



# Variance Application

Date Received	_____
By	_____
Fee	_____
Case #	<u>V 04-21</u>

## General Information

**APPLICANT** Christopher Moore Phone 6123851644 Fax \_\_\_\_\_

Mailing Address 282 Old Woman Springs Rd Suite B # 1006 Email adventuredwellings@gmail.com

City Yucca Valley State CA Zip 92284

**REPRESENTATIVE** Same as Applicant Phone \_\_\_\_\_ Fax \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**PROPERTY OWNER** MICHAEL A FISHER Phone 803-715-0114 Fax \_\_\_\_\_

Mailing Address 10 COURTHOUSE COMMON Email MAFISHER45@ATTMAIL.COM

City HOUSTON TEXAS State TX Zip 75926

## Project Information

Project address or location Southern parcel neighbor to 53925 Ridge Rd Yucca Valley CA 92284

Assessor Parcel Number(s) APN: 0585301290000

Description of variance being requested Setback adjustment from 75ft (R-HR) to 15ft (RL-2.5)  
in the NW section of this atypical parcel to match surrounding neighborhood and allow a SFH to be built

because the 75' setback / 20 acre min. are not possible on this parcel despite having a buildable location consistent with the other homes in the neighborhood.

Applicant Signature *Chris Moore*

Property Owner Signature \_\_\_\_\_

Town of Yucca Valley  
 Community Development Department  
 Planning Division  
 58928 Business Center Dr  
 Yucca Valley, CA 92284  
 760 369-6575 Fax 760 228-0084  
[www.yucca-valley.org](http://www.yucca-valley.org)



# Variance Application

Date Received \_\_\_\_\_  
 By \_\_\_\_\_  
 Fee \_\_\_\_\_  
 Case # \_\_\_\_\_

## General Information

APPLICANT Christopher Moore Phone 6123851644 Fax \_\_\_\_\_

Mailing Address 382 Old Woman Springs Rd Suite B # 1008 Email adventuredwellings@gmail.com

City Yucca Valley State CA Zip 92284

REPRESENTATIVE Same as Applicant Phone \_\_\_\_\_ Fax \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

PROPERTY OWNER MICHAEL A FISHER Phone 843-715-0114 Fax \_\_\_\_\_

Mailing Address 10 COURTHOUSE COMMON Email MAFISHER45@PT.MAIL.COM

City HOLLYWOOD State SC Zip 25926

## Project Information

Project address or location Southern parcel neighbor to 53925 Ridge Rd Yucca Valley CA 92284

Assessor Parcel Number(s) APN: 0585301290000

Description of variance being requested Setback adjustment from 75ft (R-HR) to 15ft (RL-2.5) in the NW section of this atypical parcel to match surrounding neighborhood and allow a SFH to be built

because the 75' setback / 20' area min. are not possible on this parcel despite having a buildable location consistent with the other homes in the neighborhood.

Applicant Signature *Chris Moore*

Property Owner Signature *Michael A Fisher*

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## VARIANCE FINDINGS

Please respond to each question in as much detail as you possibly can.  
(Attach additional pages if necessary)

- 1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?

It will not. Based on site location, granting this variance will still ensure ample distance between neighbors as desired with R-HR zoning and will actually assist in greater solar energy systems usage today because the variance would allow a new home to be built that requires solar. The closest neighbor in the surrounding R-HR zoning would still be >250' away (neighbor to N 53797 Ridge Rd) which is much greater than the 150' possible minimum based on two lots both having 75' set backs in R-HR Zoning. The neighbor to the West is an empty lot with a bordering section too narrow to infringe on any potential new building in the future and the neighbor to the East (53909 Ridge) is across a road and in RL-2.5 zoning with only 15ft setbacks so this variance wouldn't affect them.

- 2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

Yes, over 90% of this parcel is a hillside cliff that is not conducive to building. The NW section of the parcel is the only location conducive to building yet requires this variance to do so. The other surrounding properties do not have the same severe topographic limitations inhibiting them from being able to build a home within their zoning setbacks.

- 3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?

Yes, without this variance the lot would be unbuildable where the surrounding lots are buildable.

- 4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Yes, this variance is in conformance with the General Plan / town's goals of creating high quality housing to accommodate the diverse needs of residents. Lot coverage, and gross-density for the R-HR zone would still be achieved and it would improve land use while still preserving the natural hillside environment.

**Owner/Applicant Authorization**

**Applicant/Representative:** I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Name: Christopher Moore

Signature: Chris Moore

Date: 6/7/21

**Property Owner:** I/We certify that I/We are presently the legal owner(s) of the above described property (if the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

Christopher Moore

to act as my agent and is further authorized to sign any and all documents on my behalf.

Name: MICHAEL A FISARR

Signature: [Handwritten Signature]

Dated: 6/11/21

Town of Yucca Valley  
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Planning Division  
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**Agreement to Pay All Development Application Fees**

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ 895

Applicant's Signature *Chris Moore*

Date: 6/7/21

Applicants Name Christopher Moore  
(Please print)

Remaining balance refunded to:

Christopher Moore  
282 Old Woman Springs Rd Suite B, #1006  
Yucca Valley CA 92284

