

March 20, 2025

City of San Luis
Department of Development Services
Community Planning

Re: Narrative Statement for 3780 E Santa Palmira St., San Luis, AZ. 85349, Minor Variance Request for Side Street Setback Reduction for visibility Triangle Property line.

This narrative statement is for A.P. N's 783-05-179 located at 3780 E Santa Palmira St., San Luis, AZ. 85349, lot 15 of Bienestar Estates 10 Townhome subdivision for a minor variance request for side street setback reduction from 10 ft. to 8 ft. on the visibility triangle property line; the request is within the 20% to be within the minor variance compliance. The construction of the townhome started and the setback on said property line was overlooked by all parties involved in the process of the construction of the townhome. If the minor variance requested is granted the existing townhome will be modified to meet the 8 ft. setback requirements and making the modification on the corner of the townhome to meet the proposed setback the townhome will be functional after the modification.

The following are the hardship criteria:

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

This lot being the only corner lot has a visibility triangle that reduces the backyard of the lot and creates this unique situation.

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

The construction of the townhome started and the setback on said property line was overlooked by all parties involved in the process of the construction of the townhome.

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."

The townhome won't be functional in the area that needs to be modified if the 10 ft. setback is enforced.

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

The approval of the variance will not be materially detrimental to people residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.

If you have any questions or need any further information don't hesitate to contact us.

Sincerely

Vega & Vega Engineering, P.L.C.



Vianey R. Vega, P.E.