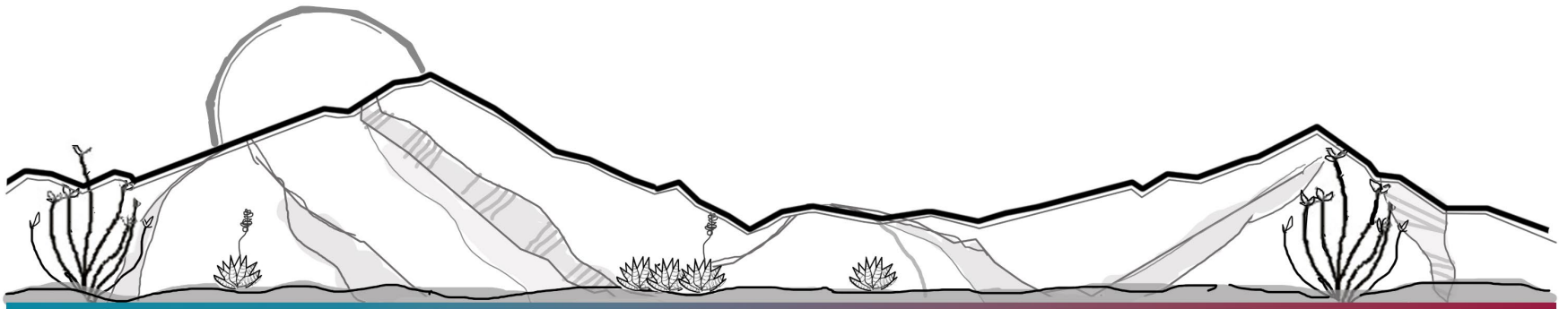


VAR25-05

Rocky Road Setback

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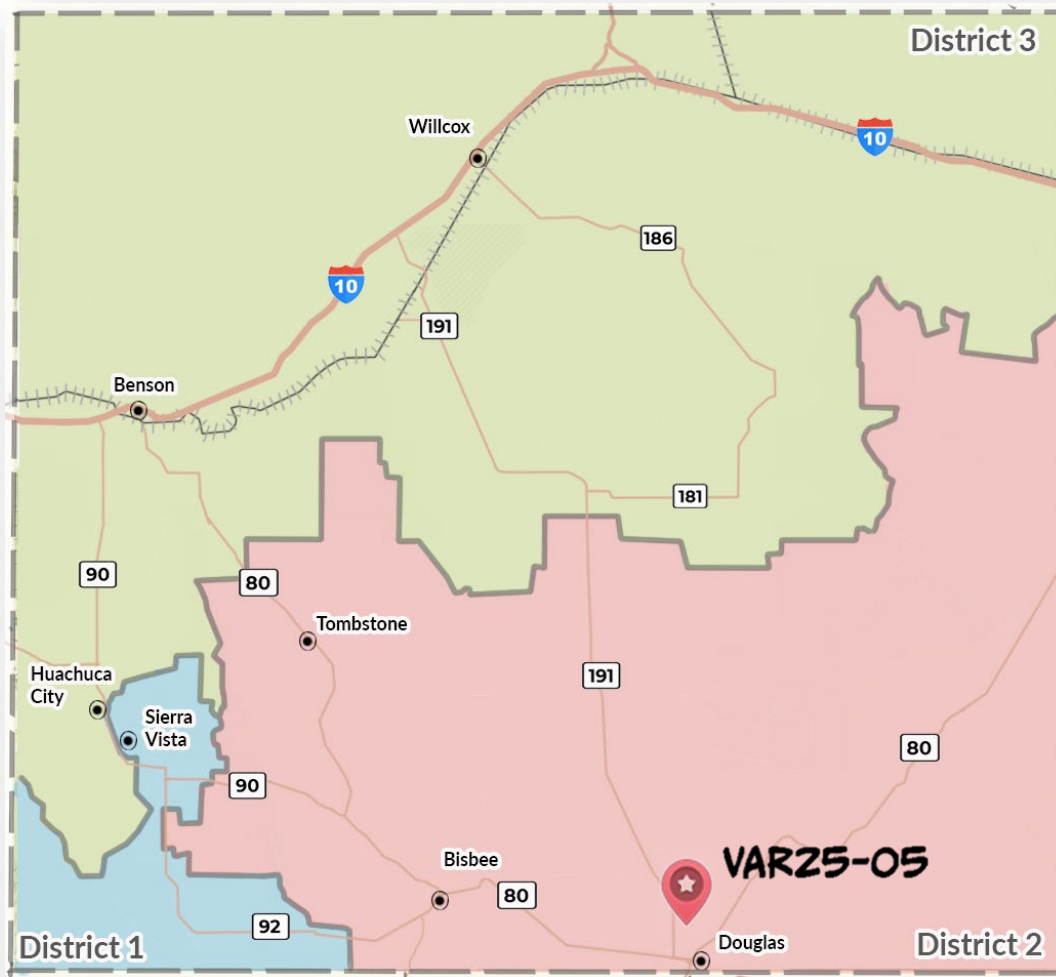
DEVELOPMENT SERVICES



- Applicant: Five Nine Design Group
- Location: 5590 N. Rocky Road
APN 407-53-021
- Zoning: R-36
- Variance Request
 - Section 2.18.040 of the Zoning Regulations
 - Reduce minimum setbacks for two existing utility buildings from 20' to 10'

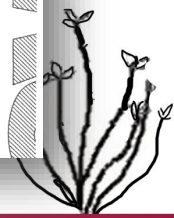
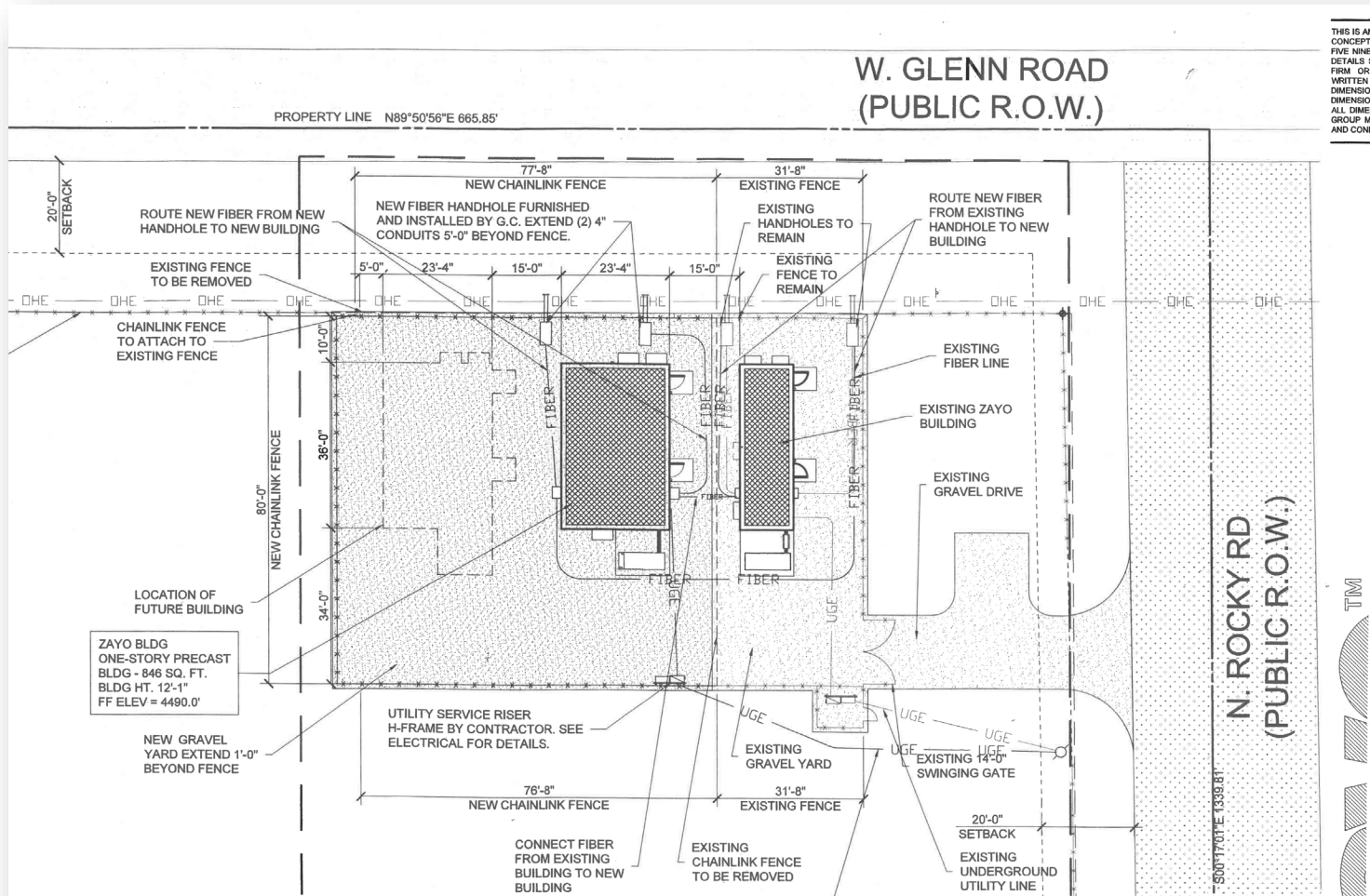


Vicinity Map



DEVELOPMENT SERVICES

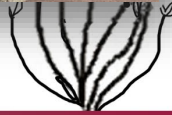
Site Plan



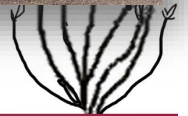
DEVELOPMENT SERVICES



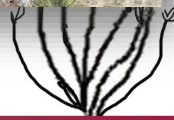
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Glenn Road

Rocky Road



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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

- 9-11 May
 - Legal ad
 - Notices
 - Posting



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. Buildings are located at an intersection
3. No residences within 1000'

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 VAR25-05 without special conditions, reducing minimum required setbacks for two existing fiber optic equipment buildings from 20' to 10' along the north property line.



Sample Motion

I move to approve Docket VAR25-05 without special conditions, the factors in favor of approval constituting the findings of fact.



VAR25-05

Rocky Road Setback

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