



Justification for Variance Request

Please answer the following questions fully in order to prove your case to the Board.

1. Explain the special circumstances or conditions that apply to the land, building, or use referred to in the application. The special circumstances cannot be self-imposed by the property owner.

We purchased this home in 1990, and the property is zoned under a PAD. We are subject to CC&Rs, which we have attached. The CC&Rs allow for several types of improvements, including landscaping. The trellis was built while there were still undeveloped lots in the PAD, and was subject to approval by the developer. As indicated previously, the trellis has been on this property since the 1990s. The current trellis is merely an improvement of the former trellis, once it started to decay. It is a property improvement appropriate under the CC&Rs that has been in existence for at least 25 years. We believe Section 30-3(C) applies in this instance.

As previously mentioned, our home is north-south facing on a corner lot, with the intersection of Terrace Road and Whitten Street on the northwest side of the property. The trellis is located on the northeast side, the ideal, and only, location on the property to grow grapes. It beautifies the property, and is only visible to persons passing the northeast side of the house.

2. State why the granting of this variance is necessary for the preservation and enjoyment of substantial property rights.

We have owned and occupied this home for over 30 years. We take great pride in our home, neighborhood, and community. In 2011, we built an addition to our home, and in 2015 went through substantial interior renovations inside the home. We care equally about our landscaping, and have seasonal flowers, mature trees, fruit trees, and in the backyard we have a garden with tomatoes, eggplants, herbs, lettuce, and a host of other vegetables. The grapes are complementary to this landscaping and our garden. Grapes, obviously, grow as vines, and a trellis is the ideal support system. The grapes also provide much needed shade in the summer time, and add to the overall ambiance of the property -- both indoor and outdoor.
