

77748 Cottonwood Cove, Indian Wells CA

The purpose of this application is to consider a variance from the terms of the zoning code because of special circumstances applicable to the property.

- (1) The strict application of this Zoning Code deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings.

I believe there are privileges enjoyed by other properties in the area, straight across the street there are two homes with setbacks of 22' (photos included), we also have a very strange curve in the road in front of our home without this we would not need the variance (photos included).

- (2) The granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

This golf cart garage will improve values of the homes around the neighborhood and the design of the home as far as architecturally. We are adding some design features that were missed on the build.

- (3) The granting of the Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and same zoning classification.

I believe that the road in front of the home deprives this property of privileges enjoyed by others and puts limitations on it that others do not have.

- (4) The granting of the Variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

This golf cart garage is authorized in the zoning regulation.