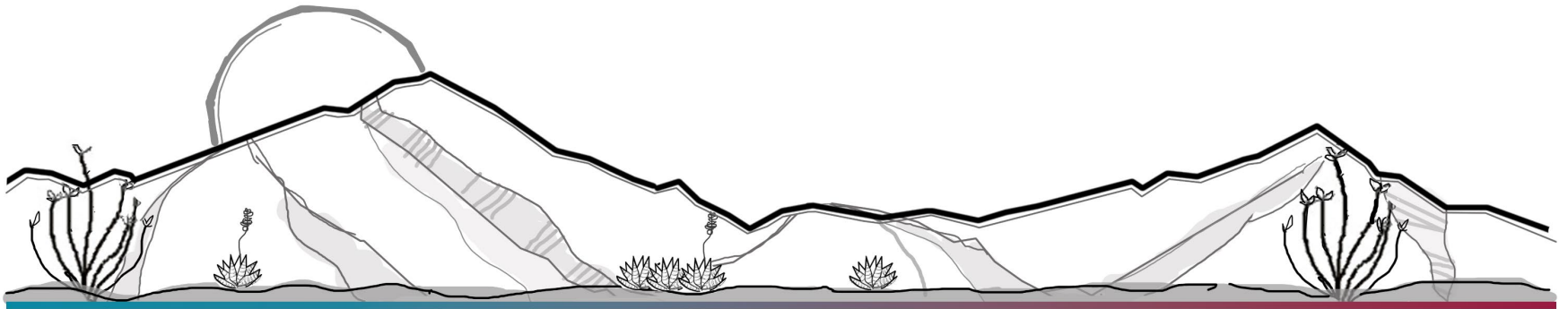


VAR 23-02 (TEP Wall)

Variance application to exceed the permitted height of wall/fence on a rural-zoned property

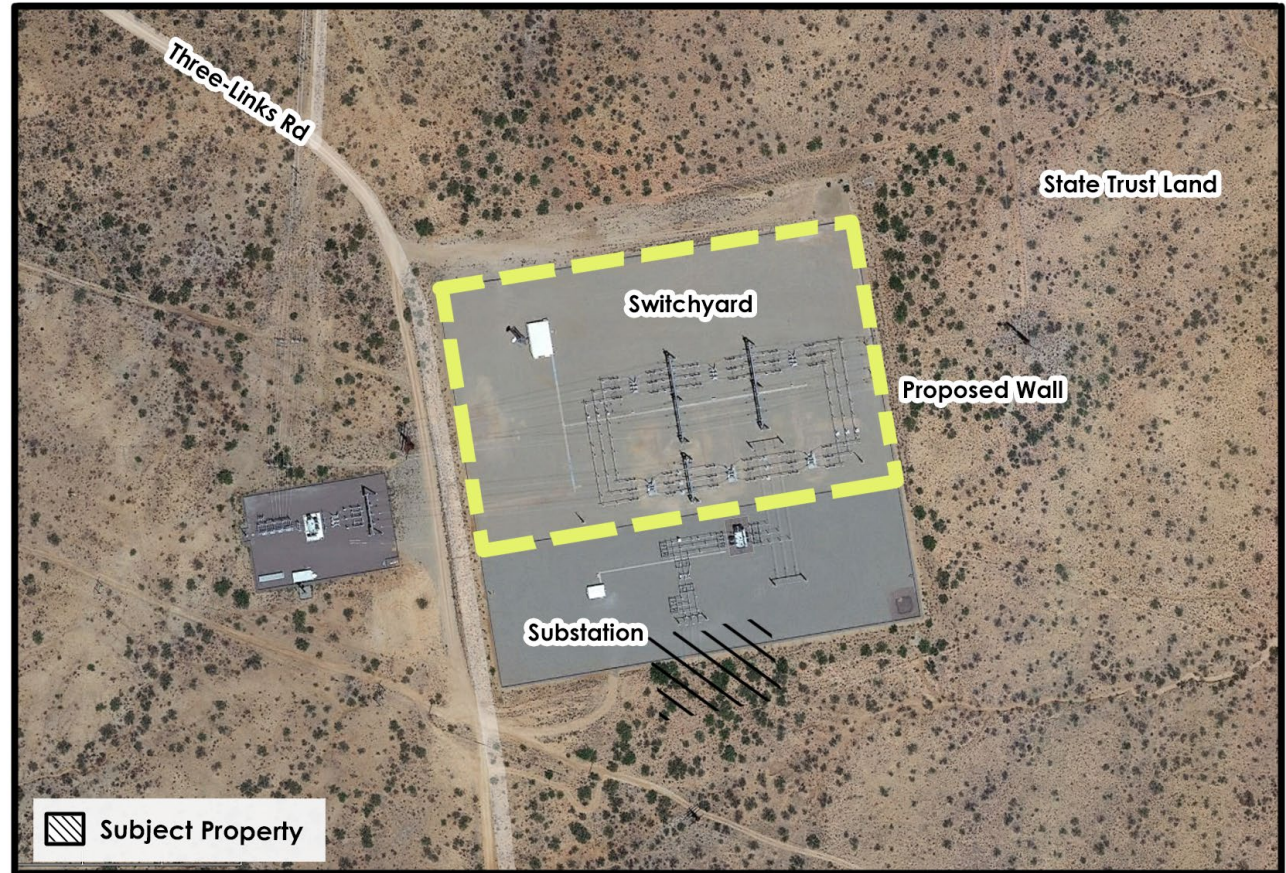
Board of Adjustment

May 3, 2023



Variance Request

- Exceed the height allowance for a wall/fence in Rural Zoning.
- 8' tall permitted, 12' tall requested



Site Enlargement
VAR 23-02 TEP Wall

N.T.S

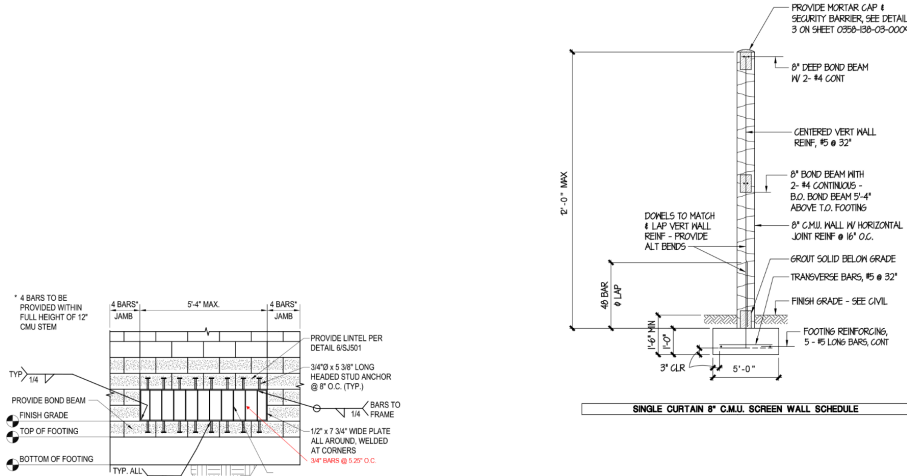


DEVELOPMENT SERVICES

- Location:
2633 East
Three-Links
Road Benson,
AZ (Existing
Switchyard
and
substation)
- Applicant:
Chris Ortiz y
Pino (TEP)



Wall and Gate Elevations



SECURITY BARS AT DRAINAGE OPENING - TYPE I

SCALE: NTS

1

C.M.U. SCREEN WALL - SINGLE CURTAIN

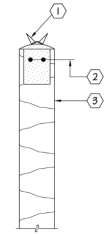
SCALE: 1/2" = 1'-0"

2012555

2

KEYNOTES

- 1) STAINLESS STEEL CONTINUOUS 30 SECURITY BARRIER ULTRA BARRIER OR APPROVED EQUAL. REFER TO NOTES FOR SPECIFICATIONS.
- 2) 8" MIN DEEP BOND BEAM, SEE SITE WALL SECTION
- 3) NEW C.M.U. SCREEN WALL

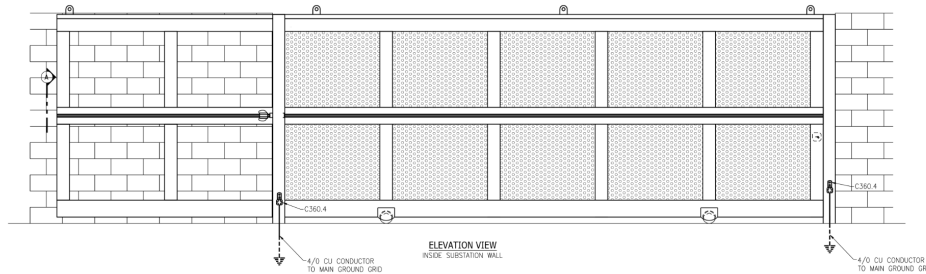


SECTION

ULTRA BARRIER SECURITY CAP

NO SCALE

3



G14 MANUAL ROLLING GATE GROUNDING DETAIL

SCALE: NTS

DEVELOPMENT SERVICES

There are 8 factors used to evaluate all variance proposals. As submitted, the application:

Complies: 7 factors

- Unnecessary hardship created by zoning
- Not self-created
- Minimum degree of relief
- Permitted use
- No adverse impacts to surrounding property
- General harmony with zoning regs
- No violation of state or federal law

Does not comply: 1 factor

- Peculiar site conditions



DEVELOPMENT SERVICES



Factors in Favor of Request

1. This variance request is consistent seven of the eight criteria used by staff to help determine the suitability of a given variance request.
2. Based on a recent TEP assessment, the Winchester Substation meets the threshold for CIP standards for physical security CIP-014 which identifies transmission facilities that if rendered inoperable or damaged as a result of a physical attack of sabotage could result in widespread instability, uncontrolled separation, or cascading within an interconnection.



Factors Against Approving the Request

1. The hardship did not arise from a physical condition that is unusual or peculiar to the property (factor 2, section 2101.02).



Applicant Presentation/Discussion



Recommendation & Sample Motion

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **Approval** of the Variance as requested.

Sample Motion: Mr. Chairman, I move to approve Docket VAR 23-02 (TEP Wall), at the Winchester Switchyard located at 2633 East Three-Links Road, granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.

