

Mariposa County

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August 31, 2021

Notice of Planning Commission Public Hearing

Project name and number: Variance Application No. 2021-055
Applicant: Blessed Hope Wolf
Property address: 7178 Yosemite Park Way, Yosemite West, CA (Lot 246, Yosemite West Subdivision, Unit 1)
Assessor's Parcel Number: APN 006-090-0040

PROJECT DESCRIPTION SUMMARY: Variance Application No. 2021-032 The proposed variance is a request for a 7-foot reduction of the minimum public street and front yard setback required by Mariposa County Zoning Ordinance §17.108.130 Structure Location, from the required 55-feet from the center line of the Yosemite Park Way right-of-way (ROW) to allow for a setback of 48-feet. (The front property line setback of 25 feet would be met and no variance is required from that standard, only the centerline setback variance is needed.) Approval of the variance would allow for the residence to be within the 55 feet from the centerline requirement at 48-feet. The reason for the variance is the difficulty in developing the lot with a residence due to the proximity of the pavement of Yosemite Park Way to the front property line of the lot. The pavement of Yosemite Park Way extends into the subject parcel (Lot 246) by up to 2.5 feet along the northeast portion of the lot.

This matter requires a public hearing and on **September 24, 2021** the Mariposa County Planning Commission will consider **Variance No. 2021-055**.

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, September 24, 2021** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Action: The Planning Commission will consider adoption of a resolution finding the project is exempt from environmental review (Notice of Exemption) and approving Variance No. 2021-055 with findings & conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the project parcel; (2) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Variances are categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Article 19, §15305(a) of CEQA Guidelines.

Written comments on the project may be submitted now, and at any time during the public review period up to, and including, the public meeting time. Comments received prior to September 15, 2021 will be included in the staff report packet and comments received up to September 24, 2021 will be provided to the Planning Commission at the meeting. Written comments may be submitted to Steve Engfer, Senior Planner, Mariposa County Planning Department, to mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email sengfer@mariposacounty.org. **The staff report for the project will be available at least one week prior to the meeting at www.mariposacounty.org/planning** and at the Planning Counter of the Mariposa County Planning Department. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

The Planning Commission is the final action authority for this project. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. Information regarding the Appeals process is available at Mariposa Planning, (209)966-5151.

For further information, contact Steve Engfer, Senior Planner, at (209)966-5151 or by email at sengfer@mariposacounty.org.

You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,



Steve Engfer
Senior Planner

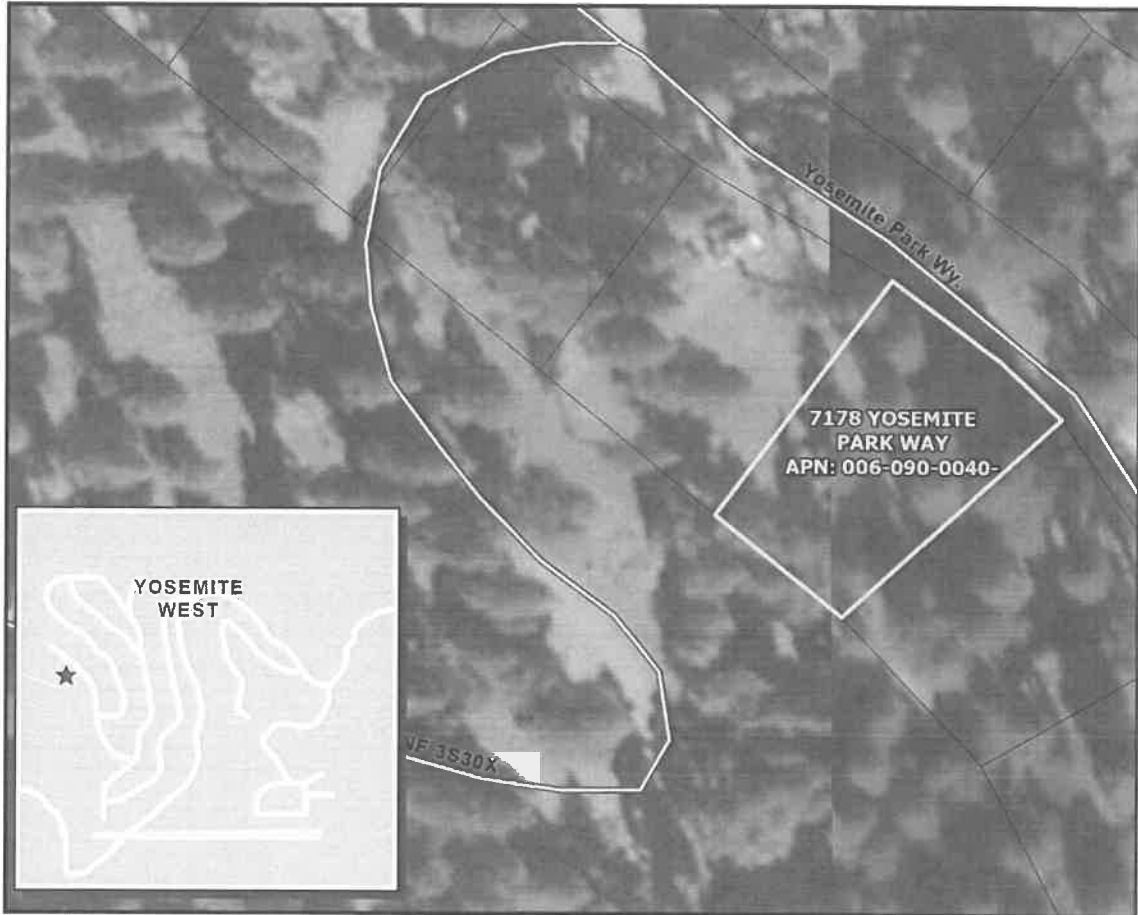
Mailed: August 31, 2021 – Posted August 31, 2021

Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Yosemite Valley Post Office
Yosemite West Community Board
www.mariposacounty.org/planning

Please leave posted until 5pm September 24, 2021

Attachments: Project Vicinity Map, Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



0 25 50 Feet

1:735

PROJECT TYPE: Variance 2021-055

APPLICANT/OWNER: Blessed Hope Wolf

SITE ADDRESS: 7178 Yosemite Park Way, Yosemite West

APN: 006-090-0040

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Tuesday April 13, 2021

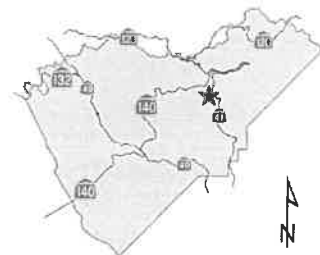
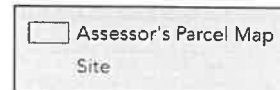
Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 7/2020

Map Credit: J.W.



Mariposa County Planning Department
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Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

Location in Mariposa County

