

VAR 23-08 (Comanche Setback)

Setback Variance

Board of Adjustment
November 29, 2023



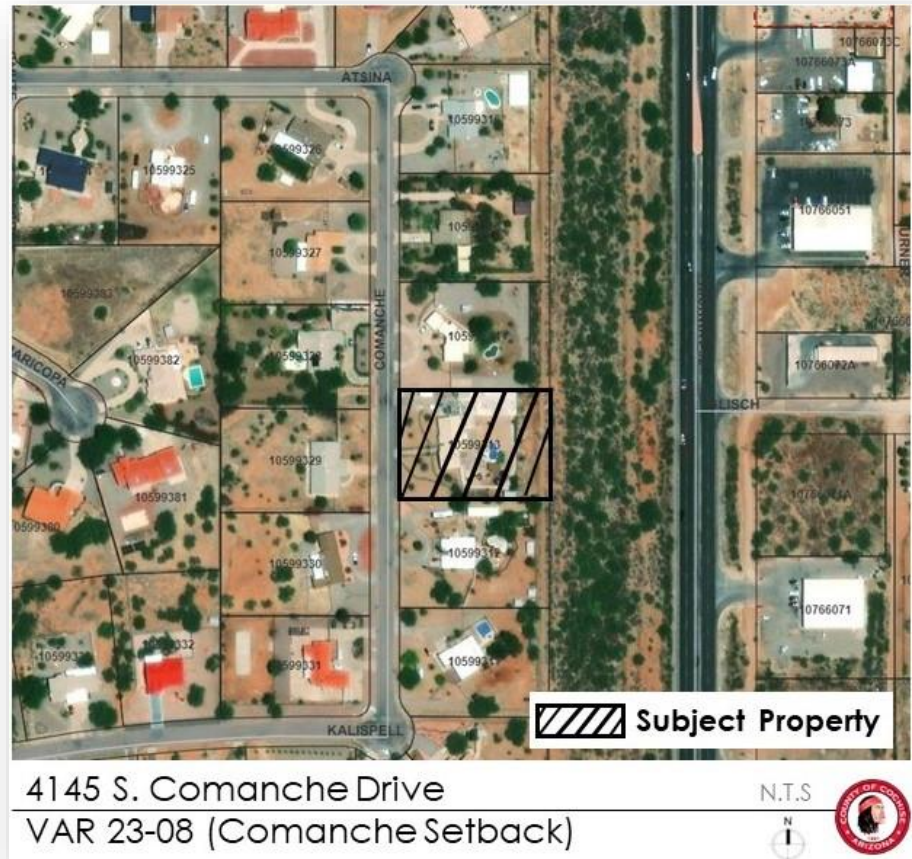
DEVELOPMENT SERVICES

- Location:
4145 S Comanche Drive
- Applicant
John Aaron Kerr

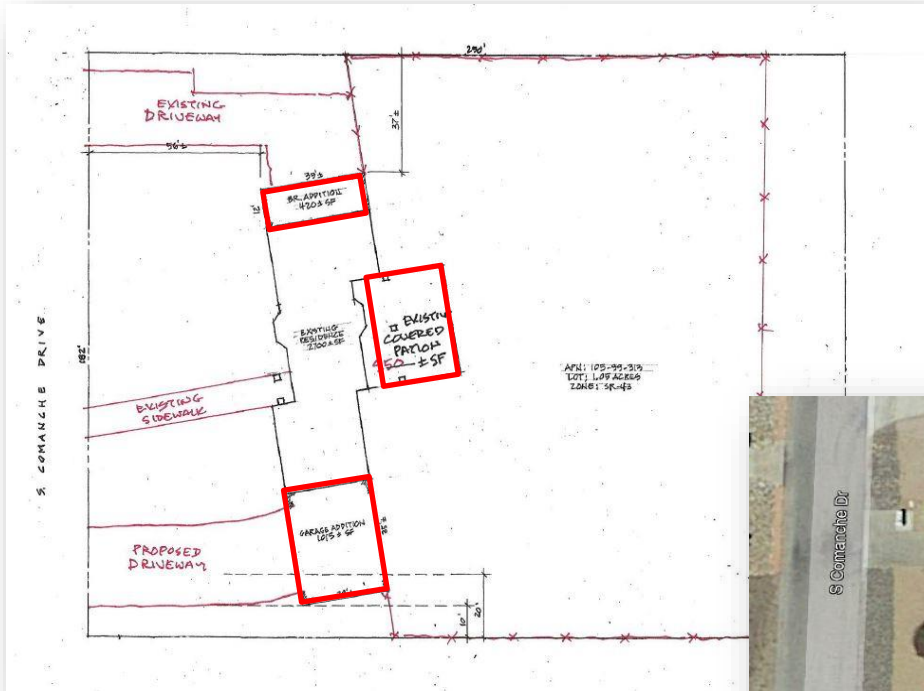


DEVELOPMENT SERVICES

- Reduce minimum 20' setback to 10' for a residential addition
- 10' reduction along south property line
- 1015 SF attached garage



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



8 factors used to evaluate all variance proposals

Complies with 5 factors

- Minimum to afford relief
- Permitted use
- No adverse impact to surrounding properties
- General harmony with zoning regulations
- No violation of state or federal law

Does not comply or partially complies with 3 factors

- Unnecessary hardship created by zoning regulations
- Peculiar site conditions
- Not self-created



Factors in Favor

1. This variance request is consistent with 5 of the 8 criteria used to determine the suitability of variance.
2. The case planner did not receive opposition from property owners within 300'.

Factors Against

1. This variance request is not consistent with 3 of the 8 criteria used to determine the suitability of a variance.

Applicant Presentation/Discussion



Recommendation & Sample Motion

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

Sample Motion: Mr. Chairman, I move to approve Docket VAR 23-08, located at 4145 S. Comanche Drive, Sierra Vista, AZ (APN 105-99-313), granting the Variance as requested by the Applicant, the Factors in Favor of approval constituting the Findings of Fact.



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