

I am requesting a variance to reduce the required front yard setback from twenty (20) feet to eighteen (18) feet for a single-family residence on Lot 11 in Palencia Hills. This lot uniquely limits the buildable area and creates challenges for proper driveway alignment and safe vehicle access. The requested variance is necessary to allow proper placement of the home and to ensure that vehicles, including larger trucks and SUVs, can safely enter and exit the property given the turning radius required by the curve. Granting this minimal two-foot reduction will not be materially detrimental to adjacent properties, the neighborhood, or the public welfare, as it will not impact safety, visibility, or the overall character of Palencia Hills.