

Dear Director of Planning and Planning and Zoning Commission,

I respectfully request approval of a 3-foot rear yard setback variance for my property in the R-3 zoned district. This request is based on the unique physical limitations of the lot and the need for minimal dimensional relief to allow reasonable residential use.

Key points for your consideration:

- The property is a **legally existing undersized lot** measuring 8,400 square feet, approximately **20% below** the 10,500 square foot minimum required by Section 704.1.
- The shallow depth of the lot creates a **restricted buildable envelope**, resulting in a practical difficulty when designing a modest, functional single-family home comparable to others in the district.
- The property is located within a **City-designated Historic Preservation District**. Under Section 401.3, development must comply with both the Zoning Ordinance and the Historic Preservation Ordinance.
- The project involves substantial rehabilitation of an existing 2008 home that has experienced deterioration and is currently down to the studs. The proposed addition allows the home to be restored to functional, modern living standards while improving the appearance and condition of the property.
- **Special care will be taken to protect the existing protected live oak tree** during construction. Measures will be implemented to avoid disturbance within the critical root zone and to support the tree's long-term health as part of the site design.
- The request **does not increase density, building height, or lot coverage**, and the home will remain a permitted single-family residence.
- The hardship is due to the **pre-existing dimensions of the lot**, not the result of any action by the property owner.
- This minor adjustment will be **in harmony with the intent of the ordinance**, will not adversely affect neighboring properties, and will allow reasonable residential use of an undersized historic lot while preserving both the structure's character and important natural features.

Thank you for your time and consideration.

Sincerely,
William Raines