

Exhibit 6

We are filing a Zoning Adjustment application for a site located at **9002 W Monroe St. Peoria, AZ 85345**. We are requesting to reduce the rear setback to 16'6" on the eastern lot APN: 142-39-050, per City of Peoria Zoning Ordinance Section 21-431 a 30' rear setback is required. We are requesting to reduce the rear setback to 12'6" on the western lot APN: 142-39-051, per City of Peoria Zoning Ordinance Section 21-431 a 30' rear setback is required.

The parcel is zoned RMH-1, and a single family residence is permitted. I am the current owner and bought this property in 2022, as it is. It is a small infill lot, with potential to develop a new single family home and raise the value of the property and the neighborhood. With this improvement we want to obtain the best value for the lot and the neighborhood homes, where there are already some single family residences on adjacent lots with the same zoning.

This setback reduction is required to be able to build this new single family home, per plans presented to the residential building department for permitting, and is necessary to obtain the most value and upbring the curb appeal of the neighborhood, consequently bringing up the value of the neighboring houses.

This lot was bought by us in 2022 as it currently is, therefore we are not self imposing this hardship, and the approval of the setback reduction will not be detrimental to the neighbors, nor will we be obtaining special privileges because there are already other single family residences in the neighborhood with the same zoning. This will not interfere with other properties with the same zoning district at this neighborhood. We believe that we will be helping the rest of the parcels by upbringing their value with our development.

This single family residence will be built up to code, and all the necessary permits will be obtained.

Sincerely,

Cristian Botiller
Owner

Exhibit 6

JUSTIFICATION OF VARIANCE REQUEST QUESTIONNAIRE

DIRECTIONS: The following variance questionnaire must be answered prior to the acceptance of the application. Please type or print your responses in black ink and attach additional sheets as necessary. A variance cannot be granted by the Board of Adjustment unless evidence is presented that satisfies the conditions below.

1. Describe the unique conditions and circumstances (including size, shape, topography, locations or surroundings) which are peculiar to the land, structure or building which are not applicable to other lands, structures, or buildings in the same zoning district in other locations.

These two infill lot are small, the west lot has 5,265 square feet, it's 50 feet wide by 104 feet long; the east lot has 6,435 square feet, and it's 59.99 feet wide by 104 feet long. They are both RMH-1, and R1-8 zoning is permitted. Developing a single family residence will required a reduction on the rear setback to fit a medium size home.

2. Describe how the provisions of the zoning ordinance deprive you of development rights commonly enjoyed by other properties in the same zoning district.

The small size of the lots limits the space to build a new single family home

3. Describe how the alleged hardships caused by the literal interpretation of the provisions of the zoning ordinance include more than personal inconvenience and financial hardship and that the alleged hardships were not created or self-imposed by the property owner.

The lots were bought as is by the current owner this year, this was not self-imposed and the proposed development will not create any financial hardship to the neighbors

4. Describe why granting the requested variance will not result in any special privileges that are denied by the zoning ordinance to others owning lands, structures or buildings in the same zoning district.

Granting this variance won't result in any special privileges, the zoning allows for a single family residence to be built, and taking the maximum potential out of the land will, on the other hand, benefit the neighborhood and bring value to the adjacent properties.

5. Indicate why granting the variance will not interfere with or injure the rights of other properties in the same zoning district.

Granting of the variance will not interfere or injure the rights of the other properties, no alteration to the lots will be done, and the development will bring a lot of value, enhancement, and curb appeal, to the neighborhood and to the neighboring properties.