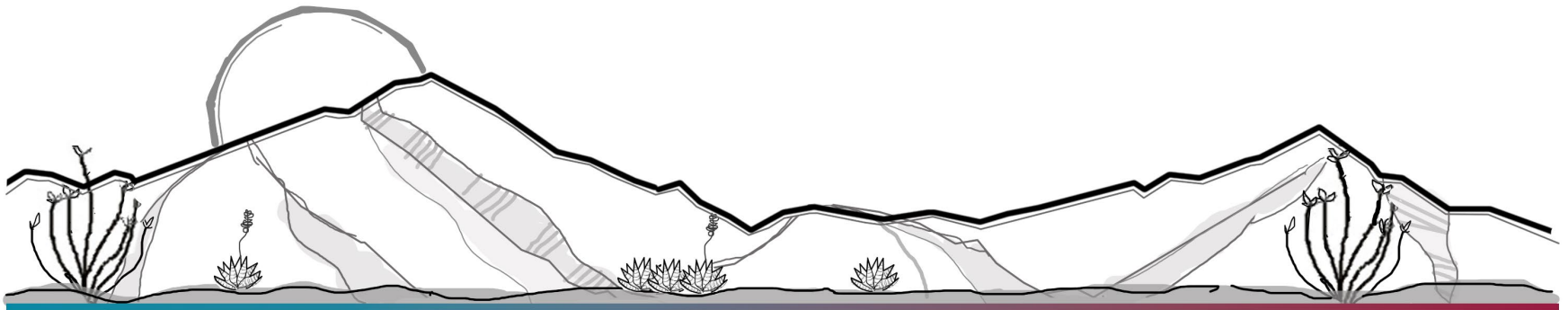


VAR25-03

Cemetery Road Setback

Board of Adjustment
April 30, 2025

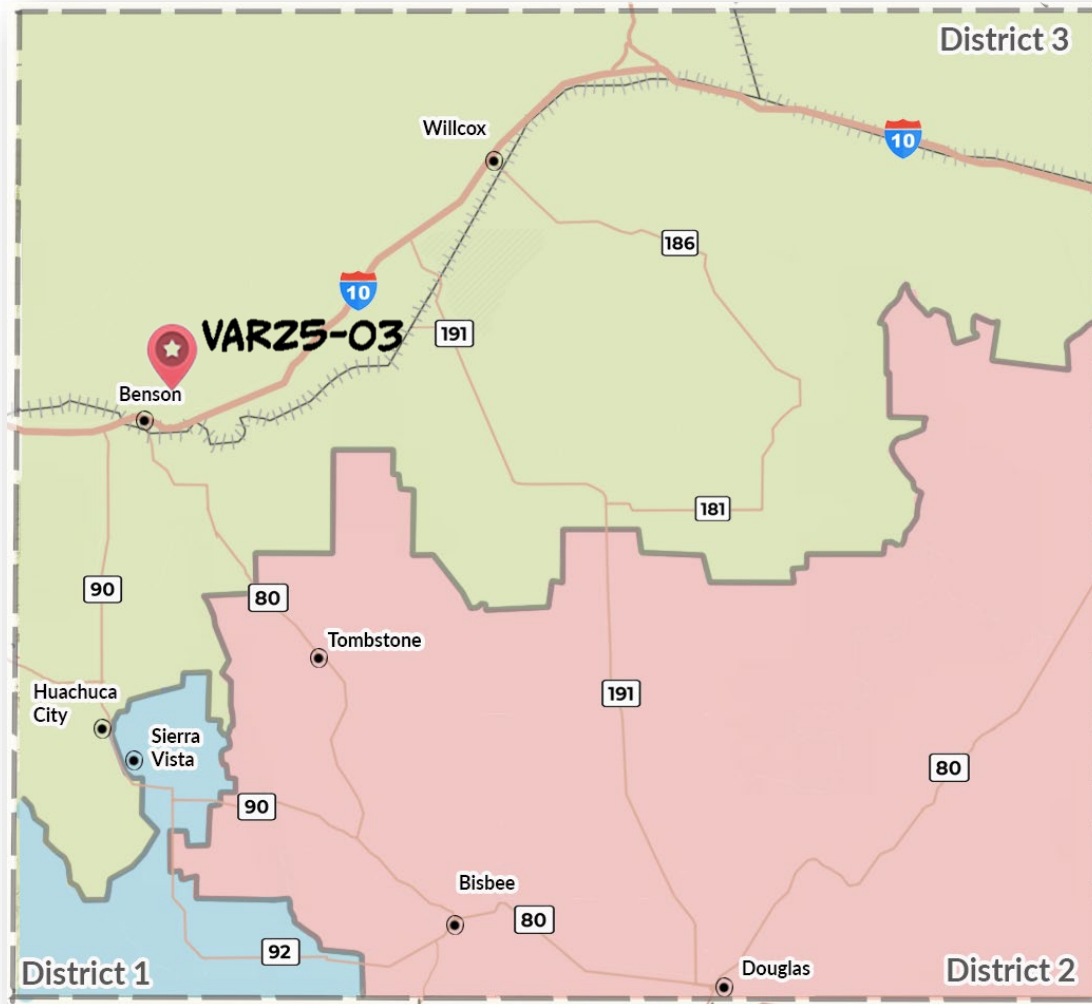


DEVELOPMENT SERVICES

- Applicant: Joseph Valentine
- Location: 1421 N. Cemetery Road
APN 208-47-043
- Zoning: R-18
- Variance Request
 - Section 2.51.130 of the Zoning Regulations
 - Reduce minimum setbacks for a horse corral and corral shade structure from 50' to 0'

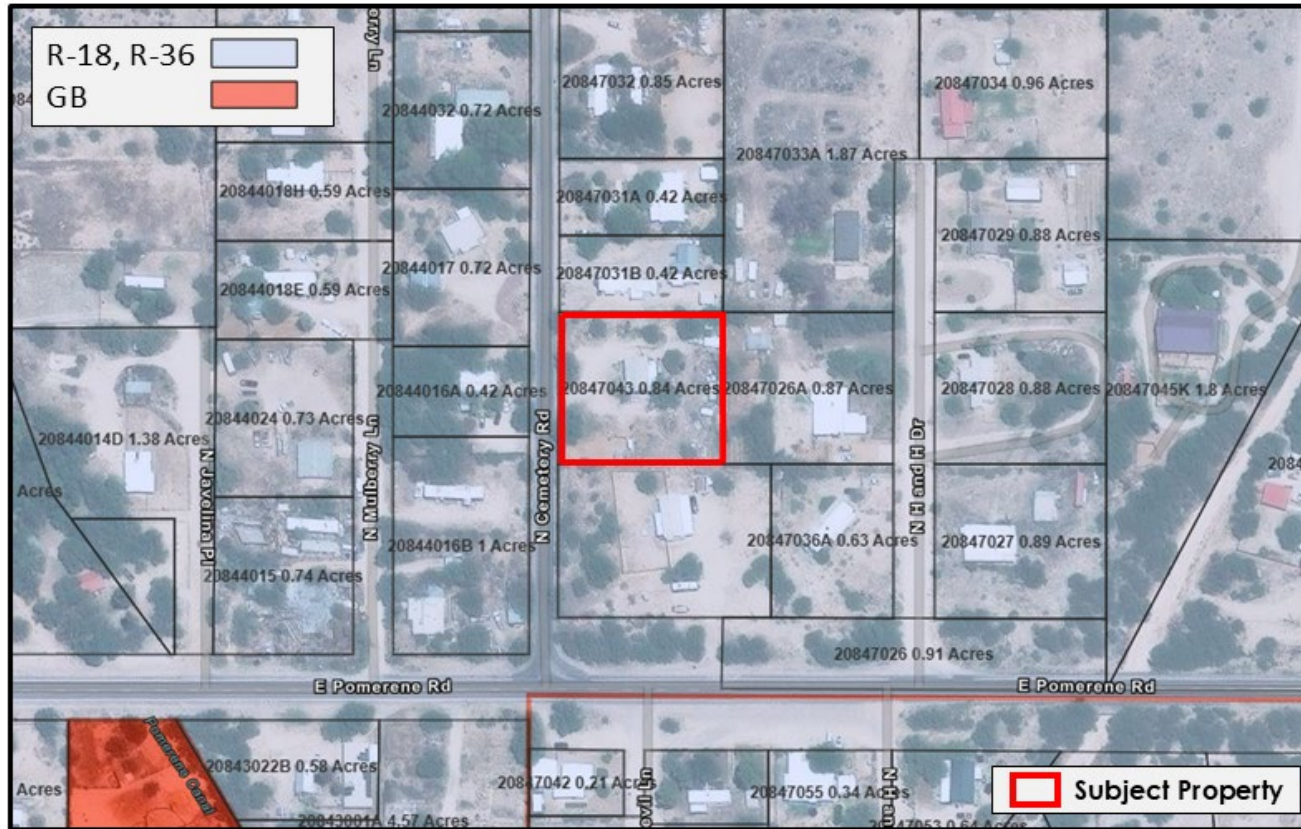


Vicinity Map



DEVELOPMENT SERVICES

Property Location and Zoning

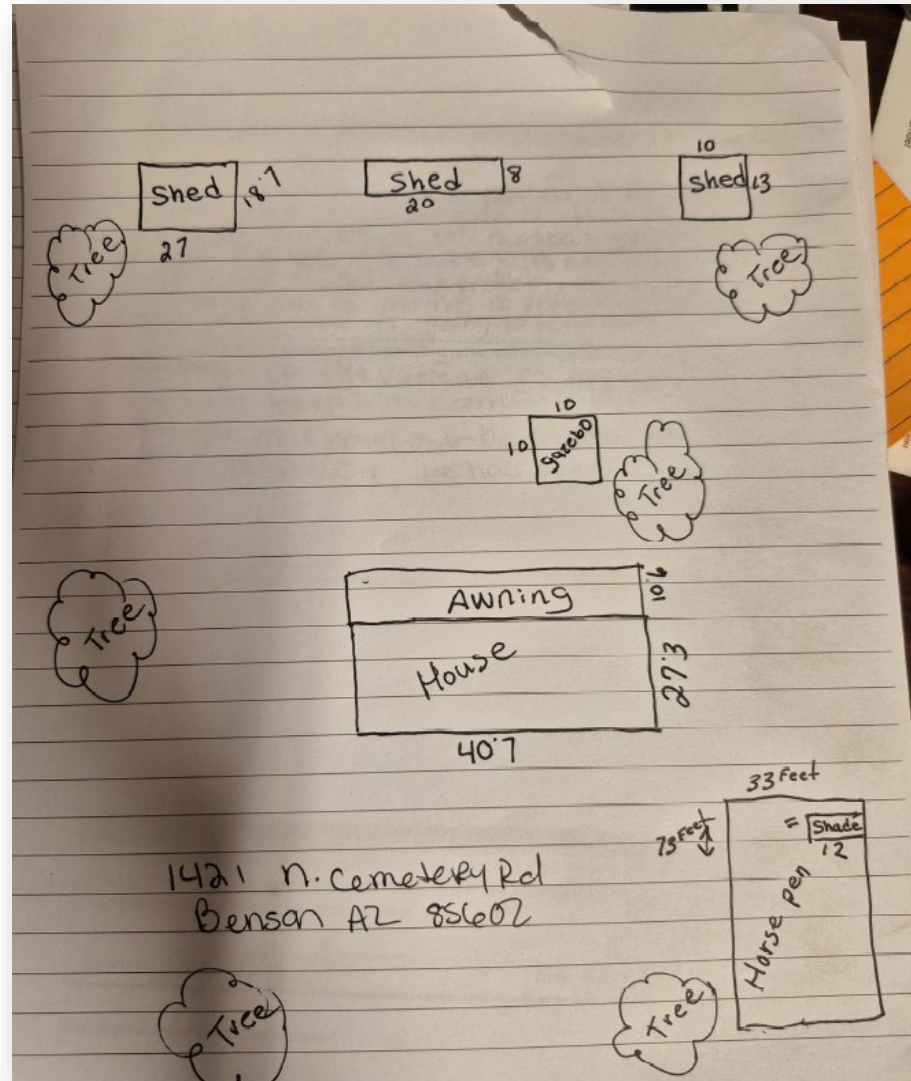


VAR25-03 (Cemetery Road Setback)
1421 Cemetery Road (APN 208-47-043)

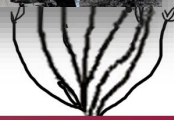
N.T.S



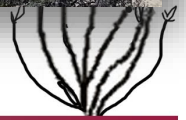
Site Plan



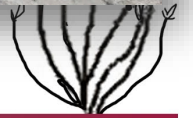
DEVELOPMENT SERVICES



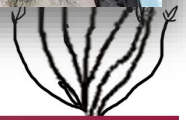
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Section 2.51.130 (Keeping of Livestock)

- Cattle, horses, llamas, alpacas, goats, mules/donkeys, swine, ostriches, emus
- Minimum 36,000ft² site area
 - 37,026ft²
- Animals shall be confined/restrained unless exempt by Section 2.57 (agricultural exemption)
- Stables, barns, corrals, piles of manure, shade structures minimum 50' from property line – congregation of animals
 - Perimeter fences are not corrals unless confine animals within 50' of property line
- Compliance with local, State, federal laws required



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

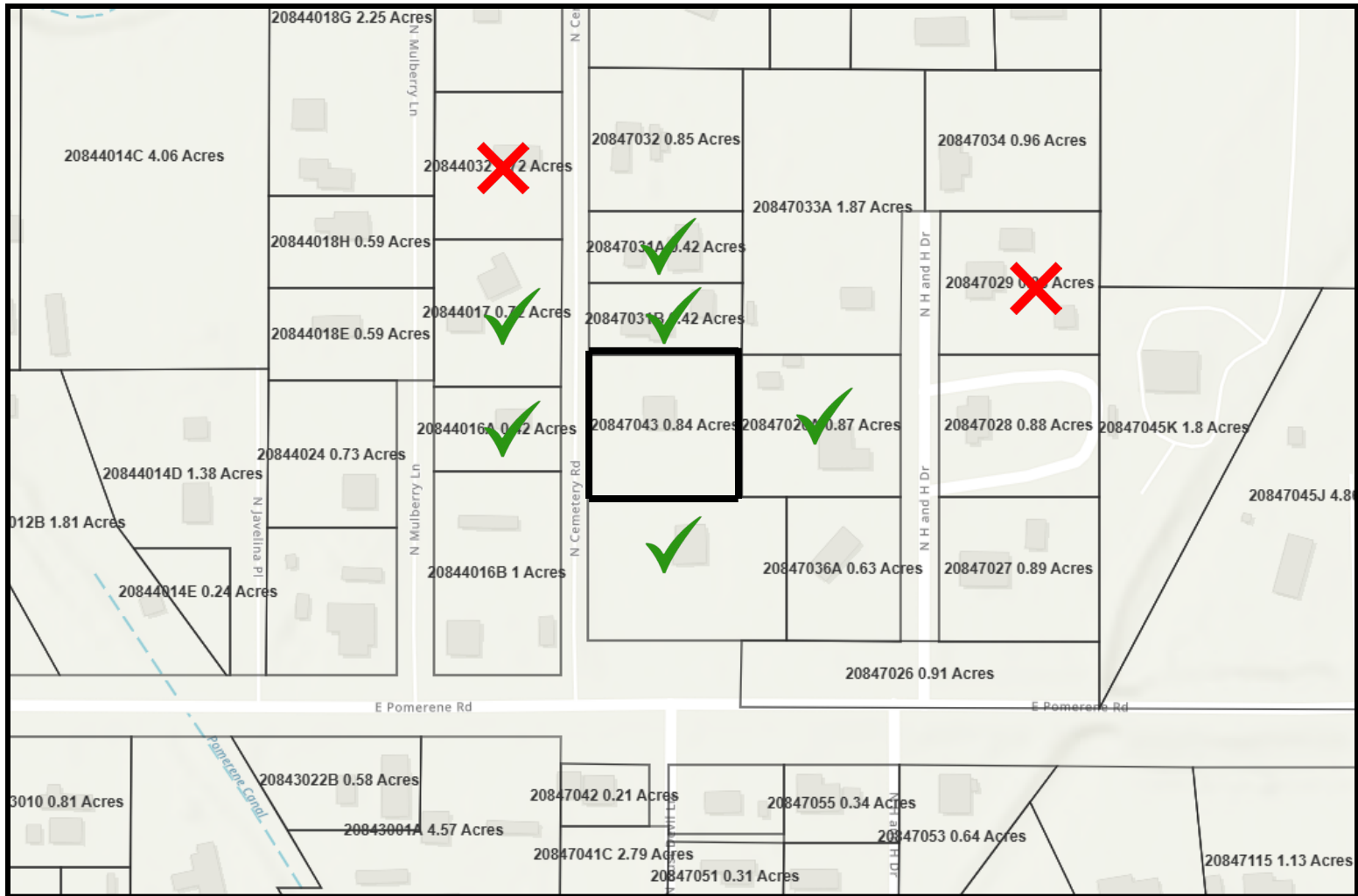


Public Notice

- 11-16 April
 - Legal ad
 - Notices
 - Posting



DEVELOPMENT SERVICES



Factors in Favor

1. Complies with 5 criteria (minimum relief; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Closest adjacent residence is approximately 60' from the corral
3. Support from multiple adjacent property owners

Factors Against

1. Does not comply with 3 criteria (unnecessary hardship; peculiar site conditions; not self-created)



Applicant Presentation/Discussion



Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR25-03, reducing the minimum required horse corral setback from 50' to 0' along the south property line and to 5' along the west property line and horse corral shade structure from 50' to 5' along the south property line with the following conditions:

1. Horse corral shall be cleaned regularly to prevent proliferation of odors and flies.
2. No more than two horses shall be kept on the property.



Sample Motion

I move to approve Docket VAR25-03 with conditions recommended by Staff, the factors in favor of approval constituting the findings of fact.



VAR25-03

Cemetery Road Setback

Board of Adjustment
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