

NARRATIVE STATEMENT

Dear madam or Sir,

- a) *"There exist special circumstances or condition regarding the land or building referred to in the application, which do not apply to other properties in the zoning district"*

There are not existing circumstances applicable to my land or building, that make the circumstances of my property special or unique from any other properties around it. However, I would like to have the same privileges as other properties in my area. The property with address 463 N. Ismael Solorio Ct. (located north of my parcel) for instance does not have a perceivable special circumstance, but does have an approved variance for a setback reduction from the rear property line that allowed the construction of a pergola. Furthermore, in my neighborhood there are about 8 to 10 properties that have existing attached shade structures that are zero-lot-line or that encroach into the required setbacks.

- b) *"The above special circumstance or conditions are preexisting and are not created or self-imposed by the owner or applicant"*

Based on the statement above, existing circumstances (if any) are preexisting to my parcel and all the parcels in my area, and were not created or self-imposed.

- c) *"The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in this zoning district."*

Without the variance I can still improve the property with an even more aggressive setback reduction, since the proposed attached carport can be as close as 5 feet with a 1-hour fire rate. The only reason the variance will be requested is for aesthetic and functionality reasons.

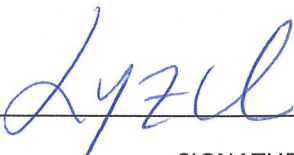
Aesthetics, because the proposed post elements and beams of the proposed structure will need to be plastered with stucco to achieve the 1-hour fire rate, and won't be pleasing to see, more of an eyesore. And functionally since, by allowing a 6-foot setback the proposed vertical elements will be out of an existing gate's radius swing.

- d) *"The authorizing of the variance will not materially detrimental to persons residing or working in the vicinity, to adjacent property, or the neighborhood or the public welfare"*

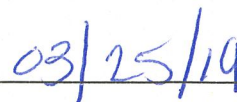
In no way, the proposed carport will have a detrimental effect to people, adjacent properties. Or neighbors. The proposed structure will meet all required building codes and zoning regulations (hence the seeking of this variance) therefore, will enhance the aesthetics in the neighborhood as well as preserve public safety and welfare.

The proposed carport will be design in a way be proportionally correct to the existing home and built with similar materials as the existing home.

Sincerely,



SIGNATURE



DATE

