

**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 # _____

APPLICANT/AGENT MIKE BRITTON

ADDRESS PO BOX 7749 CITY/STATE/ZIP MAMMOTH LAKES, CA
TELEPHONE (760) 709-6567 E-MAIL MIKE@BRITTONARCHITECTURE.COM

OWNER, if other than applicant TERRY CASTILYN

ADDRESS 1318 HAYES ST. CITY/STATE/ZIP SAN FRANCISCO, CA 94117
TELEPHONE (415) 516-1030 E-MAIL TCASTILYN@GMAIL.COM

PROPERTY DESCRIPTION:

Assessor's Parcel # 016-280-020 General Plan Land Use Designation _____

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

SEE FOLLOWING PAGE FOR DESCRIPTION.

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.

Terry Castilyn
Signature

Signature

5/20/21
Date

SCOPE OF VARIANCE:

HOMEOWNER IS REQUESTING A VARIANCE FOR THE LOCATION OF THE PRIMARY ACCESS STAIR TO ENCROACH INTO THE SETBACK BEYOND THE GENERAL PLAN ALLOWANCE. WHILE THE CODE ALLOWS FOR THE STAIR TO BE LOCATED 17' FROM THE FRONT PROPERTY LINE, THE VARIANCE IS REQUESTING THE STAIR TO START 10' FROM THE FRONT PROPERTY LINE. TOPOGRAPHICAL RESTRAINTS ARE MAKING IT NEARLY IMPOSSIBLE TO ADHERE TO THE 17' CODE ALLOWANCE.

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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 MIKE BRITTON (AGENT) FOR TERRY CASTILYN (OWNER)

PROJECT TITLE CASTILYN RESIDENCE

LOT SIZE (sq. ft./acre) 45,781 ASSESSOR'S PARCEL # 016-280-020

PROJECT LOCATION 33 HIDEAWAY LANE, JUNE LAKE, CA 93529

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

Please Specify:

1 MAIN RES.
Number of Units 1 ADU Building Height/# of floors 2 FLOORS - 32' +/-
Number of Buildings 1 Density (units/acre) 2

Total lot coverage/impervious surface (sq. ft. & %) 1,842 SF (4%)
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,092 SF
b. Paved parking & access (sq. ft. & %) N/A

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) N/A
b. Undisturbed (sq. ft. & %) _____

Total parking spaces provided:

- a. Uncovered 3
b. Covered _____
c. Guest/Handicapped _____

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...

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**PLOT PLAN
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

PLOT PLANS MUST INCLUDE:

- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number (APN)
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters
- Contour lines if the property is in a flood zone

PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (e.g., hilly terrain, drainages) on property

NOTE: New development in the Swall Meadows area are required to submit a Wheeler Crest Design Review application.

The items checked above have been included on the submitted plot plan.



Signature of Applicant

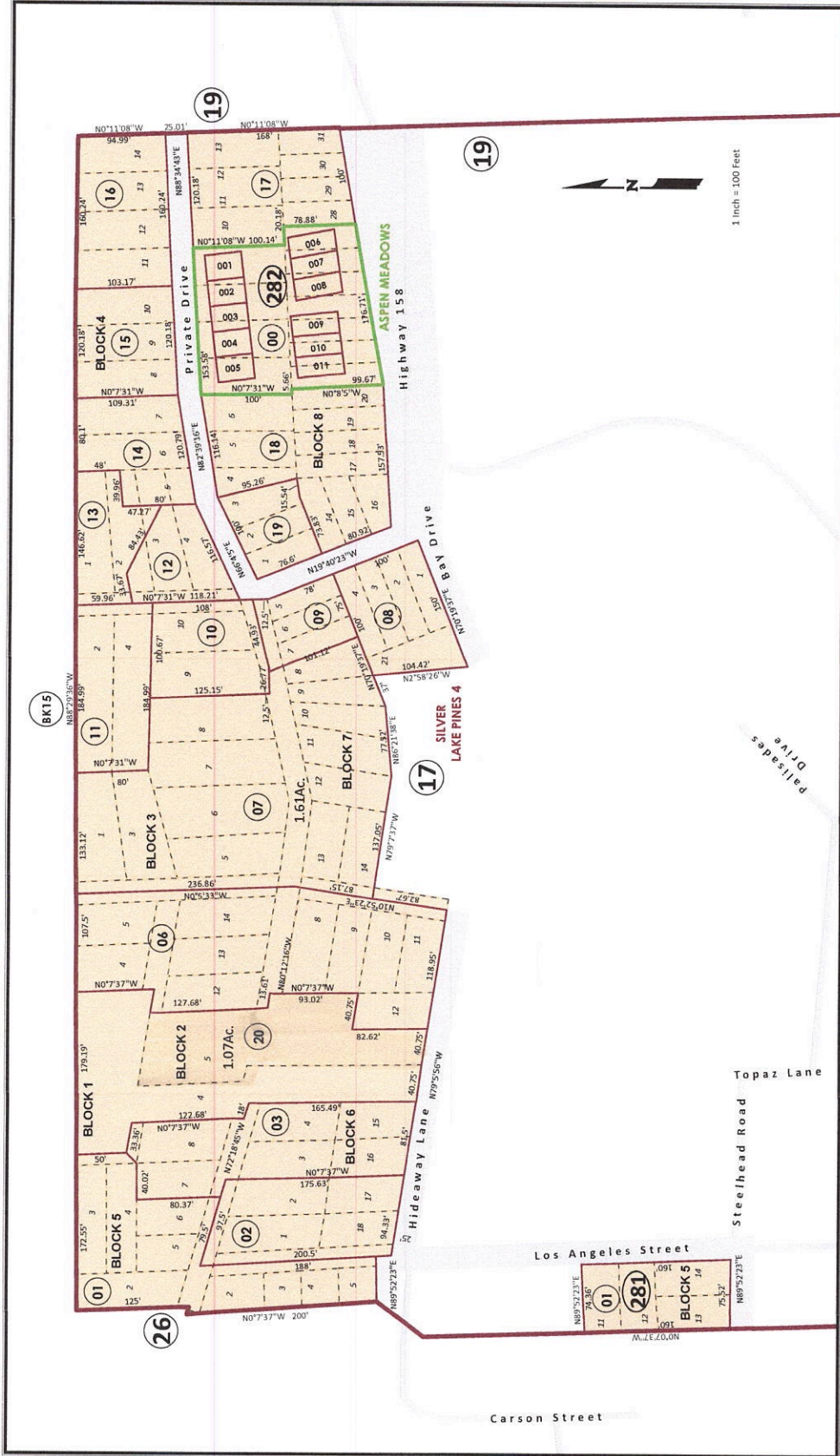
5/19/2021

Date

POR N 1/2 NE 1/4 SEC.21, T.2S., R.26E., M.D.B & M.
 ASPEN MEADOWS / SILVER LAKE PINES TRACT 4

Tax Rate Area
 51-15

16-28



UNINCORPORATED AREA
 County of Mono, California
 Assessor's Parcel Numbers Shown in Green
 Assessor's Condo Parcel Numbers Shown in 3 Digits
 Assessor's PUD Parcel Numbers Shown in 2 Digits

Revised By: S. Robison
 Mono County Cadastral Mapper
 Created: 1991
 Revised: 1/28/2019

Note: This map is prepared for the use of the Mono County Assessor, and is not intended to be used as a survey of the premises. His liability is assumed as to the efficiency or accuracy of the data drawn hereon.

ASPEN MEADOWS CONDOMINIUMS TM 34-021 MB NO 10-024 (016-282-000)
 PMI 37-088 MB NO 02-075 (060-040-006)
 RMB NO 01-010 SILVER LAKE PINES TRACT 4
 MAP 16-16 CONVERTED TO 16-28
 LLA 18-003, DOCR#2018004797 (016-280-020)

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

CURRENT CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) HIDEAWAY LANE

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 2 SPACES FOR MAIN

HOUSE, 1 SPACE FOR ADU.

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 SFR

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.) LOT IS STEEP AND UPSLOPING

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) N/A

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) SCATTERED SAGE BRUSH + PINION PINE.

B. How many trees will need to be removed? 0

- 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 _____

- 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 STRAW WADDLES

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? 1
- 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?
BUILT INTO HILLSIDE AND WILL BE USING NATURAL / COMPLIMENTARY COLORS TO THE LANDSCAPE.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? NO EFFECT
- C. If outdoor lighting is proposed, describe the number, type and location ALL DARK SKY COMPLIANT, DOWNLIGHTING. FIXTURES T.B.D.

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 (ACTIVE PERMIT)*
- 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 Overhead (Show location of existing utility lines on Plot Plan) *PER S.C.E.*

Road/Access HIDEAWAY LANE

Water Supply JUNE LAKE PUD

Sewage Disposal JUNE LAKE PUD

Fire Protection JUNE LAKE FIRE DISTRICT

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 _____

Date 5/18/21

For TERRY CASTILYN

Terry Castlyn

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

CASTILYN RESIDENCE

ISSUES/REVISION	DATE
SCHEMATIC DES.	4/9/19
PERMIT SUBMITTAL	10/29/19
PLAN CHECK 1	12/6/19
VARIANCE	5/18/21



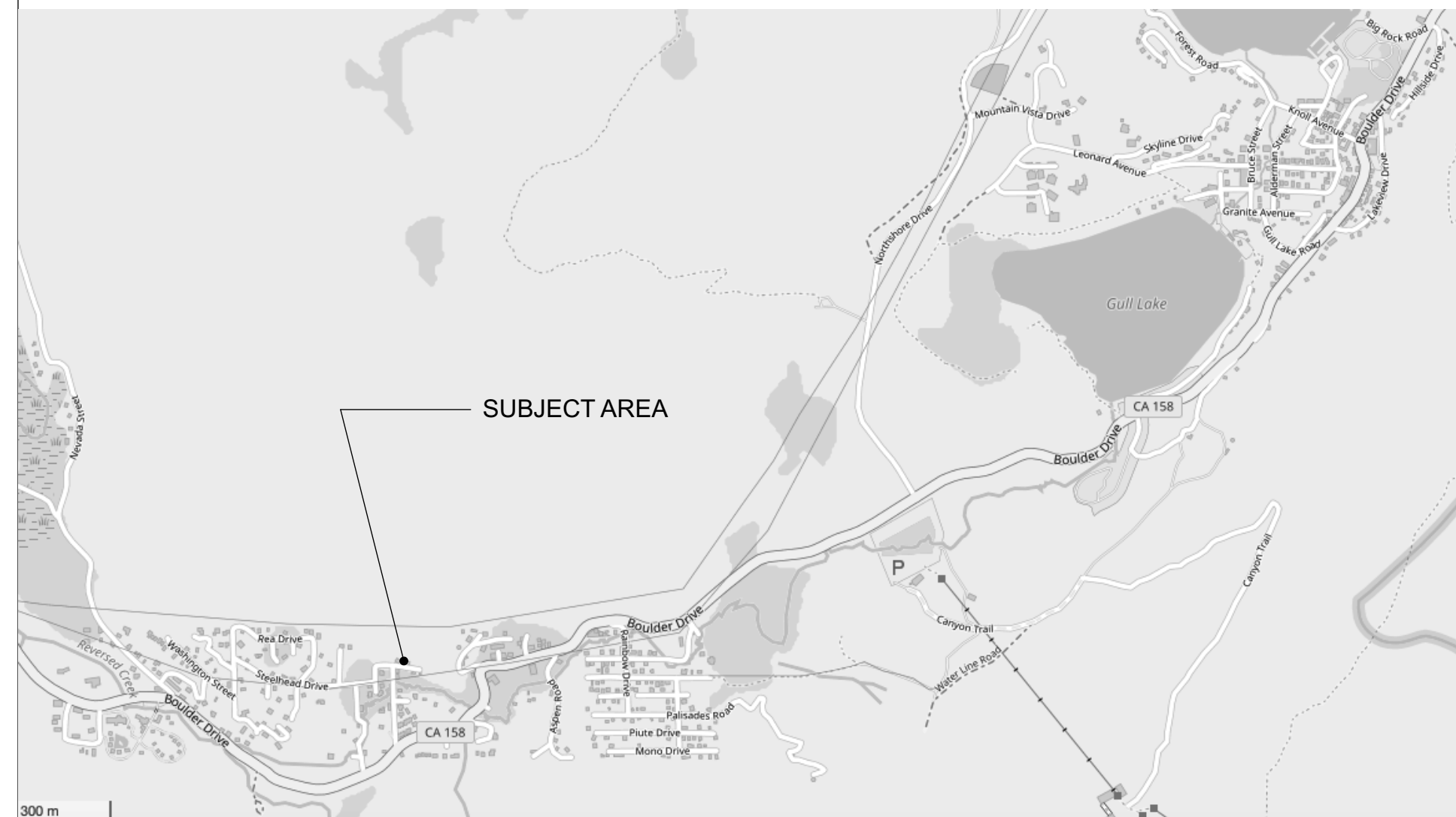
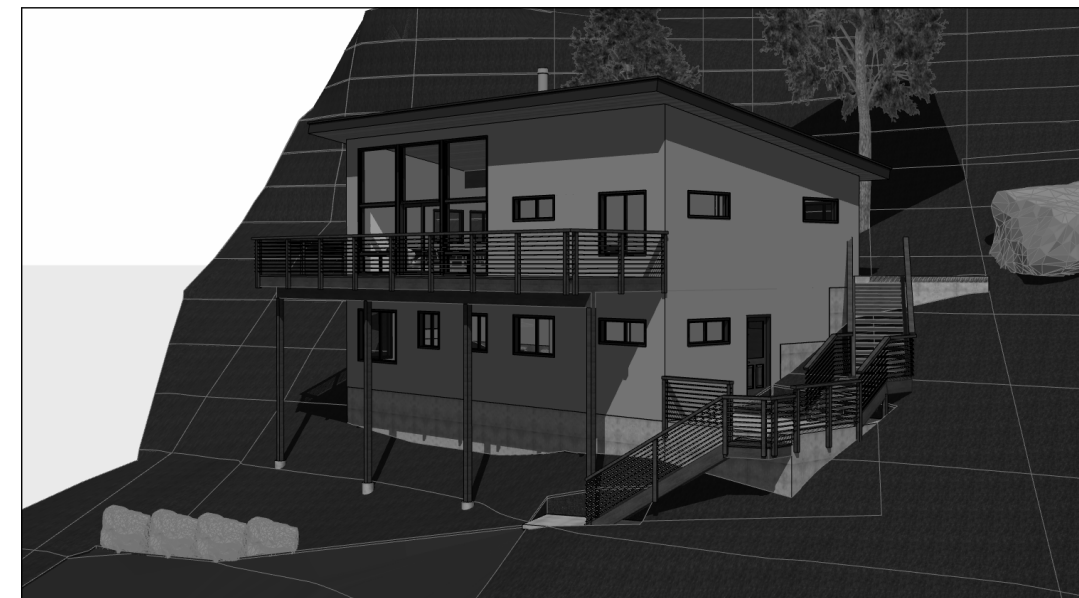
DEFENSIBLE SPACE & HAZARD REDUCTION (PER MONO COUNTY MUNICIPAL CODE, SECTION 22.150)

A Requirements

- Property shall be maintained in accordance with the defensible space requirements contained in Government Code Section 51182 (unless exempted by Government Code Section 51183 or 51184) and Public Resources Code Section 4291, as applicable.
- The existence or maintenance of any of the following conditions is prohibited:
 - Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
 - Dead or dying tree branches adjacent to or overhanging a building;
 - Leaves, needles, or other dead vegetative growth on the roof of any structure;
 - Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
 - Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
 - Brush or other flammable material within 10 feet of a propane tank.

B Clearance/Treatment

Driveways shall have a minimum width of 7 feet unobstructed horizontal clearance from the centerline of the road, for a total of 14 feet, and unobstructed vertical clearance of 15 feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional 8 feet or to the property line, whichever comes first, along each side of the driveway shall be established. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds.



DRAWING LIST

COVER	SITE PLAN, LOCUS MAP
CA1	GREEN CODE
CA2	TITLE 24
CA3	RESIDENTIAL MANDATORY MEASURES
A1.0	FOUNDATION & ROOF PLANS
A1.1	FOUNDATION, BASEMENT & ROOF PLANS
A1.2	UPPER FLOOR PLAN & SCHEDULES
A2.1	SOUTH & NORTH ELEVATIONS
A2.2	EAST & WEST ELEVATIONS, & SECTION A
A3.1	SECTIONS
A4.1	DETAILS
A4.2	DETAILS
E1.1	ELECTRICAL PLANS
S1.0	FOUNDATION PLAN
S1.1	MAIN STRUCTURAL FLOOR PLAN
S2.0	UPPER FLOOR FRAMING PLAN
S2.1	UPPER STRUCTURAL FLOOR PLAN
S2.2	ROOF FRAMING PLAN PLAN
S3.0	STRUCTURAL NOTES
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS
S3.3	STRUCTURAL DETAILS

SCOPE OF WORK
 NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING W/ PLANNED FUTURE ACCESSORY DWELLING UNIT

CODE COMPLIANCE
 CODE COMPLIANCE- 2016 CRC/ 2015 IRC
 2016 CBC/ 2015 IBC
 2016 CPC/ 2015 UPC
 2016 CMC/ 2015 UMC
 2016 CEC/ 2014 NEC
 2016 CA ENERGY CODE
 2016 CA GREEN CODE

FIRE SPRINKLERS REQUIRED: DEFERRED PLAN SUBMITTAL BY CONTRACTOR. WET SYSTEM.

CONSTRUCTION OCCUPANCY TYPE TYPE V, NON RATED
LAND USE DESIGNATION R-3
ZONING SFR
APN: 016-280-020
JURISDICTION MONO COUNTY BLDG. DIV. (760)965-3630

ENGINEER:
 BUILDING CONCEPTS, INC.
 PATRICK CLARK
 1478 4TH STREET
 MINDEN, NV 89423
 775-782-8886

USE OF DRAWING
 This drawing is the sole property of the Architect and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Architect. This drawing is to be returned to the Architect upon request.
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CASTILYN RESIDENCE
 33 & 43 HIDEAWAY LANE
 JUNE LAKE, CA 93529

Project No: 02-19
Designed by: MB
Drawn by: MB
Checked by: MB

COVER
 Contents: Cover Sheet