



Variance Application

Date Received 10/18/23
 By Evee
 Fee \$865.00
 Case # V02-23

General Information

APPLICANT Thomas DeVoss Phone 818.430.6552 Fax _____
 Mailing Address 1801 Bellevue Ave Email tom.devoss@gmail.com
 City Los Angeles State CA Zip 90026
REPRESENTATIVE As Above Phone _____ Fax _____
 Mailing Address _____ Email _____
 City _____ State _____ Zip _____
PROPERTY OWNER Ann Rushton Phone 818.789.2425 Fax _____
 Mailing Address 4159 Stansbury Ave Email annrushton@aol.com
 City Sherman Oaks State CA Zip 91423

Project Information

Project address or location 56336 Tish Trail Yucca Valley, CA 92284
 Assessor Parcel Number(s) 059611106
 Description of variance being requested Request is to maintain 400sf rather than be forced to add additional square footage.
House is on a small lot with boulders and a natural wash and has no space to naturally be added onto without damaging the natural features of the site.
Additional variance is requested to allow SFR designation without 2-car covered carport, for the same natural site constraint reasons listed above. Final variance to add in ground pool within a patent easement.

Applicant Signature *Thomas DeVoss*
 Property Owner Signature *Ann Rushton*

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

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?

On the contrary, granting this variance will be beneficial to the neighbors by reducing construction activity and any potentially negative environmental side effects. There is already solar on the house, so this would not adversely effect this or any other property negatively.

- 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. This is a 1.25 acre property in a canyon, with boulders and a wash running through it. There is minimal space to responsibly build other than the current flat pad due to environmental constraints

- 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. All the other properties on my street and adjacent streets have SFR designation, despite this cabin pre-dating them all. My neighbor is an airbnb. By virtue of my Rec Cabin designation I am not able to enjoy such privilege.

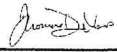
- 4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Yes. These variances seek to preserve and enhance a functional homesteader cabin that has been kept in good shape and constant use for 70 years. By granting these variances (carport and sf requirement), this historic and beautiful cabin set in a lovely canyon will enjoy decades more appreciation and connection to nature. It is a simple structure, of it's time but well designed and good enough to be fully functional today without significant change. Additionally, significant change will alter the historic nature and simplicity of the property and be detrimental to it's connection to nature and thus be detrimental to the neighborhood and town at large.

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: Thomas DeVoss

Signature: 

Date: 08/17/23

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

Thomas DeVoss

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

Name: Ann Rushton

Signature: 

Dated: 08/17/23

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Property Owners Mailing List

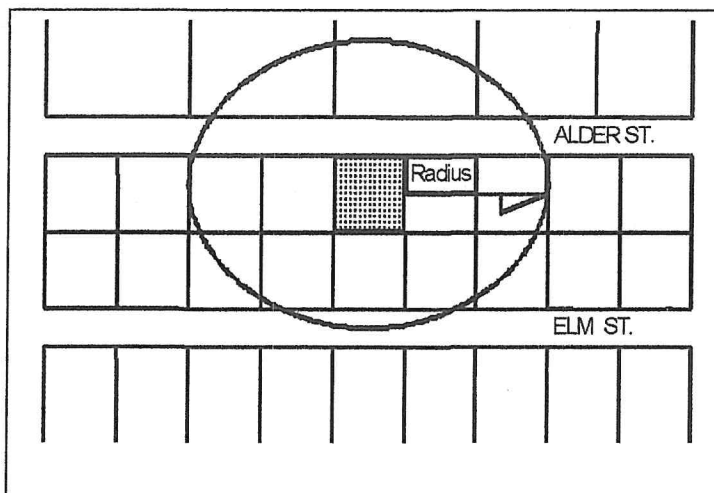
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 63665 29 Palms Hwy in Joshua Tree. The general telephone number for the Assessor's office is 760-366-1420.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owners name, address and zip code.
- One (1) copy of the labels sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.

Sample Vicinity/Radius Map



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