Question : The shadow cast by a 2 1⁄2-story structure located 10 feet closer to the road than guidelines allow would further exacerbate the ice formation on this portion of North Texas Street.

o Staff response: The section of North Texas Street adjacent to the project runs north-south, and the proposed structure will be oriented north-south. The alternative to allowing this Variance will result in the residential unit being sited higher up the rock band and potentially creating larger shadows.

Not True : Said differently, a taller home that is farther away from the road creates less shade than a shorter home that is closer to the road and potentially creating larger shadows. Info found on  (Solar World ) website!

Question : Reducing the setback distance would bring the structure unreasonably close to the road if widening is done.

o Staff response: Staff has not received notice of a future road widening project. The front property boundary is setback from the existing road’s edge. The road is not aligned with the road boundaries of the tract map and is further away from this property.

ANSWER Not true!   In most areas the tract map road  boundaries are closer to this property than the existing road’s edge , you are making this response without a land survey!

Staff response:  Staff has not received notice of a future road widening project.

Answer: We may want to form a Special Benefit District within Mono County there was a method used by the Peterson tract and several others in Mammoth and surrounding communities used to allow taxation. We were advised that due to the narrowness of existing roads the county would not approve this method without road width and structural requirements.

Question: The project will affect views of existing homes.

o Staff response: The General Plan allows for the development of a property consistent with the land use designation’s standards. A maximum height of 35’ is permitted for single-family dwellings. Private property viewsheds are not protected by the General Plan.

Answer : The 35' is not the problem, the allowing of the variance is; but allowing  the a reduction of front-yard setback from 20’ to 10’ for the purpose allowing construction of this residential dwelling will restrict private property viewsheds