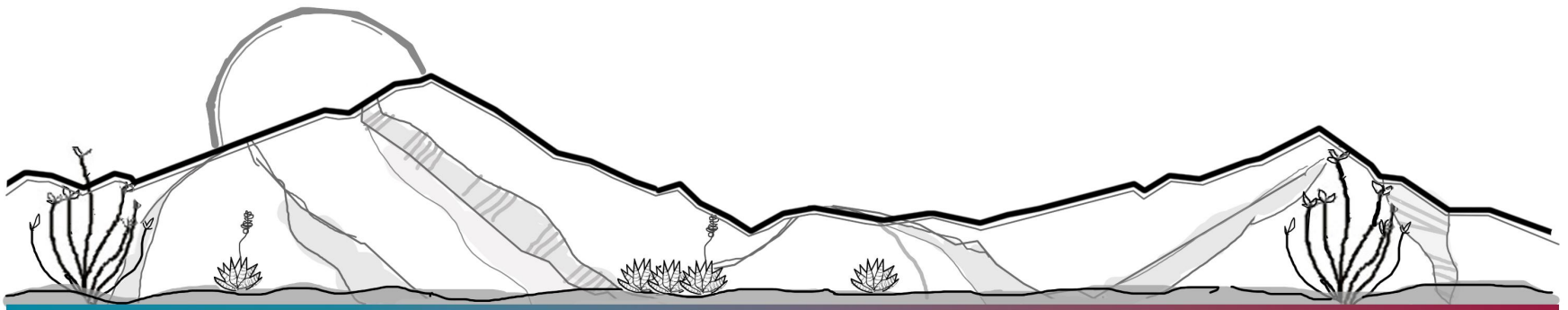


**VAR 24-02
(Gardner Setback)**

Board of Adjustment

June 26, 2024



DEVELOPMENT SERVICES

- Applicant: Mary Parker
- Location: 4153 E. Gardner Road
APN 107-66-053B
- Current Zoning: General Business (GB)
- Variance Request
 - Reduce side yard setback along east property line from 40' to 1'
 - Reduce front yard setback from 20' to 1'

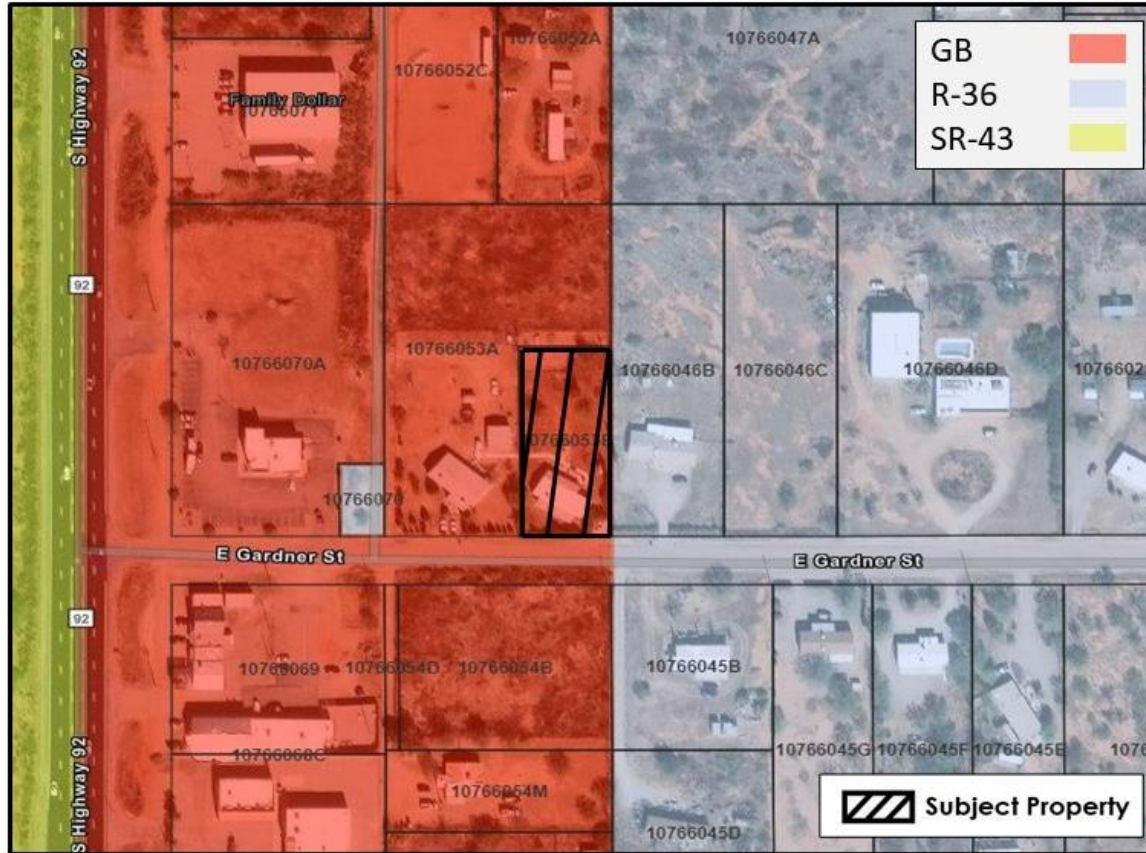


Vicinity Map



DEVELOPMENT SERVICES

Property Location and Zoning

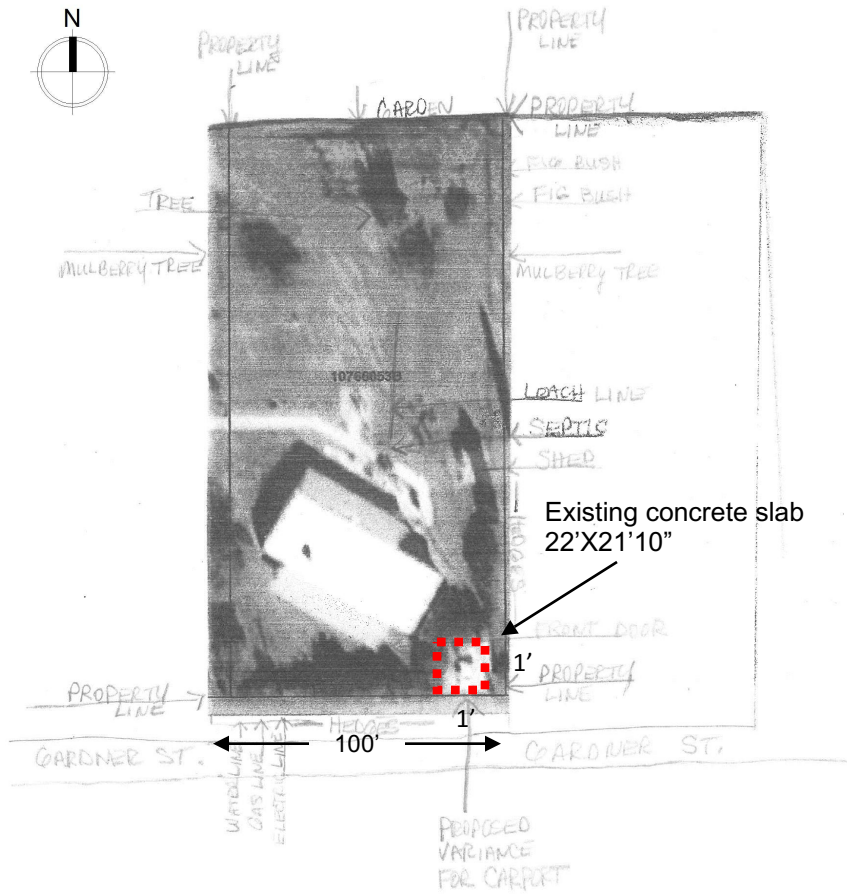


VAR24-02 (Gardner Setback)
4153 E. Gardner St (APN 107-66- 053B)

N.T.S



Site Plan



4153 E. GARDNER ST.
100 FT. X 234 FT.



Proposed carport
(20'X20'X10')



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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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



Public Notice

14-29 May

Legal ad

Posting

Notices



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Factors in Favor

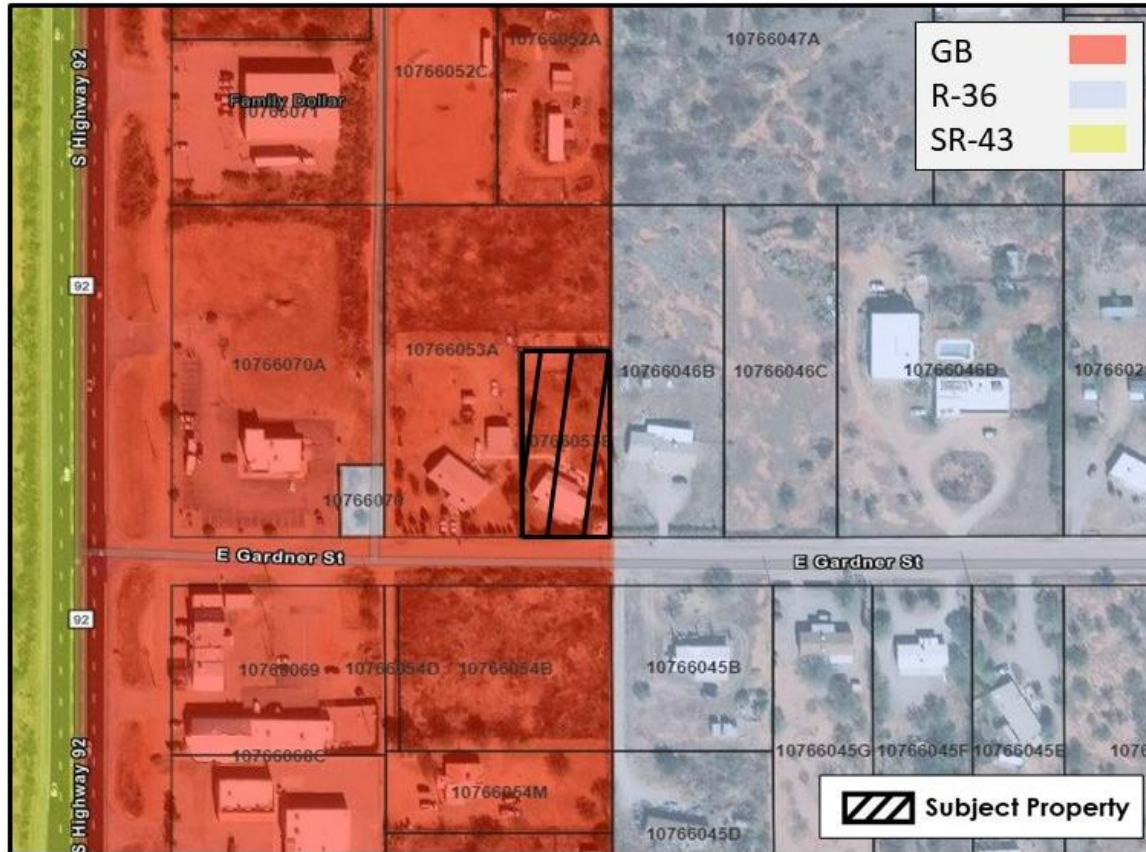
1. Complies or partially complies with all criteria.
2. No opposition from property owners within 300'.

Factors Against

None identified



Applicant Presentation/Discussion



VAR24-02 (Gardner Setback)
4153 E. Gardner St (APN 107-66-053B)

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:

Variance applies to proposed carport and not to enclosed accessory structures or principal structures.

Applicant will incorporate design features to mitigate water runoff onto adjacent properties.

Sample Motion: Mr. Chairman, I move to approve Docket VAR24-02 with conditions recommended by staff, granting the Variance as requested for property located at 4153 E. Gardner Street (APN 107-66-053B), the Factors in Favor of approval constituting the Findings of Fact.



**VAR 24-02
(Gardner Setback)**

Board of Adjustment

June 26, 2024

