

VARIANCE NARRATIVE

Dear Council members:

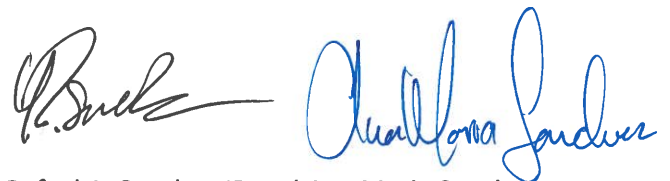
Rafael Andrew Sanchez JR and Ana Maria Sanchez, applicants, and property owners, request a variance from the 4 feet maximum fence height to allow a height of 6 feet along the street frontage. The site is located at 1960 Lopez St, in a multiple residence zoning district R-2. Parcel Number 776-20-332.

My wife and I have been residents of the City of San Luis since December 2020. We are requesting a variance of the property fence height to be raised to 6-feet. Due to the current back yard setback height of 3 feet 6 inches. Our property presents a very special circumstance that does not apply to others in the zoning district. In April 2021, prior to purchasing the property, Lot 182 and 280 were tied together. The lot tie made lot 280 the backyard and lot 182 the front yard; the setbacks were preexisting of the property. We purchased the property in June 2021 and in June 2023 I added block to the existing fence making it 5 foot 9 inches, exceeding the current requirements.

Over the years of living here several loose animals have jumped over our fence and attacked our dogs. Adjacent to our property there is a park / water basin. On multiple occasions teenagers have kicked balls and other items over the fence into our back yard and they jump the fence wall due to its short height. During one of these incidents, teenagers were playing in the street around 10:00pm when my wife heard someone in our back yard and our dogs started barking. She looked out of our room window and saw two people jumping our back fence. This is a safety concern due to my children, family and pets playing outside. This also concerns keeping our children and pets secure and inside our property. The increase of the 6-foot fence around the back side of the property is to deter other animals and people for accessing the property with our permission. The property has heavy foot and animal traffic. The increase in fence height would create a better barrier of safety to the foot and animal traffic the currently occurs on the backside of the single-family dwelling and increase our sense of safety and security. I have talked to both of my neighbors, and both agreed with the increase in height of the back fence. The variance is required to permit the height increase of the fencing that is located on the back set back.

Thank you for your consideration.

Respectfully submitted,



Rafael A. Sanchez JR and Ana Maria Sanchez