

# Variance Request - March 19, 2025

Property:

1721 Highland Drive W  
Lot 63, Highland Terrace Mobile Home Park

Owner/Applicant:

Chourongi Investments LLC  
Mohammad J Rahman, Builder

Manager is submitting a Unified Development Code Application for a variance request on the lot noted above in the Highland Terrace Mobile Home Park. The specific variances requested are as follows:

1. Reduce Front Yard Setback to 25' in lieu of the 35' allowed under SF-36 regulations.
2. Decrease minimum dwelling size to 2000sf in lieu of the 2400sf minimum allowed under SF-36 regulations.
3. Increase the maximum main building lot coverage to 35% in lieu of the 30% allowed under SF-36 regulations.
4. Increase the maximum lot coverage to 55% in lieu of the 50% allowed under Sf-36 regulations.

The regulations demanded in the SF-36 Ordinance are intended for "large parcels of land used for agriculture and single-family residential homes" on lots of 36,000sf and larger. Lot 63 is only approximately 8106sf and is burdened with a severe hardship when forced to comply with those regulations.

Approval of this variance will go a long way to alleviate the hardships imposed by these four regulations.

Please note that City Council has previously approved granting these four variances of more than seventeen Highland Terrace properties.

Respectfully,

/s/Mohammad J Rahman\*/  
Hera Builders Inc.