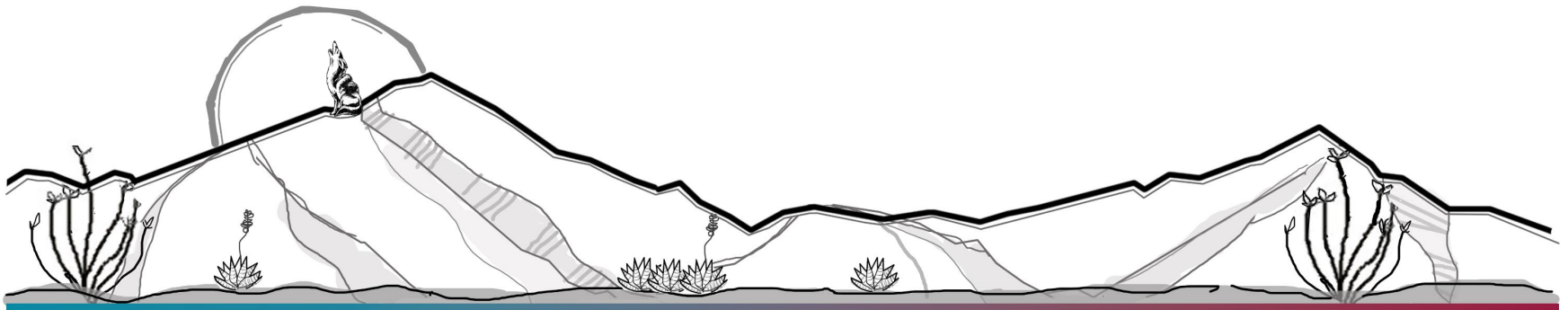


# VAR25-01 (Papago Trail Setback)

Board of Adjustment  
March 25, 2025



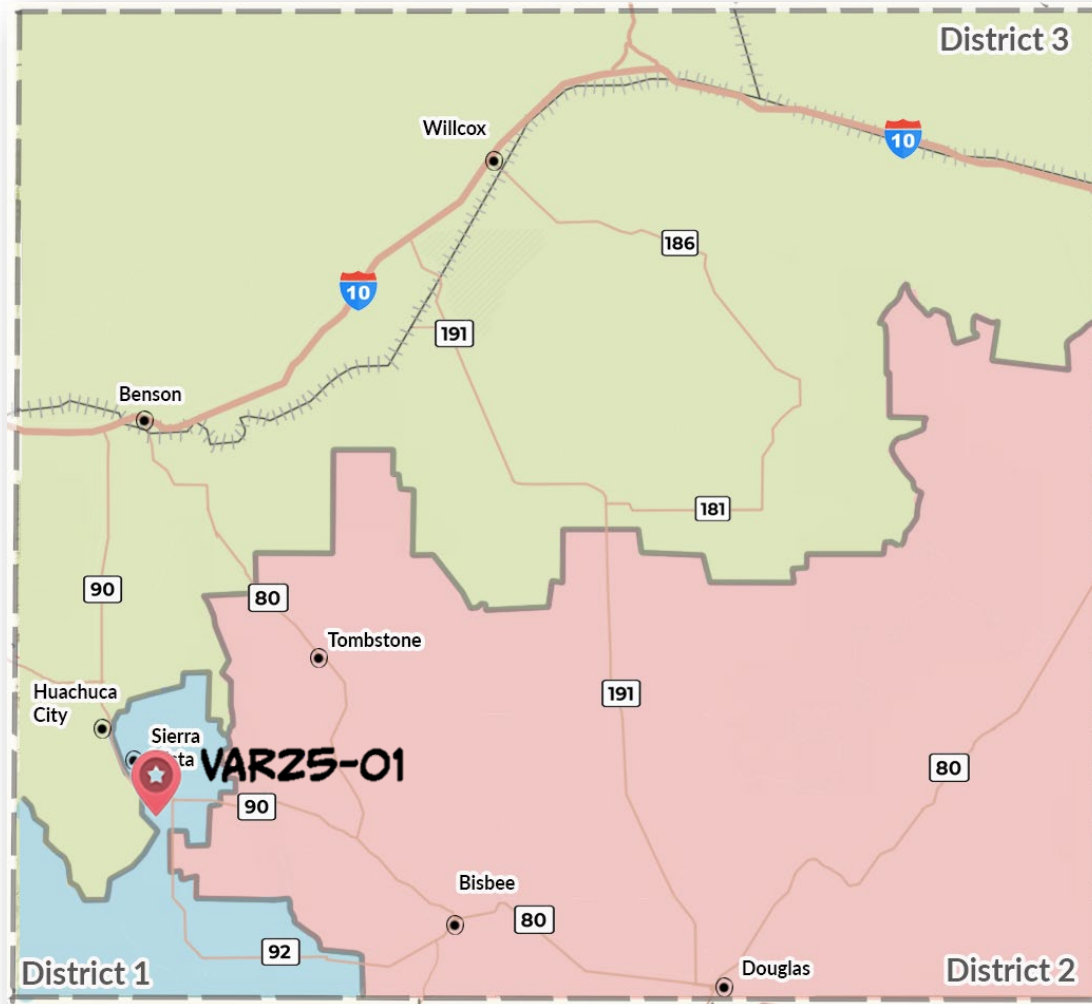
# DEVELOPMENT SERVICES

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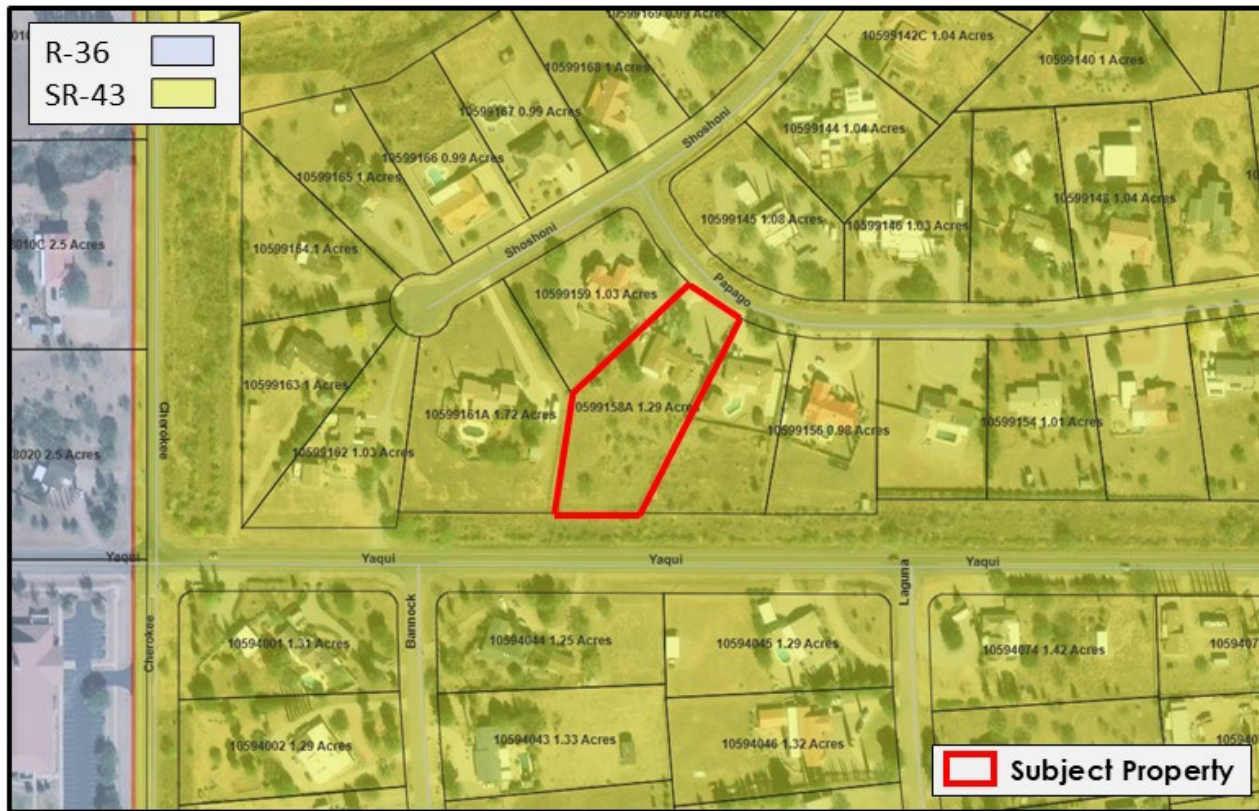
- Applicant: Christopher Pelletier
- Location: 2622 E. Papago Trail  
APN 105-99-158A
- Zoning: SR-43
- Variance Request
  - Section 2.24.040 of the Zoning Regulations
  - Reduce minimum 20' setback to 10' along west property line for detached 288 ft<sup>2</sup> garage/shed



## Vicinity Map



## Property Location and Zoning



VAR25-01 (Papago Trail Setback)  
2622 E. Papago Trail (APN 105-99-158A)

N.T.S



## Site Plan



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## Variance Factors

- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law



## Public Notice

- 4-5 March
  - Legal ad
  - Notices
  - Posting



# DEVELOPMENT SERVICES



## Factors in Favor

1. Complies with 5 criteria (peculiar site conditions; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Proposed structure has limited visibility from Papago Trail and is unlikely to affect neighborhood character
3. Support from nearby property owners

## Factors Against

1. Does not comply with 3 criteria (unnecessary hardship; not self-created; minimum for relief)



## Applicant Presentation/Discussion



## Recommendation

Based on the factors in favor of approval, Staff recommends approval of Docket VAR25-01 without conditions, reducing the minimum required setback from 20' to 10' along the west property line for a 288 square foot detached garage/shed, the factors in favor constituting the findings of fact.

## Sample Motion

Mr. Chairman, I move to approve Docket VAR25-01 without conditions as recommended by Staff, the factors in favor of approval constituting the findings of fact.



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