

JUSTIFICATION LETTER

VARIANCE

THIS LETTER IS TO JUSTIFY THE NEED FOR A VARIANCE AT 220 S. JONES BLVD. THE VARIANCE IS TO ALLOW A COMERCIAL BUILDING TO BE LOCATED 73' FROM THE REAR PROPERTY LINE WHERE 97 FT. IS REQUIRED., AND 13 FT. IN THE FRONT WHERE 20 FT. IS REQUIRED. THE 73 FT. IN THE REAR IS THE MINIMUM DISTANCE NEEDED TO PROVIDE THE 8FT. LANDSCAPE BUFFER, TWO 18FT. PARKING STALL LENGTHS, AND A 24FT. BACK OUT TURN AROUND AREA FROM THE PARKING STALLS

R-1 RESIDENCES ARE LOCATED ON THE REAR PROPERTY LINE OR EAST SIDE. THE SUBJECT PROPERTY IS 122' FT. DEEP, IF THIS PROPERTY WERE TO COMPLY TO THE REQUIRED REAR YARD SETBACK AND A 20FT. FRONT YARD SETBACK WAS COMPLIED WITH THE BUILDING ON THIS PROPERTY COULD ONLY BE 5' WIDE. THIS IS ONE OF THE LAST PROPERTIES IN THE SUBJECT AREA BEING CONVERTED TO PR ZONING. THIS REQUEST IS IN LINE WITH ALL THE OTHER ADJACENT PROPERTIES LOCATED ON THIS STRETCH OF JONES BLVD.

FOR THESE REASONS WE ARE ASKING FOR APPROVAL OF OUR PROJECT AS WE FEEL IT WILL GREATLY INHANCE THE AREA.

SINCERELY

GREG WILDE
OWNER REPRESENTATIVE

RECEIVED
OCT 09 2008

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11/06/08 PC
REVISED