



Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522 (951) 826-5371 Fax: (951) 826-5981 www.Riversideca.gov

Variance Justification Form

PLEASE TYPE OR PRINT CLEARLY

Name: Adkan Engineers Name of Project: Tract 37593
(Person preparing application)

Address: 6879 Airport Drive Address: Intersection of Wood Road & Lurin Ave

City/State/Zip: Riverside, CA 92504 Riverside, CA Zip: 92508

Daytime Telephone: () 951-688-0241

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):

Please attach separate sheet(s) as necessary.

Request to reduce the twenty foot setback adjacent to property line for selected lots to 10' rear yard setback
and 5' side yard setback as allowed for all in tract setback minimums under the zoning code.

INSTRUCTIONS: 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 allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property? Explain in detail.
Yes. The planned residential regulations allow for smaller lot sizes as sizes are determined by density. Twenty foot property adjacent setbacks around the project site would further reduce the average lot sizes within the proposed planned residential development (PRD).
2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property, which do not apply generally to other property in the same zone or neighborhood? Explain in detail.
Yes. The project being proposed is a PRD that is designed with sub-standard lot sizes that comply with the PRD minimums. These lot sizes will hinder house sizes as well as reduce the average lot sizes within the proposed PRD.
3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located? Explain in detail.
No. This variance is only being requested to reduce structural setbacks and will not cause harm or be a detriment to the public welfare. The reduction is only fro perimeter setbacks and does not exceed standard minimums for in tract setbacks.
4. Will the granting of this request be contrary to the objectives of the General Plan?
Explain if the General Plan appears to affect the project or property in any way.
No. This variance is requesting a reduction in the adjacent property setback only. the setbacks will still meet in tract setback minimums.

Do not write below this line. Please use a separate sheet.