NARRATIVE QUESTIONNAIRE

VARIANCE

A.	General Property Information:	
1.	Property Address or Parcel Identification Number (PIN):	5741 E. 65th Way
2.	Applicant's Name:	Hugo V. Rodriguez
3.	Property Owner's Name:	George & Eleonor Bland
4.	Current Zoning of the Subject Property:	
5.	Future Land Use Plan Designation:	

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

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.

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.)*

We respectfully request a variance to allow a 6x6 carport support pole to remain 3 feet from the side property line, instead of meeting the full setback requirement. This is to accommodate accessibility and safety needs for the elderly residents. The primary hardship stems from the physical & medical needs of the homeowners. The resident is 87 years old, and her husband, Mr. George Bland, uses an electric wheelchair. These unique accessibility challenges require extra space that is not typical for most properties. Additionally, the garage has existed at the 3-foot setback for over 70 years, creating a logical continuation line for the carport. The carport is designed to protect the residents' vehicle from weather and provide shaded, safer access to and from their home. The design aligns with the home's style, improving both functionality and visual appeal. The structure will enhance daily living and preserve independence for the elderly couple.

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

The hardship is not created by the property owner but by age-related limitations and mobility issues. The need for a variance arises from the homeowners' existing physical conditions and the original property configuration - not from any action or design choice that could have been avoided.

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

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

No. The carport matches the home's design and improves its appearance. It will not impact neighbors and may even support nearby property values by showing investment in accessibility and upkeep.

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

No. The variance does not interfere with neighboring properties' use or access. The structure stays within the lot and maintains clear separation, so no adjacent rights are harmed.

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

No. The carport will match the homes style, color, and roof line, blending in naturally. It maintains the look and feel of the neighborhood and won't stand out or change its character.

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

NO. The carport is a single-story structure that wont block sunlight to nearby properties. It produces no glares or emissions and will not impact air quality in any way.

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

No, the requested variance will not create or increase traffic or parking issues. The carport is intended solely for use by the current residents & does not add additional vehicles or change traffic flow. It is being built over an existing private driveway, so it will not reduce street parking or affect neighboring access in any way.

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

No, the carport will meet building and safety codes. It doesn't block access or pose risks to emergency services. The variance only adjusts the pole placement slightly and does not compromise structural or emergency response safety.

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8.	Why is the requested variance the minimum needed?

We are requesting only the space needed to maintain safe access to and from the driveway and garage. Shifting the pole inward would reduce essential clearance needed for a wheelchair & make it harder for the residents to enter & exit their vehicle safely. The request is limited to whats absolutely required to preserve accessibility & safety.

We ask the Board to kindly consider this request not just as a structural matter, but as a compassionate accommodation for two seniors who have long contributed to their community for more than 50 years. Leaving the pole where it stands improves accessibility, safety, and daily function - especially for Mr. Bland, whose mobility depends on clear driveway space. Your approval would directly enhance their ability to live comfortably and safely in their home.

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