NARRATIVE QUESTIONNAIRE

VARIANCE

A.	General Property Information:	5470 MONACO ST.
1.	Property Address or Parcel Identification Number (PIN):	R0140296 AND R0140297
2.	Applicant's Name:	JOSE ALBERTO RODRIGUEZ SERRANO
3.	Property Owner's Name:	JOSE ALBERTO RODRIGUEZ SERRANO
4.	Current Zoning of the Subject Property:	R-2
5.	Future Land Use Plan Designation:	RES

B.	Background Information:	Yes	No	
1.	Is this request an amendment to an existing variance?		✓	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?		✓	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?		✓	If yes, how many employees do you anticipate? _____ employees

<u>The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.</u>

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A' - BE SPECIFIC!

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C.	**Specific Requests for Information**
1.	What is your hardship? Describe in **detail** what makes your property or circumstance so unique that it is unfeasible for you to meet the applicable standard? *(A hardship **does not** include: (1) it would increase the value of the property; (2) it would cost too much; or (3) the land could produce more profit, supply jobs, or increase the tax base.)*

WHEN THE ORIGINAL TIFFANY SUBDIVISION TOOK PLACE MANY YEARS AGO, THE LOTS IN HARDSHIP WERE GIVEN 25FT OF FRONTAGE EACH.

THE ONLY ROUTE TO MOVE FORWARD IS BY COMBINING THE 2 LOTS BY A SUB-DIVISION RESULTING ON A 50FT FRONTAGE AND A TOTAL OF 6,037 SQFT.
HENCE, THE VARIANCE REQUEST NEEDED.

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2.	Describe in **detail** how the hardship, stated in Question #1, is not been self-imposed.

THE CITY / COUNTY, WHEN TIFFANY SUBDIVISION WAS CREATED, THESE LOTS WERE CREATED WITH THEIR CURRENT MEASUREMENTS AND/OR AREA.

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3a.	What uses are located adjacent to the subject property?
North:	RESIDENTIAL
South:	RESIDENTIAL
East:	RESIDENTIAL
West:	RESIDENTIAL

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3b.	Will the variance cause a real or perceived loss in surrounding property values?

NO. IT WON'T.
IT IS AT THE CONTRARY.
THE MORE BUILDING DEVELOPMENT IN THIS VACANT LOTS AND OTHER VACANT LOTS NEAR BY WILL BENEFIT THE SURROUNDING EXISTING PROPERTY VALUES.

3c.	Will the variance substantially or permanently injure the legal use of any adjacent conforming property?

It WON'T NEGATIVELY AFFECT OR INJURE ANY LEGAL USE OF ANY ADJACENT PROPERTIES.

IT IS COMPATIBLE WITH THE NEIGHBORS, RESIDENTIAL HOMES.

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4.	Will the requested variance alter the character of the neighborhood?

NO. IT WON'T ALTER IT.
IT WILL GIVE IT MORE CHARACTER, APPELING AND CURVE APPEAL,
IT WILL IMPROVE THE NEIGHBORHOOD CHARACTER.

5.	Will the requested variance block solar access, create glare, or produce air pollution impacting the surrounding area?

NO. IT WON'T BLOCK ANY SOLAR ACCESS, GLARE NOR PRODUCE AIR POLLUTION.

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6.	Will the requested variance create or increase traffic and/or parking problems in the area?

NO, IT WON'T.
THE FUTURE PLANNED HOME WILL HAVE ITS OWN DRIVEWAY AND GARAGE.

7.	Will the construction or operation for which the variance is needed create a police, fire, or building safety hazard?

N/A

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8.	Why is the requested variance the minimum needed?

WE NEED THE VARIANCE TO BE APPROVED SO WE CAN BUILD OUR FUTURE HOME IN THIS LOT.

THANK YOU FOR YOUR CONSIDERATION.