no closer than three feet to any property line.	10%
6. Structure height. An increase in the maximum permitted height.	10%
7. Fence or wall height. An increase in the maximum permitted height.	10%
8. Parking. A decrease in the number of required parking spaces.	See Municipal Code Section 17.44 (Parking and Loading Standards)
9. Signs. See Municipal Code Section 17.48 (Signs)	See Municipal Code Section 17.48 (Signs)
10. Vehicle parking in setback areas. An allowance for vehicles to park within a required setback area. See MC Section 17.36.100D.5.a.vi.	See Municipal Code Section 17.36.100D.5.a.vi.

The Development Review Committee (DRC) of the Community and Economic Development Department conducts adjustment review. Sufficient evidence shall be submitted to substantiate any conditions warranting the adjustment request. Adjustments MAY only be authorized when the following findings are made: (a) the findings necessary to grant a variance (MC Section 17.72.040); or (b) a significant public benefit will result (e.g., protection of trees or other significant features, enhanced circulation, or improved landscaping or snow storage); or (c) increased safety of occupants or the public would result. For adjustments to setbacks or the distance between structures, a finding shall also be made that adequate snow storage and shedding areas are provided. If the project can be reasonably redesigned, an adjustment may not be warranted.

Please describe below the justification for the proposed adjustment (use additional sheets if necessary).

I CERTIFY UNDER PENALTY OF PERJURY that I am: _____ the legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to land), _____ corporate officer(s) empowered to sign for the corporation, or _____ owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FORGOING IS TRUE AND CORRECT.

Signature of Applicant

Date

Signature of Property Owner

Date