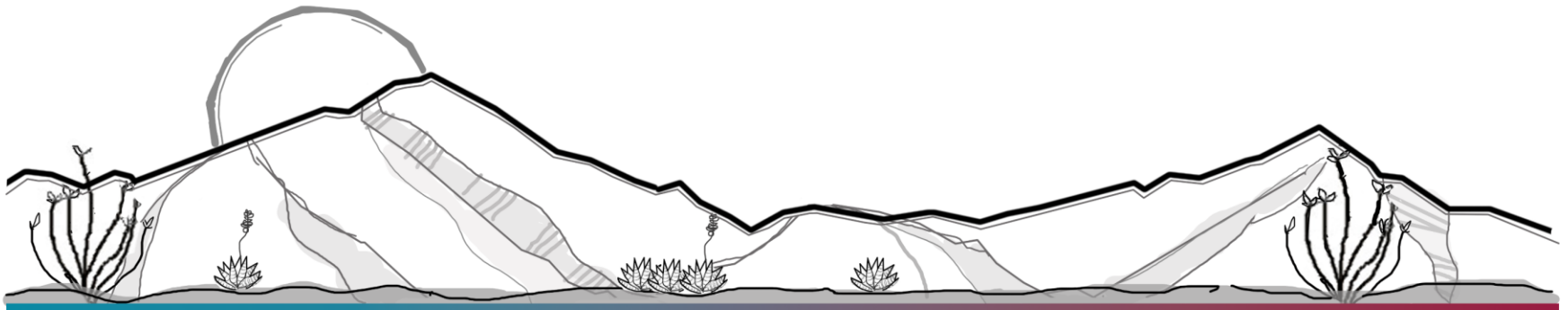


## VAR 24-01 (Apache Setback)

Board of Adjustment  
February 28, 2024



# DEVELOPMENT SERVICES

- CJ Abraham
- 402 E Apache Street
- APN 106-39-117
- MH-72
- 360 square-foot detached carport



# DEVELOPMENT SERVICES

- Reduce front setback 7.5' to 3'
- Reduce side setback 5' to 0'

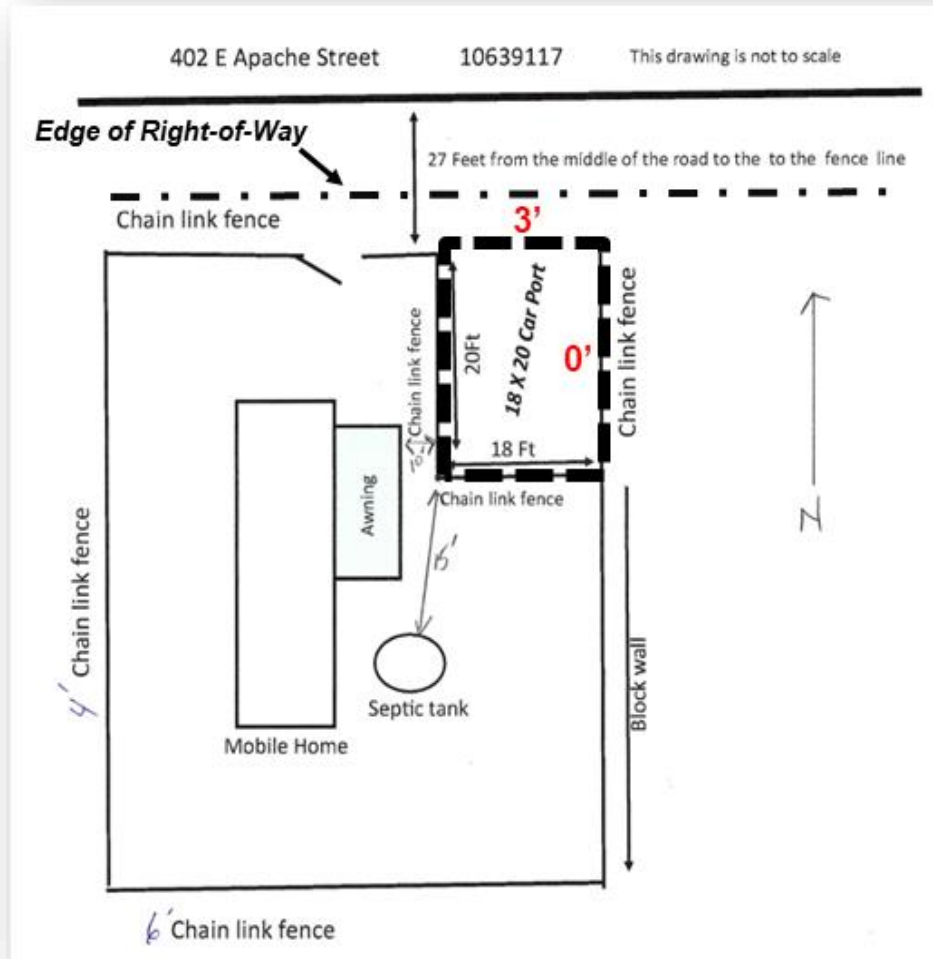


402 E. Apache Street  
VAR 24-01 (Apache Setback)

N.T.S.



## Site Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



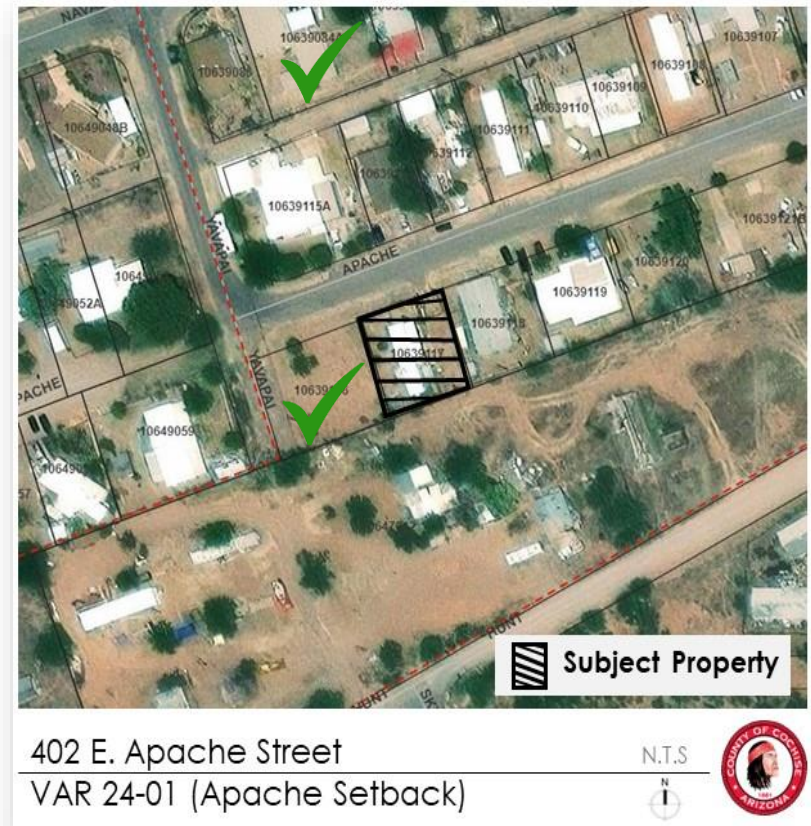
## 8 Factors to Evaluate Variances

- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impact to surrounding properties
- General harmony with zoning regulations
- No violation of state or federal law



# DEVELOPMENT SERVICES

- 9-12 February 2024
  - Legal ad
  - Posting
  - Notices
- 2 favorable responses



## Factors in Favor

1. Complies/Partially Complies with 7 of 8 criteria (peculiar site conditions; not self-imposed; minimum degree of relief; allows permitted use; no adverse impacts; general zoning harmony; does not violate state/federal law).
2. No opposition from property owners within 300'.

## Factors Against

1. Does not comply with 1 of 8 criteria (hardship created by zoning regulations).



## Applicant Presentation/Discussion



402 E. Apache Street  
VAR 24-01 (Apache Setback)

N.T.S



## Recommendation & Sample Motion

Based on the Factors in Favor of Approval as Findings of Fact, Staff recommends **approval** of the Variance with the following conditions:

1. Variance applies to proposed carport and not to enclosed accessory structures or principal structures.
2. Applicant will incorporate design features to mitigate water runoff onto adjacent properties.

*Sample Motion: Mr. Chairman, I move to approve Docket VAR24-01 with conditions recommended by staff, for property located at 402 E. Apache Street, Huachuca City, AZ (APN 106-39-117), granting the Variance as requested by the applicant, the Factors in Favor of approval constituting the Findings of Fact.*



## VAR 24-01 (Apache Setback)

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