

Mariposa County

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Interim Planning Director

KAITLYN CASNER

Planner III



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www.mariposacounty.org

December 30, 2022

Notice of Planning

Commission Public Hearing

Project name and number: Variance Application No. 2022-190
Applicant: Victor Goldman
Property address: 5060 Oak Rd. Midpines, CA
Assessor's Parcel Number: APN 008-390-026

PROJECT DESCRIPTION SUMMARY: Variance Application No. 2022-190 The proposed variance is a request for a 20-foot reduction of the side yard setback required by Mariposa County Zoning Ordinance §17.108.130 Structure Location, from the required 25-feet from the side parcel line to allow for a setback of 5-feet. Approval of the variance would allow for the accessory structure to be within the 25 feet from the side property line requirement at 5-feet. The reason for the variance is the difficulty in developing the lot with an accessory structure due to parcel size and topography.

This matter requires a public hearing and on **January 20, 2023** the Mariposa County Planning Commission will consider **Variance No. 2022-190**.

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, January 20, 2023** 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. 2022-190 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(e) 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 January 13, 2023 will be included in the staff report packet and comments received up to January 20, 2023 will be provided to the Planning Commission at the meeting. Written comments may be submitted to Kaitlyn Casner, Planner III,

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 kcasner@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 Kaitlyn Casner, Planner III, at (209)966-5151 or by email at kcasner@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.

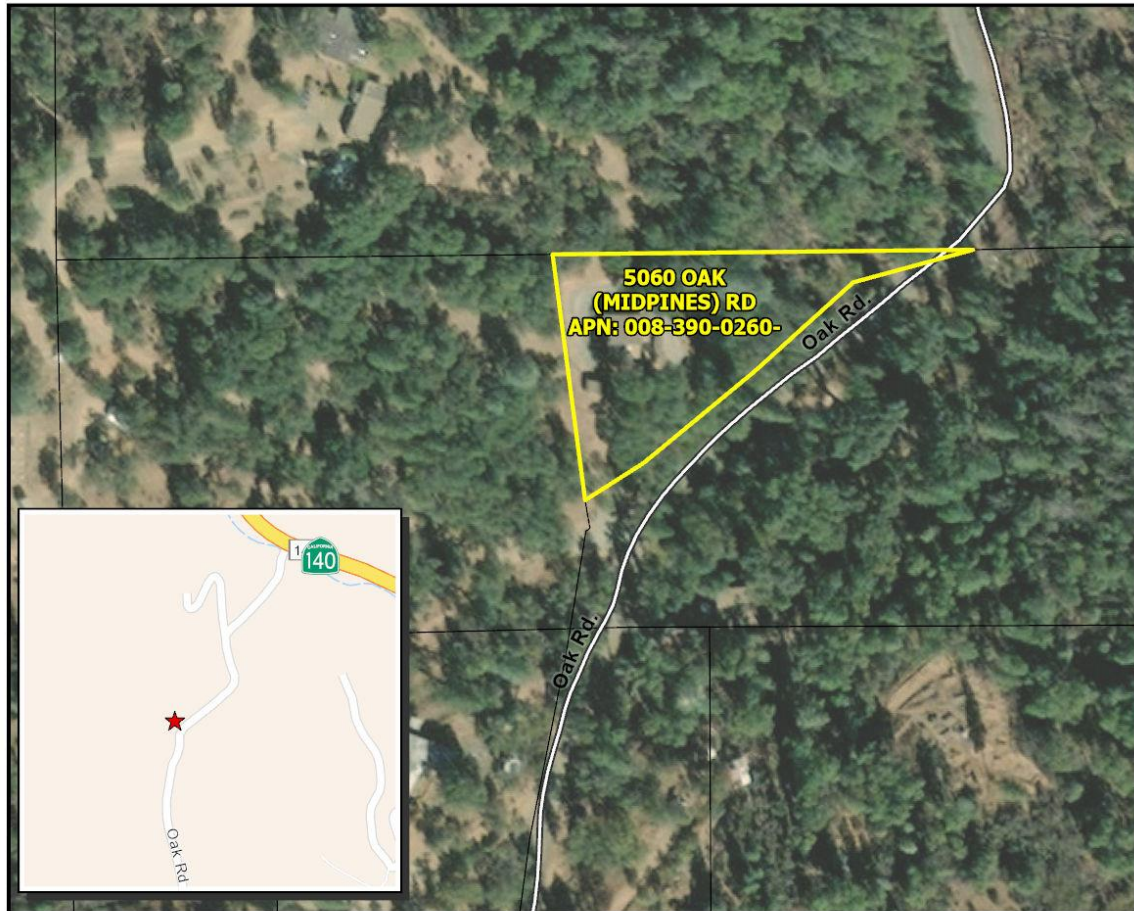
Sincerely,

Kaitlyn Casner
Planner III

Mailed: December 30, 2022 – Posted December 30, 2022
Posting Locations: Mariposa County Clerk’s Office
Mariposa County Courthouse
Mariposa County Planning Department
Midpines Post Office
www.mariposacounty.org/planning

Please leave posted until 5pm January 20, 2022
Attachments: Project Vicinity Map, Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



0 100 200 Feet
1:1,669

PROJECT TYPE: VARIANCE 2022-190

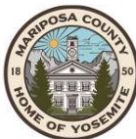
APPLICANT/OWNER: Victor Goldman

SITE ADDRESS: 5060 Oak Road, Midpines

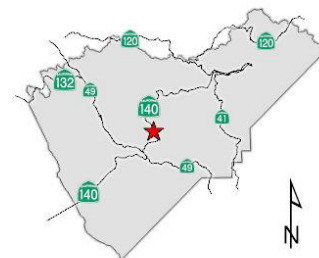
APN: 008-390-0260

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
Date: Wednesday, September 07, 2022
Data Source: Mariposa County Planning Department GIS;
Assessor's Parcel Map Update: 08/2021

Map Credit: jwhite



Mariposa County Planning Department
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mariposaplanning@mariposacounty.org
<http://www.mariposacounty.org/planning>



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

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Meriposa County Planning Department

