





Project Site
O - Office

ARLINGTON AV

ADEN WY

KEY

Project Site

 Project Site

General Plan 2025

 MDR - MEDIUM DENSITY RESIDENTIAL

 O - OFFICE




EXISTING ZONING



PROPOSED ZONING



[illegible]

<u>SYMBOL</u>	<u>TYPE</u>	<u>WATTS</u>	<u>SELECTION</u>	<u>NOTES</u>
	WP-1	25w	FNL6-24-MY-PR-1-2SL30K-OC-C-1-120-PC	PANT TO MATCH BUILDING
	P-1	66W	1A-C1-ED-4ARC-35-T3R-MDL03-SV1-PEC-478-400-DBT	-
	P-2	31W	E250LEDFLD-RND35T3-ML-DBT	-

NORTH



DATE: 11/8/17

ZC-2

SCALE: 3/32" = 1'-0"



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 14, 2017

Ms. Judy Equez, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

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Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

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Riverside

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Riverside

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Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1088RI17

Related File Nos.: P17-0478 (Rezone), P17-0630 (Design Review)

APN: 227-263-010

Dear Ms. Equez:

On September 14, 2017, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case No. PLN17-0478 (Rezone), a proposal to rezone 0.27 acres located at 4838 Arlington Avenue (on the south side of Arlington Avenue, easterly of its intersection with Aden Way and westerly of its intersection with El Hijo Street) from Single Family Residential (R-1-7000) to Office (O) zoning, **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.

On September 14, 2017, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case No. P17-0630 (Design Review), a proposal to remodel and utilize an existing 2,716 square foot single-family residence on the above-referenced 0.27-acre parcel as an office, **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
- 3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
 - 4. No new detention basins are depicted on the site plan. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 - 5. This project has been evaluated for 2,716 square feet of office area. Any increase in building area or change in use of the project will require an amended review by the Airport Land Use Commission or subsequent compatibility evaluation by the City.
 - 6. Noise attenuation shall be incorporated into the design of the office building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Mark Durbin, Inland Memorial, Inc. /KKMA Enterprises, Inc. (applicant/landowner)
Kim Ellis, Manager, Riverside Municipal Airport
ALUC Case File

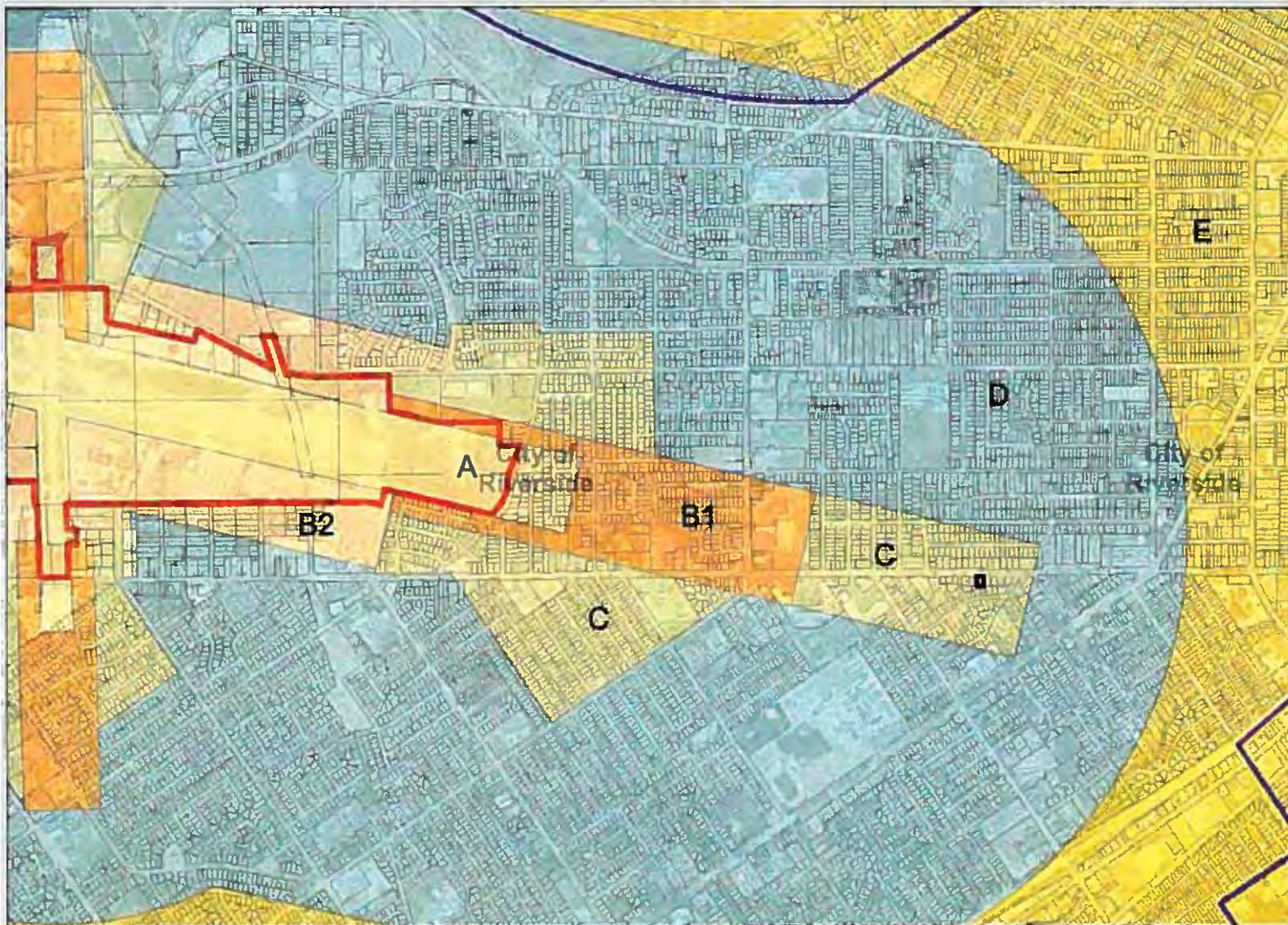
Y:\AIRPORT CASE FILES\Riverside\ZAP1088RI17\ZAP1088RI17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 2,436 4,872 Feet



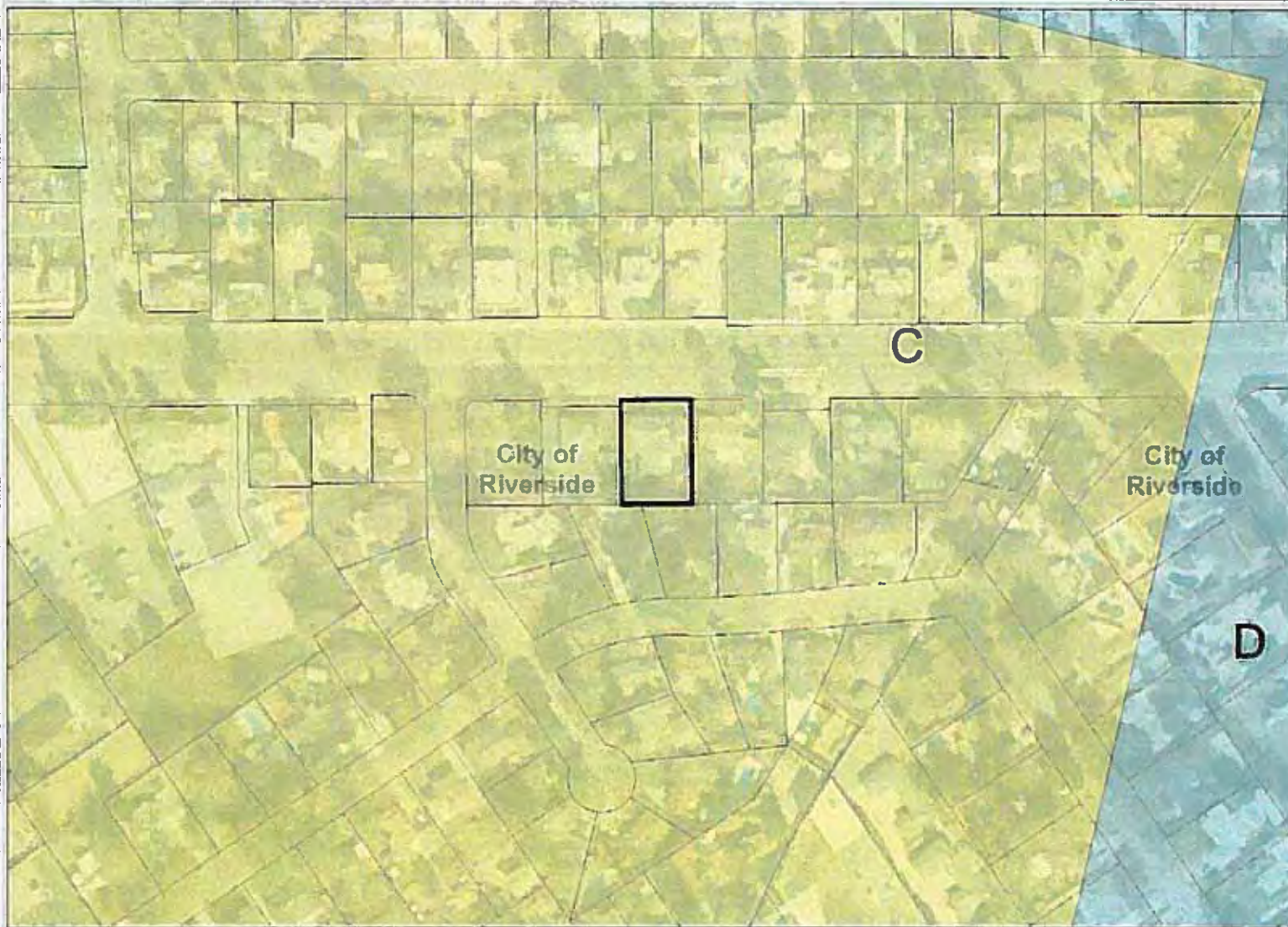
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Notes

My Map



Legend

- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8
- C2-HIGHT



0 239 478 Feet



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Notes

My Map



Legend

- City Boundaries
- Cities
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 4,872 9,745 Feet



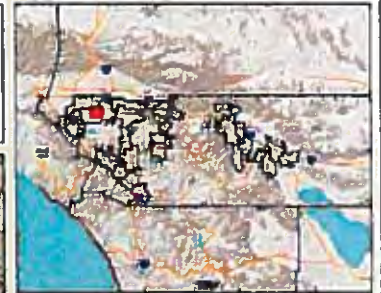
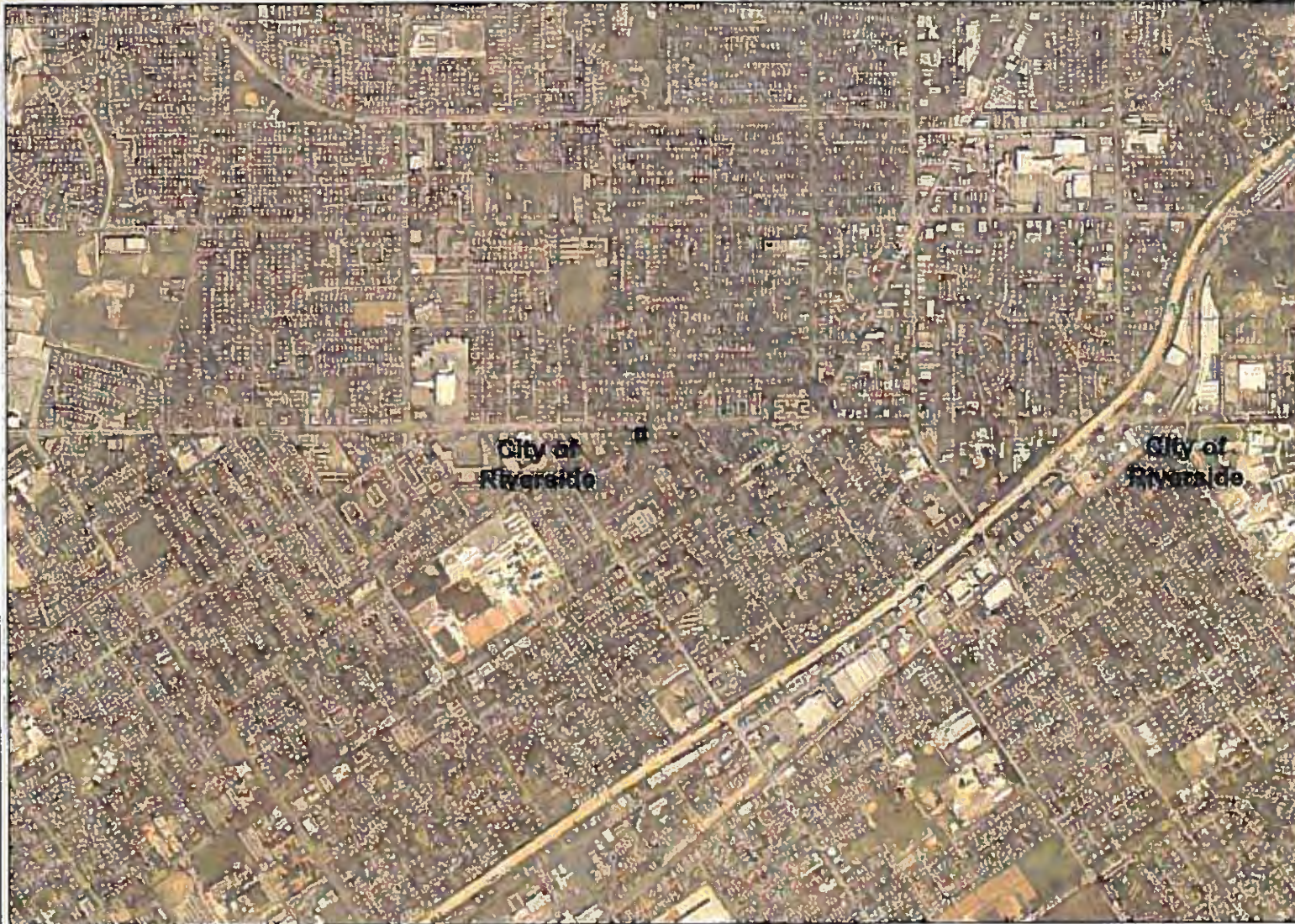
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Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes



0 2,436 4,872 Feet

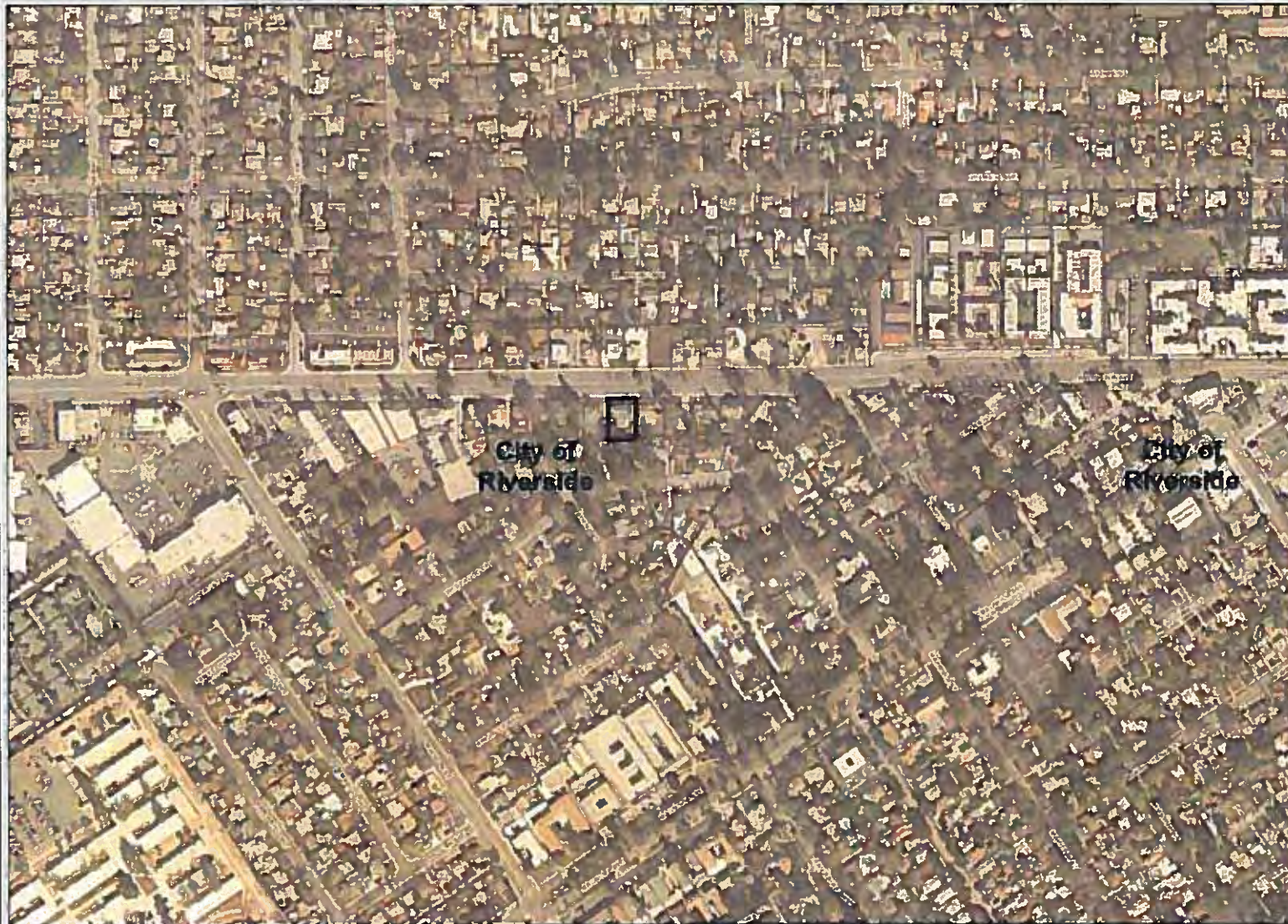


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My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 609 1,218 Feet



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Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 239 478 Feet



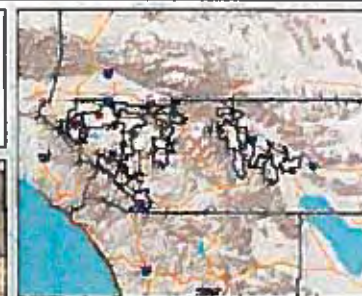
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Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
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- USHWY
- counties
- cities
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- waterbodies
- Lakes
- Rivers



0 152 305 Feet



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Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 76 152 Feet



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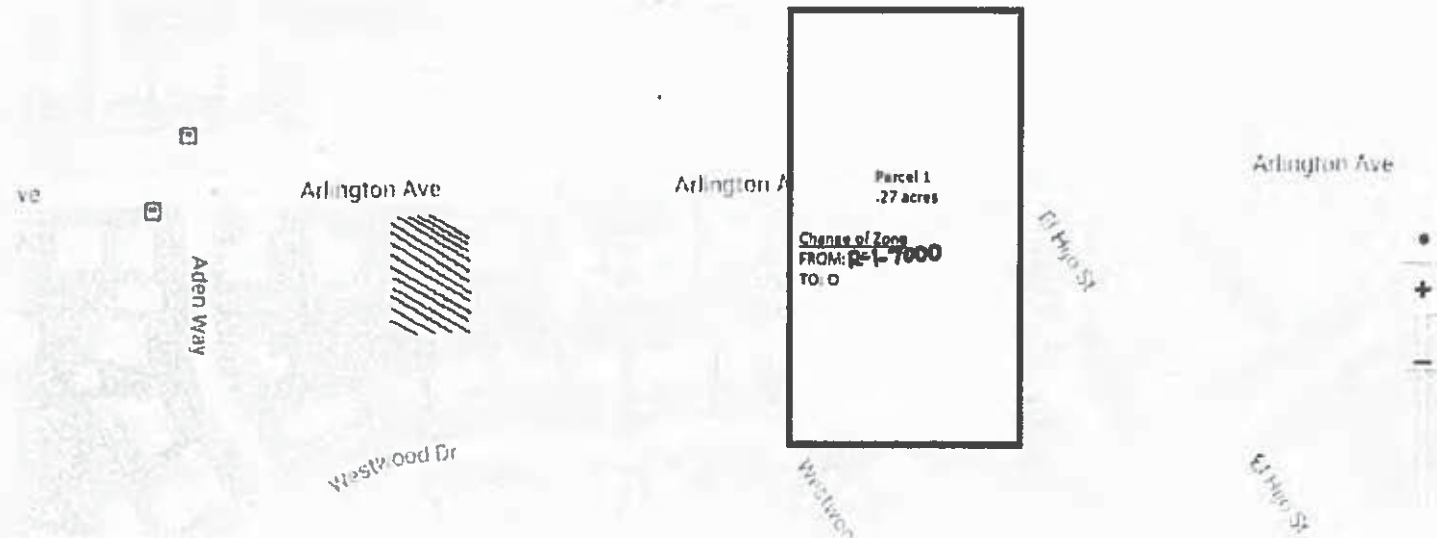
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Notes

**Change of Zone & Design Review
August 2017**

REZONING APPLICATION #P17-478 PLAN REVIEW #P17-0630



LEGAL DESCRIPTION

That portion of Lot 11, Block 17, Riverside Land and Irrigating Company, as shown by map on file in Book 1 Page 70 of maps, San Bernardino County records as follows:

Beginning at the Northwest corner of Lot 6, Block 17, thence East along the original South line of Arlington Avenue, 128.71 feet, thence South 0 degrees 38 minutes 30 seconds East, 13 feet; thence North 89 degrees 21 minutes 30 seconds East, 399.5 feet to the true point of beginning; thence South 0 degrees 38 minutes 30 seconds East 147 feet; thence North 89 degrees 21 minutes 30 seconds East, 90 feet; thence North 0 degrees 38 minutes 30 seconds West, 147 feet, thence South 89 degrees 21 minutes 30 seconds West, 90 feet to the point of beginning. Except the North 27 feet thereof.

ASSESSOR'S PARCEL NO.

APN #227-263-010

OWNER

KKMA ENTERPRISES LLC
2050 W. KEY ST.
COLTON, CA 92324
909-376-0992

APPLICANT REPRESENTATIVE

TR DESIGN GROUP INC.
7179 MAGNOLIA AVENUE
RIVERSIDE, CA 92504-6319
CONTACT: THOMAS RIGGLE
PHONE: 951-742-7179
FAX: 951-742-7176

UTILITY PURVEYORS

WATER..... CITY OF RIVERSIDE
SEWER..... CITY OF RIVERSIDE
ELECTRICITY..... CITY OF RIVERSIDE
GAS..... THE GAS COMPANY
TELEPHONE..... VERIZON
TELEVISION..... AIR WAVES / CHARTER COMMUNICATIONS

ACREAGE

APN: 227-263-010..... 0.27 ACRES

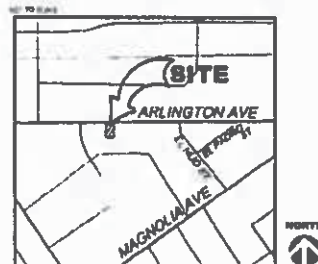
SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

EXISTING AND PROPOSED ZONE/LAND USE

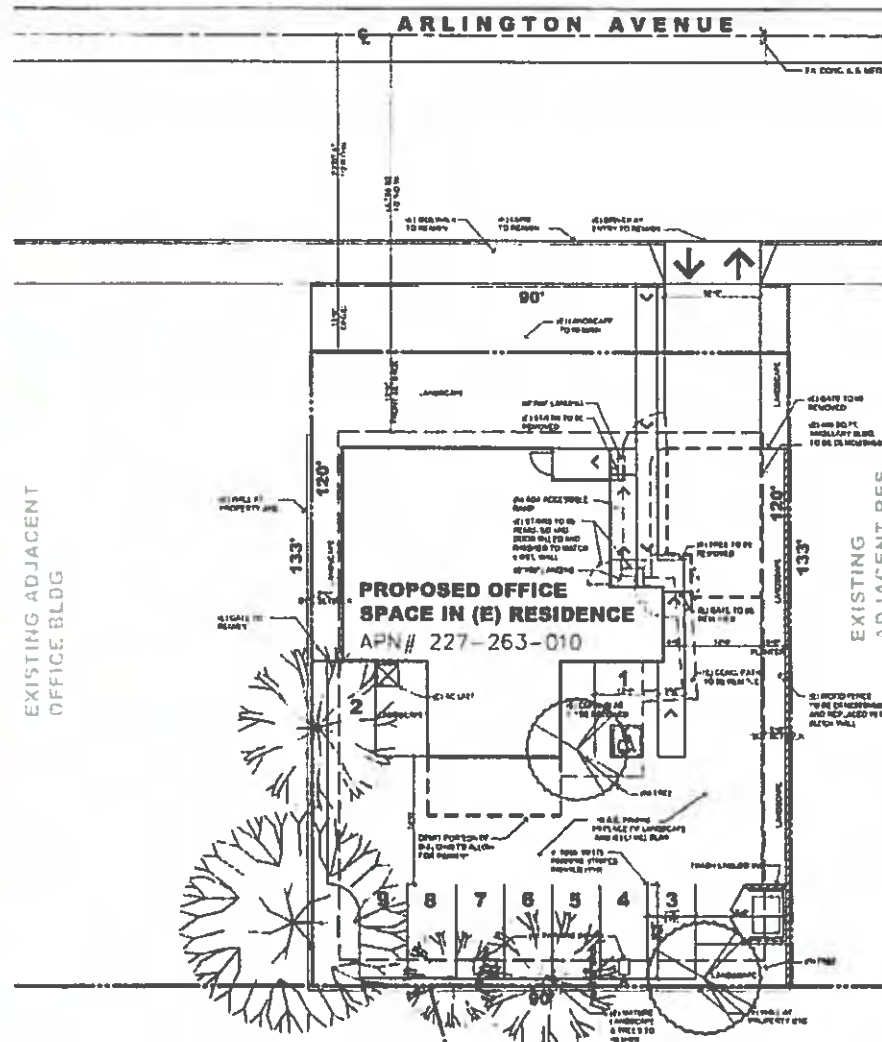
EXISTING:	R-1-7000
PROPOSED:	O (OFFICE)
GENERAL PLAN:	MU-V (MULTI USE- VILLAGE)

VICINITY MAP





REMODEL OF EXISTING RESIDENCE INTO OFFICE PER
REZONING APPLICATION #P17-0478



VICINITY MAP



PROJECT DATA

Project Description:

REPAIRS TO AIRBORNE REFUELING

PARCEL A

11400 E. 1ST AVE
CHANDLER, AZ 85226-0001

OWNER:

INLAND NATIONAL INC.
4802 INTERNATIONAL BLVD
MILWAUKEE, WI 53209-1140

APPLICANT:

INLAND NATIONAL INC.
4802 INTERNATIONAL BLVD
MILWAUKEE, WI 53209-1140
CONTACT
PHONE:

APPLICANT'S
REPRESENTATIVE:

10000000000000000000
1700 UNIVERSITY AVE
SUITE 400
CHANDLER, AZ 85226-0001
CONTACT PERSON
PHONE
FAX

APR:

00000000000000000000

000000

1

Type of Construction

Existing and Proposed Equal/Land Use	Existing Polluting Source Use	9-1-2004 § 15-15-2(a) Very High to High Hazard
---	-------------------------------------	--

PARKING ANALYSIS:

[illegible]

ACCESSIBLE PARKING ANALYSIS:

PAGE	RECEIVED PAGE	AC	PAGE
TOTAL PAGE	1	1	1

TEMP CALCULATION

FOR RECOMMENDATION	RECOMMENDATION	DATE OF SIGNATURE
7/20/01	1/20/01	4/27/01

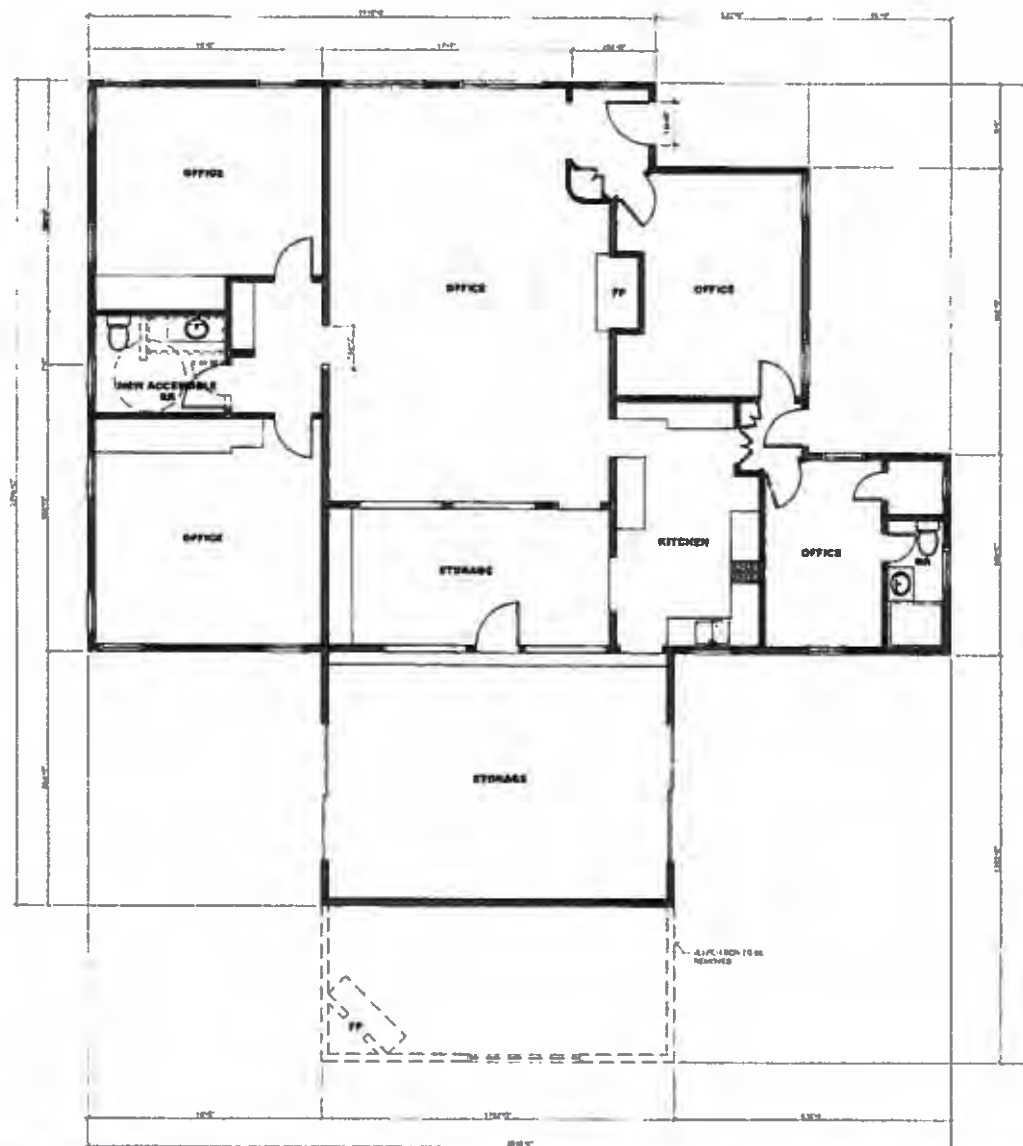
CITY OF RIVERSIDE PLANNING CASE P17-0478

Inland Memorial, Inc.
A Family Owned & Operated Mortuary

Zone Change Site / Landscape plan

INLAND MEMORIAL
4838 ARLINGTON AVE.





TOTAL - 2,588 S.F.

DATE 8/10/17

ZC-2

SCALE 1/4" = 1'-0"

Inland Memorial, Inc.
A Family Owned & Operated Mortuary

Floor Plan
INLAND MEMORIAL
4838 ARLINGTON AVE.





Southwest view of existing Residence.



View looking north on Arlington Avenue.



View looking east on Arlington Avenue



View looking west on Arlington Avenue



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

NOV 15 2017

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: REZONING EXISTING RESIDENTIAL PARCEL TO OFFICE - #P17-0478

Project Location: 4838 ARLINGTON AVENUE, RIVERSIDE, CA

Assessor's Parcel Number (APN): 227-263-010

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

VARIANCES 1. FOR A REDUCTION IN THE NUMBER OF PARKING SPACES PER SECTION 19.580.060

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

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? Explain in detail.

YES, THE STRICT APPLICATION OF THE PROVISIONS OF THE ZONING CODE WOULD CREATE UNNECESSARY HARDSHIP FOR THIS BUSINESS. THE REQUIRED PARKING CANNOT BE PROVIDED WITHOUT REMOLISHING ADDITIONAL BUILDING AREA. THE PROPOSED PARKING AREA CURRENTLY UTILIZES THE ENTIRE AVAILABLE SITE AREA. THE LIMITED SCOPE OF THE PROJECT LIMITS OTHER DESIGN OPTIONS.

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? Explain in detail.

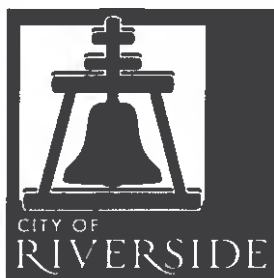
YES, THE DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THE ENTIRE AVAILABLE SITE AREA IS ALREADY UTILIZED, ADDITIONAL DEMOLITION WOULD BE NECESSARY TO CREATE PARKING, HOWEVER, ADDITIONAL DEMOLITION WOULD ELIMINATE THE NEED FOR ADDITIONAL SPACES. DUE TO THE UNIQUE NATURE OF THE BUSINESS THE 9 PROPOSED PARKING SPACES ARE IN EXCESS OF THE ANTICIPATED NEED.

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? Explain in detail.

NO, THE GRANTING OF THESE VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE IN THE ZONE OR NEIGHBORHOOD. THIS BUSINESS HAS EXISTED SUCCESSFULLY AT A NEARBY LOCATION WITH SIMILAR PARKING. THE ANTICIPATED PARKING WILL BE CONTAINED ON-SITE WITHOUT AFFECT ON THE NEIGHBORING AREA.

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

NO, THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS WITH NO APPARENT AFFECT ON ADJACENT PROPERTIES. THE VARIANCE WILL ALLOW DEVELOPMENT OF THE PROPERTY SIMILAR TO OTHER RESIDENCES THAT HAVE BEEN SUCCESSFULLY CONVERTED TO OFFICE. IT IS ANTICIPATED THAT THE PROPOSED PARKING WILL BE CONTAINED ON SITE AND NOT AFFECT THE SURROUNDING AREA.



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: REZONING EXISTING RESIDENTIAL PARCEL TO OFFICE - #P17-0478

Project Location: 4838 ARLINGTON AVENUE, RIVERSIDE, CA

Assessor's Parcel Number (APN): 227-263-010

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

VARIANCE 2. DRIVEWAY WIDTH OF 14' IN LIEU OF 20' PER TABLE 19.580.080 C

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

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? Explain in detail.

YES, THE DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE CONFIGURATION LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THERE IS INSUFFICIENT SPACE ON THE SITE TO PROVIDE THE REQUIRED WIDTH, PARTIAL DEMOLITION OF THE STRUCTURE WOULD BE NECESSARY AND THE LIMITED SCALE OF THE PROJECT DOES NOT ALLOW FOR OTHER DESIGN OPTIONS.

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? Explain in detail.

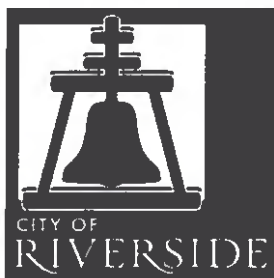
YES, THE DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THE POSITION OF THE BUILDING ON THE SITE DOES NOT ALLOW FOR THE REQUIRED DRIVEWAY WIDTH BETWEEN THE BUILDING AND THE ADJACENT PROPERTY WALL. DEMOLITION WOULD BE REQUIRED TO MEET THE STRICT APPLICATION OF THE CODE.

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? Explain in detail.

NO, THE GRANTING OF THESE VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE IN THE ZONE OR NEIGHBORHOOD. THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS, THE DRIVEWAY WIDTH HAS NO AFFECT ON ADJACENT PROPERTIES, IT ALLOWS THE LIMITED NUMBER OF CARS TO ACCESS THE PARKING AT THE REAR OF THE SITE.

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

NO, THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS WITH NO APPARENT AFFECT ON ADJACENT PROPERTIES. THE VARIANCE WILL ALLOW DEVELOPMENT OF THE PROPERTY SIMILAR TO SEVERAL ADJACENT PROPERTIES AND CREATE A NEW OFFICE LOCATION FOR THIS BUSINESS. THE DEVELOPMENT WILL BE CONSISTENT IN DESIGN AND EXECUTION TO SEVERAL ADJACENT RESIDENTIAL TO OFFICE CONVERSIONS.



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: REZONING EXISTING RESIDENTIAL PARCEL TO OFFICE - #P17-0478

Project Location: 4838 ARLINGTON AVENUE, RIVERSIDE, CA

Assessor's Parcel Number (APN): 227-263-010

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

VARIANCE 3. REDUCE REAR

: Parking drive aisle from

24' to 21'

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

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? Explain in detail.

YES, THE DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE CONFIGURATION LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THERE IS INSUFFICIENT SPACE ON THE SITE TO PROVIDE THE REQUIRED DEPTH AT THE REAR SETBACK. ADDITIONAL DEMOLITION OF THE STRUCTURE WOULD BE NECESSARY AND THE LIMITED SCALE OF THE PROJECT DOES NOT ALLOW FOR OTHER DESIGN OPTIONS.

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? Explain in detail.

YES, THE DIMENSIONS OF THE PROPERTY AND EXISTING STRUCTURE LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THE POSITION OF THE BUILDING AND REQUIRED PARKING DIMENSIONS DO NOT ALLOW FOR THE 5' SETBACK AT THE REAR YARD. DEMOLITION WOULD BE REQUIRED TO MEET THE STRICT APPLICATION OF THE CODE. ADDITIONAL LANDSCAPING IS PROVIDED IN OTHER SETBACK AREAS.

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? Explain in detail.

NO, THE GRANTING OF THESE VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE IN THE ZONE OR NEIGHBORHOOD. THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS, THE LANDSCAPE DEPTH HAS NO AFFECT ON ADJACENT PROPERTIES. THE LANDSCAPE REDUCTION SIGNIFICANTLY ENHANCES THE USABILITY OF THE FACILITY FOR IT'S INTENDED USE.

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

NO, THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS WITH NO OBVIOUS AFFECT ON ADJACENT PROPERTIES. THE VARIANCE WILL ALLOW DEVELOPMENT OF THE PROPERTY SIMILAR TO SEVERAL ADJACENT PROPERTIES AND CREATE A NEW OFFICE LOCATION FOR THIS BUSINESS. THE SITE WILL BE DEVELOPED IN A MANNER SIGNIFICANTLY IN COMPLIANCE WITH THE GENERAL PLAN, PROVIDING LANDSCAPING IN OTHER AREAS AS REQUIRED, AND ADDITIONAL LANDSCAPING ON THE WEST PARKING BOUNDARY AND IN THE SE CORNER WITH A TOTAL AREA EQUIVALENT TO A 5' SETBACK AT ALL SIDES.