



APPLICATION FOR ZONE VARIANCE

City of La Habra Planning Department
110 East La Habra Blvd., La Habra Ca 90631
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only
ZV 21-02

APPLICANT

Property Owner(s) mailing address

Name Sara and Juan Ramon Hernandez

Address 1100 N. Hillside
La Habra, CA, 90631

Phone: Home (714) 360-3233

Work () _____

E-mail sdhpsyd@gmail.com

Person to be contacted other than the property owner

Name N/A

Address _____

Phone () _____

() _____

E-mail _____

Affiliation _____

INFORMATION

Address of Subject Property 1100 N. Hillside, La Habra, CA, 90631

Legal Description of Property Tract No. 2618 Lot No. 17 or Attached () _____

Assessors Parcel Number 017-261-43

Present Use Dwelling Present Zoning R-1B

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:

To permit the construction of a pool within the front setback, including to allow for a wall to exceed the 3 foot height limit within the front setback.

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF Orange

I, (We) Sara and Juan Ramon Hernandez, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of the Zone Variance and understand that this Zone Variance if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this Zone Variance.

SIGNED _____

SIGNED _____

Subscribed and sworn to (or affirmed) before me this _____ day of _____ 20 _____

— see attachment —

A notary public in and for said County and State
*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

REQUIRED FINDINGS

The law states that no Variances shall be granted which would have the affect of granting a special privilege not shared by other property owners in the same zone or vicinity. Answers to these findings are essential. In your explanation of the proposal in the spaces below or on an attached sheet, please respond to these findings.

- A. That there are exceptions or extraordinary circumstances or conditions applicable to the property involved or the intended use of the property that do not apply generally to the property or class of use in the same zone or vicinity.
- B. That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such area or vicinity in which the property is located
- C. That such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property owners in the same zone or vicinity.
- D. That the granting of such Variance will not adversely affect the Comprehensive General Plan.

EXPLANATION OF PROPOSAL

Please explain what exceptional or extraordinary circumstances or conditions apply to your property.

There is an exception to the property, where the particular zoning which applies to the lot, restricts upon being able to make use of the available yard space in the same manner as other lots in the area.

Granting the variance would not be detrimental to the public or any other property owners. The reason for the requested variance would not negatively impact the property values of surrounding homes. Rather, if the variance were granted, the improvements to the current property would retain, or even slightly improve, the value of homes to nearby property owners.

The variance is necessary for the applicant to have the opportunity to build and enjoy the use of a pool, which is possessed by many other property owners in the same vicinity.

The granting of the variance would not adversely affect the Comprehensive General Plan.

NOTICE

Approval of your plot plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested Conditional Use under a section of the City of La Habra Zoning Code.

FOR OFFICE USE ONLY:

Application and Fee Received By DAVID LOPEZ Date 4/8/21

Amount \$ _____

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 7th day of April, 21, by
Sara Hernandez, Juan Ramon Hernandez

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application For Zone Variance
City Of La Habra Planning Department

Document Date: April 7, 2021 # of Pages:

Signer(s) Other Than Named Above: