

**Mono County
Community Development Department**

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

**VARIANCE
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT CRAIG TAPLEY / DESIGN DIMENSION ASSOC., INC.

ADDRESS P.O. BOX 7193 **CITY/STATE/ZIP** MAMMOTH LAKES, CA. 93546

TELEPHONE (760) 934. 4348 **E-MAIL** _____

OWNER, if other than applicant HEATHER & DALLON STANKA 93314

ADDRESS 6520 PHAIRFIELD ST. **CITY/STATE/ZIP** BAKERSFIELD, CA. ~~93314~~

TELEPHONE (661) 979. 4360 **E-MAIL** _____

PROPERTY DESCRIPTION:

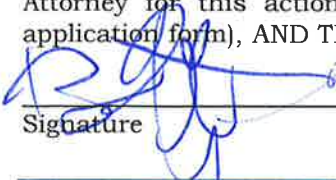
Assessor's Parcel # 016-270-005 General Plan Land Use Designation SFR

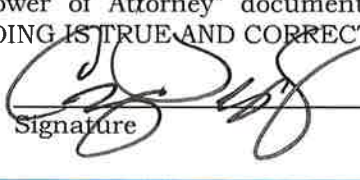
PROPOSED USE: Describe in detail the variance, using additional sheets if necessary.

WE ARE PROPOSING A NEW SINGLE FAMILY RESIDENCE. EXISTING STREAKY COURSE ON LOT MAKES IT UNBUILDABLE WITHOUT ADJUSTING SETBACK. WE HAVE ATTACHED PLANS TO DESCRIBE BUILDING & SITE PLAN

NOTE: Variance applicants must clearly demonstrate that special circumstances – other than financial hardship – related to the property deprive the property owner of privileges enjoyed by others in the vicinity and in an identical land use district. Special circumstances are typically related to the property's physical characteristics such as its size, shape, topography or surroundings. Variances shall not: 1) constitute special privileges inconsistent with other properties in the vicinity or in the same land use district; 2) injure the public's welfare or be detrimental to property owners in the vicinity; or 3) conflict with the county's General Plan or Specific Plans.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the 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 FOREGOING IS TRUE AND CORRECT.


Signature _____


Signature _____

10/15/19
Date

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PROJECT INFORMATION

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. TYPE OF PROJECT (check any permit(s) requested):

- Director Review Use Permit Lot Line Adjustment Land Division (4 or fewer)
 Subdivision Specific Plan Variance General Plan Amendment
 Other _____

APPLICANT CRAIG TAPLEY / DESIGN DIMENSION ASSOC., INC.
PROJECT TITLE STANG RESIDENCE SFR, U-1 & R3
LOT SIZE (sq. ft./acre) 8401.5 ASSESSOR'S PARCEL # 016.270.005.000
PROJECT LOCATION DREAM MOUNTAIN ESTATES, LOT 5

Has your project been described in detail in the project application? Yes No

Please Specify:

SFR
Number of Units 1 Building Height/# of floors 26', 2 STORY
Number of Buildings 1 Density (units/acre) (2 BDRM)

Total lot coverage/impervious surface (sq. ft. & %) 17270 = 20.5%
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,249 sq. ft.
b. Paved parking & access (sq. ft. & %) 4480 + 30 = 4780 sq. ft.

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) _____
b. Undisturbed (sq. ft. & %) 6,674.5 sq. ft.

Total parking spaces provided:

a. Uncovered 2
b. Covered 2
c. Guest/Handicapped N/A

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No

III. ENVIRONMENTAL SETTING

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

More on back...

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes No

PROJECT REQUIRES PLACEMENT OF HOUSE, DRIVE W/ REQUEST TO ALLOW EQUAL USE OF PROPERTY AS NEIGHBORHOOD.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) DREAM MTN. DRIVE

Paved Dirt No existing access

Are there any private roads, drives or road easements on/through the property?

Yes No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes No

Does the property have any existing driveways or access points? Yes No

Are any new access points proposed? Yes No

Does the Plot Plan show the driveways or access points? Yes No

Describe the number and type of vehicles associated with the project TYPICAL SFR USE

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North SFR

South FOREST SERVICE

East SFR

West SFR

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes No If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? _____

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) VERY FLAT APPROX. 2' FALL FROM BACK

TO FRONTAGE @ STREET

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) FLUSH STREAM @ WEST EDGE OF PROPERTY THAT REQUIRES REDUCED SETBACK TO

FLUSH STREAM @ WEST EDGE OF PROPERTY THAT REQUIRES REDUCED SETBACK TO

B. Are there any drainage easements on the parcel? Yes No

C. Will the project require altering any streams or drainage channels? Yes No If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) LIMITED LODGEPOLE PINE & SEASONAL GRASS COVER.

B. How many trees will need to be removed? 3

- C. Are there any unique, rare or endangered plant species on site? Yes No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes No
- E. Is landscaping/planting of new vegetation proposed? Yes No

8. WILDLIFE:

- A. Will the project impact existing fish and wildlife? Yes No
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife. OCCASIONAL TROUT IN STREAM, DEER GRAZE ON GRASS (PARK), GREY SQUIRREL; SETBACK FROM STREAM TO PROTECT WATER COURSE
- B. Are there any unique, rare or endangered animal species on site? Yes No

9. CULTURAL RESOURCES:

- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify _____

10. SITE GRADING:

- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes No If YES, how much? _____
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes No If YES, how much? ____ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters. SOILS REPORT REFS TO POSSIBLE OVER-EXCAVATION WHERE BUILDING FOUNDATION IS LOCATED & REPLACE SUITABLE COMPACTABLE

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? 1 - EPA PHASE II
- B. What fuel sources will the proposed project use? Wood Electric Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes No

12. VISUAL/AESTHETICS:

- A. How does the proposed project blend with the existing surrounding land uses? TYPICAL DESIGN OF ADJACENT PROPERTIES, JUST SMALLER SO IT FITS ONTO REDUCED BUILDABLE FOOTPRINT.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? NO VIEW OBSTRUCTION ADJACENT EAST PROPERTY IS A GARAGE PORTION OF RESIDENCE
- C. If outdoor lighting is proposed, describe the number, type and location 2 - DOWNLIGHTS @ FRONT OF GARAGE.

13. NATURAL HAZARDS:

- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes No (Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes No
- C. Does the project require the disposal or release of hazardous substances? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

E. Will there be a substantial change in existing noise or vibration levels? Yes No

If YES to any of the above, please describe _____
More on back...

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans.*
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. **SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity UNDERGROUND @ STREET FRONTAGE / SCE

Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access EXISTING PAVED FRONTAGE "DREAM MOUNTAIN DR."

Water Supply JUNE LAKE TUD

Sewage Disposal u u u

Fire Protection JUNE LAKE FIRE DEPT.

School District EASTERN SIERRA UNIFIED

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature [Handwritten Signature] Date 10/15/19

For HEATHER & DALLON STANGL (OWNERS)

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.