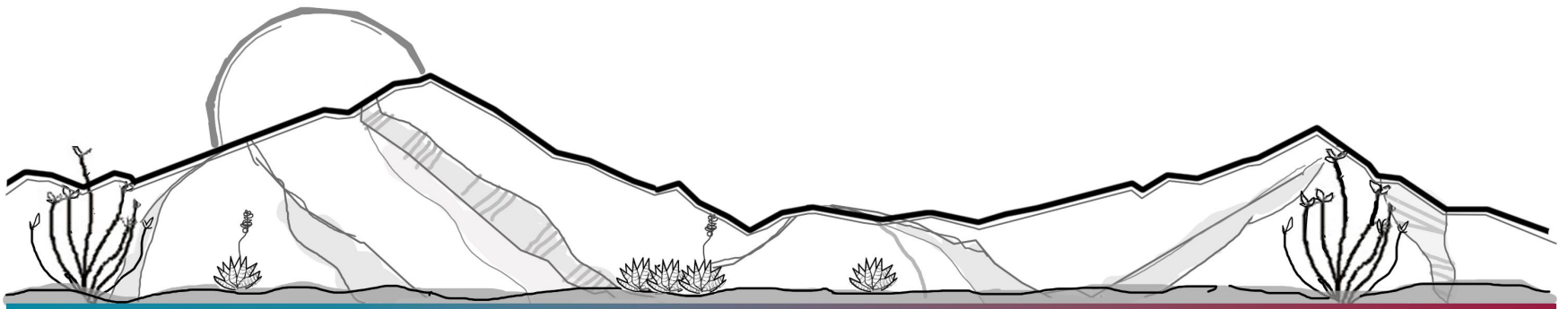


## VAR 24-03 (Pinto Setback)

Board of Adjustment

June 26, 2024



# DEVELOPMENT SERVICES

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Applicant: Stephen Insalaco

Location: 3280 W. Pinto Place  
APN 124-03-186

Current Zoning: R-36

## Variance Request

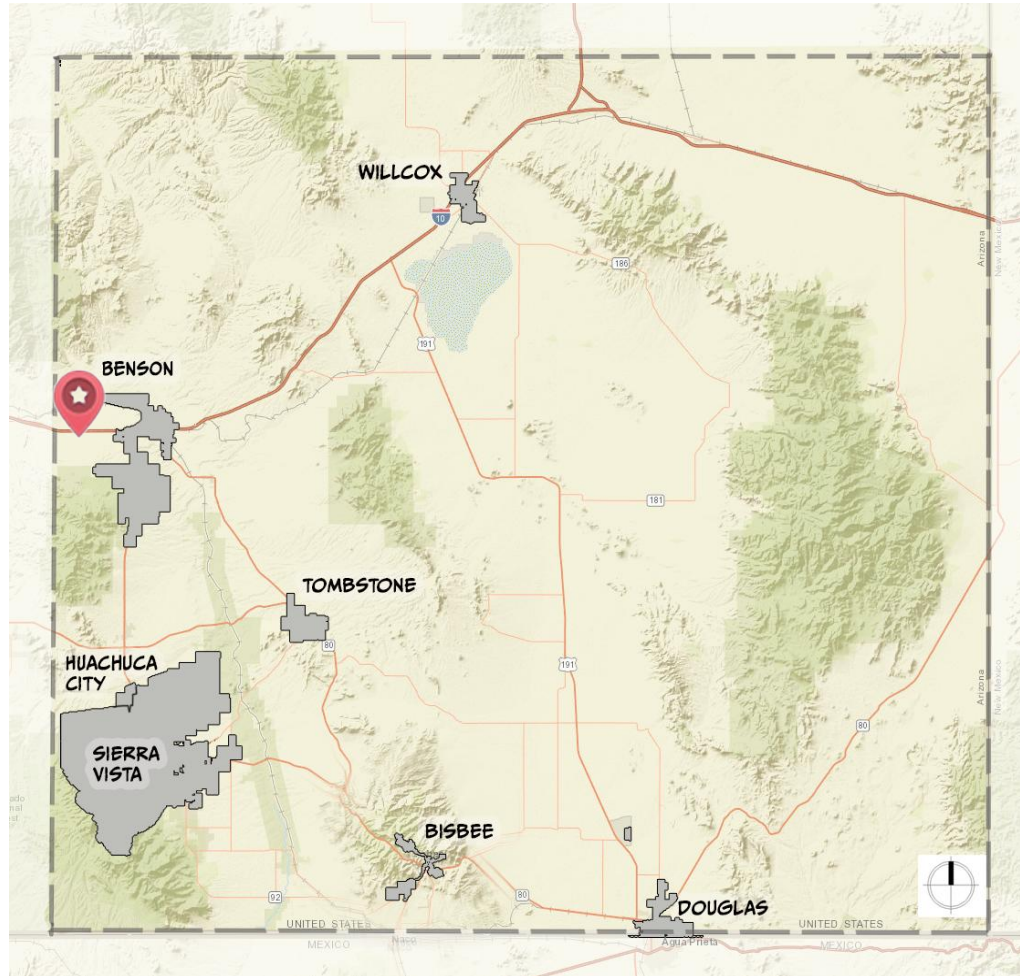
Reduce side yard setback along west property line

10' to 5' for 120 SF shed

20' to 10' for 320 SF storage container



## Vicinity Map



# DEVELOPMENT SERVICES

## Property Location and Zoning



VAR24-03 (Pinto Setback)  
3280 W. Pinto Place (APN 124-03-186)

N.T.S





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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

29-30 May

Legal ad

Posting

Notices



# DEVELOPMENT SERVICES



## Factors in Favor

1. Complies or partially complies with 5 criteria (minimum to afford relief; permitted use; adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Support from property owners within 300', including adjacent property owners

## Factors Against

1. Does not comply with 3 criteria (unnecessary hardship; peculiar site conditions; not self-created)
2. Opposition from property owners within 300'



## Applicant Presentation/Discussion



VAR24-03 (Pinto Setback)  
3280 W. Pinto Place (APN 124-03-186)

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:

- The applicant shall offset potential visual impacts of structures closer than 20' to the west property line with a combination of a fence or wall and vegetation.

*Sample Motion: Mr. Chairman, I move to approve Docket VAR24-03 with conditions recommended by staff, granting the Variance as requested for property located at 3280 W. Pinto Place (APN 124-03-0186), the Factors in Favor of approval constituting the Findings of Fact.*



## VAR 24-03 (Pinto Setback)

Board of Adjustment

June 26, 2024

