

Project Narrative

Variance Request: SR# 23-0655

5826 W. Monte Cristo Ave

Request Variance: Off Set and Coverage

We have been in our residence at 5826 W. Monte Cristo Ave, for over 33 years. Our neighbors to the west, 5834 W. Monte Cristo Ave, have been in their residence for over 47 years. We shared the cost of the block wall between our residences and even have a gate which gives access between our back yards.

Several years ago, my wife and I purchased our retirement motor home. Two years ago, we had the rubber roof serviced. Based upon the intense summer heat, we became concerned about the impact it would have on the roof. We made the decision to begin saving money to build a RV cover at the back of our property. It should be noted that we reside in SunBurst Farms on a half acre lot with horse privileges.

Over the past couple of years while on walks from 59th Ave to 51st Ave, from Paradise Lane to Tierra Buena, we noticed numerous covers being erected. A significant number of these covers sit on or near the property line. I had personally spoken with several of the owners who advised me that they had not obtained a building permit. Based upon our observations and

what we had been told by the property owners, we believed that a building permit was not necessary.

Prior to construction I met with our next-door neighbor to advise them of what we were going to do and see if they had any concerns with the project since it was going to be so close to the property line. They had no concerns or problem with it, see attached notarized statement.

The RV cover is “L” shaped and is located in the north west corner of our property. The one part of the cover is 40’ long and 12’ wide. This is a cover for the motor home. The other part of the cover is 25’ long and 12’ wide. A horse trailer with a fiberglass roof will be parked under this side. We have a pool in the backyard directly behind the house. On the east side of our property, we have a 24’ x 24’ Mare Motel which is made of metal and was built in 1991.

The RV cover is made of 4” x 4” metal poles anchored four feet in the ground in concrete. The “l” beams are heavy steel and the roof is also metal. This is one structure sharing a common center beam. Plastic trim and corner pieces are painted the same color as the trim on the residence. To ensure that rain water does not affect our neighbor’s property, we also had rain gutters installed.

Because of the pool fence, side yard and two RV gates, this is the only location that would accommodate the cover. Additionally, it is the only location that would allow us to back the horse trailer under the smaller portion of the cover.

This request is to approve and adjust the off-set distance of 2' feet between the cover and the property line wall as well as the amount of covered area.

This location and proximately to the property line is the only location that the cover could be installed. There are numerous covers and awnings in the area that have been erected without a building permit. No complaints have been filed against them so no enforcement action has been taken. If this variance is not approved, I would not enjoy the same privilege that others have enjoyed.