

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?

Yes. Due to the interim nature of the requested block wall, it would be impractical to build a permanent wall for a temporary use. Erecting a block wall would subject the community and its environment to a wasteful burden of erecting, demolishing and discarding of materials into our already overwhelmed landfills. As you know, block walls are not recyclable when disposed of, whereas a privacy slatted chain link fence is almost entirely re-locatable and reusable without impact on the environment and/or landfills.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification?

The fence/wall request to identify and “divide” the properties is solely due to timing and the neighboring property owner awaiting their time to sell, rezone and relocate. It is the applicants’ intent to acquire the adjacent property and combine it with this project at a future date. The request for a dividing wall is due to the interim zoning difference between the properties and serves no other purpose.

Each of these properties will be ultimately be zoned the same when developed. The parcel that is not participating in the zoning process is to be zoned the same per the general plan. The need for a wall is an interim need and solely due to timing. The need for a dividing wall/fence would not exist if the adjacent property was ready to participate and move on with its consistency zoning.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?

No. The variance to allow a slatted fence meets the same objective of a masonry wall.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan?

No. This variance is in keeping with Objective 9 in the Executive Summarization of Riversides 2025 General plan. In Objective 9, “The Built Environment” goals are to **provide for continuing growth** (adding the additional parcel to this development) **while keeping in mind the needs for anticipated growth to achieve the community’s objectives**. It is also important to note the goals outlined in all areas of the General Plan to have a low impact on our environment and work to eliminate unnecessary waste. As outlined in the California Green Building Standards Code, the waste that would be generated by an interim block wall would be in conflict with Sections 4.408 and 5.408 as well.