

Re: Request for determination of non-conformity

Ma'am/Sir,

I would like to receive an administrative determination for the property at 13310 Ravine Dr. West in Black Forest (parcel [5208207006](#)). The property has been subdivided but is currently Zoned as RR-5, this means the lot is well below the 5 acre minimum making the typical RR-5 setbacks very restrictive. I would like to use the property for the principal use of an Agricultural building but with setbacks of 25 feet it would be very difficult to fit any reasonable building (approximately 900 sq. feet; dimensions of about 30x30 feet depending on site survey) in the build zone due to slope, vegetation and irregular shape of the 0.25 acre plot. The plot has a gradual slope on the North side of the property that increases in grade as you travel along the frontage to the south line of the property. Just to the south of the property the adjacent lot is a very severe grade/washed out lot that is currently vacant and will probably remain so for the foreseeable future due to architectural limitations. The back of the property has a ravine/season creek easement that will ensure a low density to the West. As you move to the back of the property the slope will require more grade and intervention which is why some relief from the front offset would be helpful less retention and grading to the West will be required as the front offset is reduced to 20 feet. The lot to the North is very small and undeveloped, it would probably only be utilized for a very small residence but with my requested determination the neighborhood would definitely maintain the character that was intended for the area. I would like to ask for relief from the side and back offset to 10 feet while maintaining a front offset of 20 feet; as well as maintaining the primary use of the property to be an **agricultural building for storage of equipment, agricultural supplies and tools**. In summary below are the primary points of my request:

1. Use the RR-5 Principal use of an Agricultural Building
2. Reduce the side and rear lot offsets to 10 feet
3. (optionally) Not required but it would provide flexibility, allow a front offset of 20 feet (vs. the mandated 25ft) from the property line

Thank you for your time and have a great day.

Best,
Abelardo Arango
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