

SILVERLEAF MOTORS

City of Lake Elsinore

Subject: Variance No. 2017-03

Damaris Abraham, senior planner

Dear Damaris,

Answer to Special Circumstances:

The subject property is three left over fragments of property from a single family residential housing tract a realignment of Auto Center Drive and Mill Street. Because of its shallow depth the property is long and very narrow. It is however zoned for commercial use and designated to be an Automobile Dealership. It is a legal lot but with the current setbacks would make it impossible to build. A granting of a variance would not be available to other lots in this zoning as all other lots have subtable depths for setbacks, meaning they have the space to provide the required street and rear setbacks. This would not create a precedent as all other lots in this area have deeper lot depths.

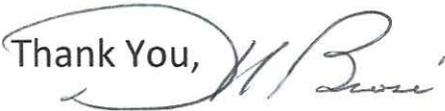
Answer to Special Privilege:

Because of the limited depth of the lot , granting a variance would only be available to such a lot, or lots that cannot meet the minimum front or rear setbacks, so all other lots that are deep

would not require a variance in order to build a structure. It would only be a privilege if standard depth lots requested a variance and were granted one when having the necessary depth to meet the front and back minimum setbacks. Upon a visual inspection of the Auto Zone their are no other constricted properties that would need this variance.

Community Response's:

The community is in total agreement with the project because it will provide security from Auto Center Drive, Lighting at the rear of the project ,Landscaping at their rear property and on the rear wall of the building, New rear yard fencing for neighbor's adjacent and an overall Wonderful Neighborhood enhancement. New sidewalk curb and gutter and paving at Auto Center Drive.

Thank You, 

Danny Brose'

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