

## Narrative

The subject property ("Property") has an unnumbered The Esplanade South address, and is identified as parcel identification numbers 0176110014 and 0176110015, located at the north corner of the intersection of Alhambra Road and Castile Street. The Property is 0.3 +/- acres, is zoned Residential Single Family 2 ("RSF-2") and has a Future Land Use designation of Low Density Residential ("LDR"). The property owner will combine the two (2) parcels into one (1) at the time of construction plan submittal.

The variance request is vary the front yard standard provided in Section 86-81(i)(1)(a). The Property is an abnormality – it has three front yards, along Alhambra Road, Castile Street and the Esplanade South access easement. Additionally, a potable water main line runs through the front yard facing Castile Street. The owner of the Property desires to build a pool cage in what would traditionally be considered the rear yard of the property, which is the property's front yard along Alhambra Road. The requested variance is to establish a new front yard standard for the yard facing Alhambra Road, reducing the front yard from 20 feet minimum to 10.4 feet minimum for the pool cage.

The applicant also requests that the variance, if approved, be approved for 365 days instead of 180 days due to pool contractor delays. Per Section 86-46(b), the Planning Commission may grant a variance for up to 365 days.

