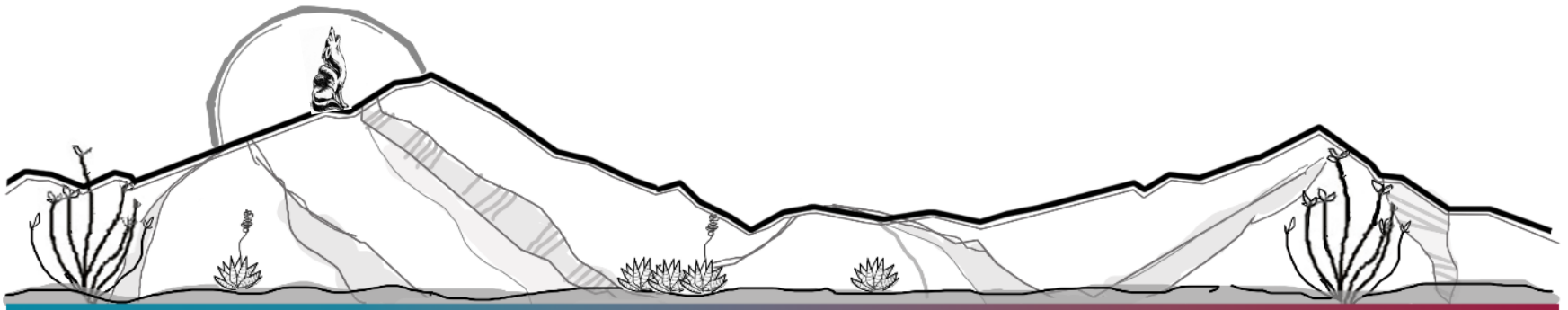


# **VAR26-04**

## **Kachina Trail Height Increase**

Board of Adjustment  
March 25<sup>th</sup>, 2026



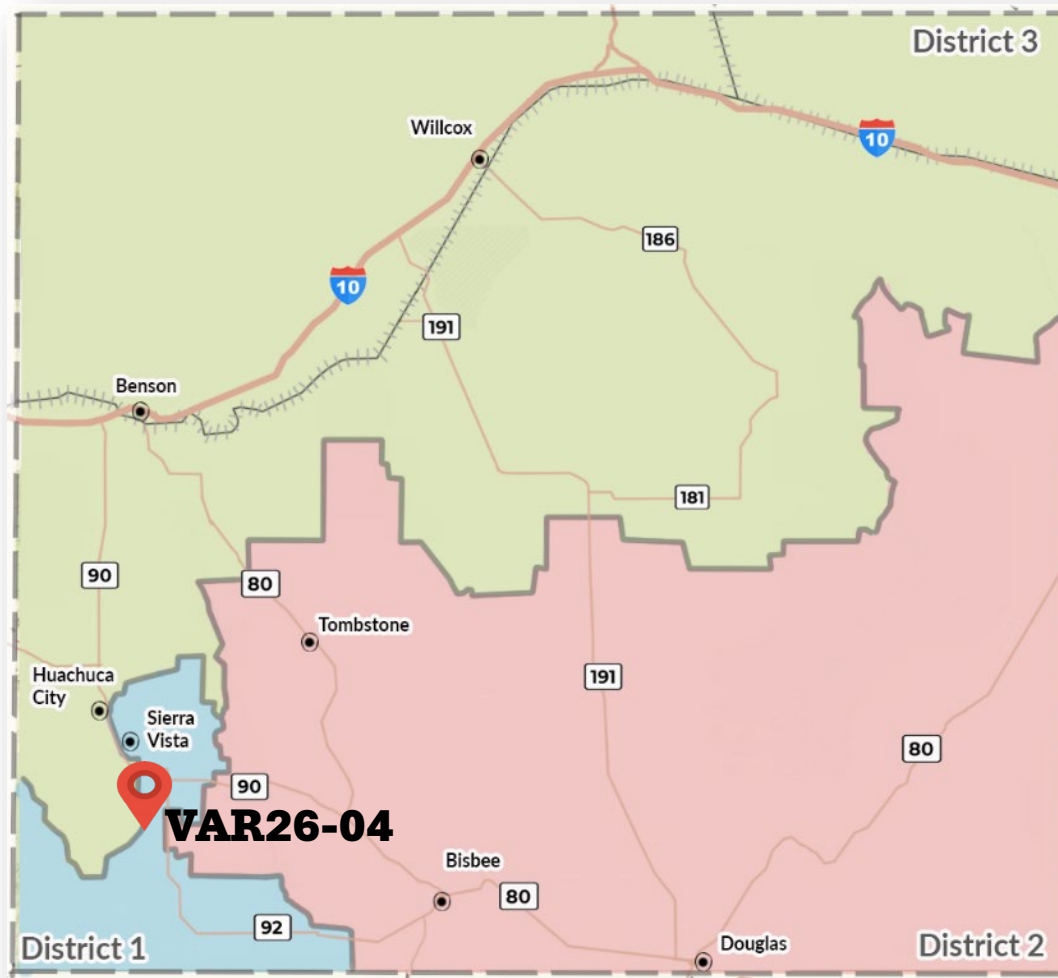
# DEVELOPMENT SERVICES

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- Applicant: Dustin Foote
- Location: APN 105-18-012A
- Zoning: R-36
- Variance Requests:
  - Section 2.18.040: Authorize a proposed 10,000-square-foot storage facility for large vehicles, including motor homes, recreational vehicles, motorcycles, semi-trucks, trailers, motorcycle trailers, and 4x4 off-road race vehicles to exceed the 20-foot height limit permitted by zoning, up to 28' 10".

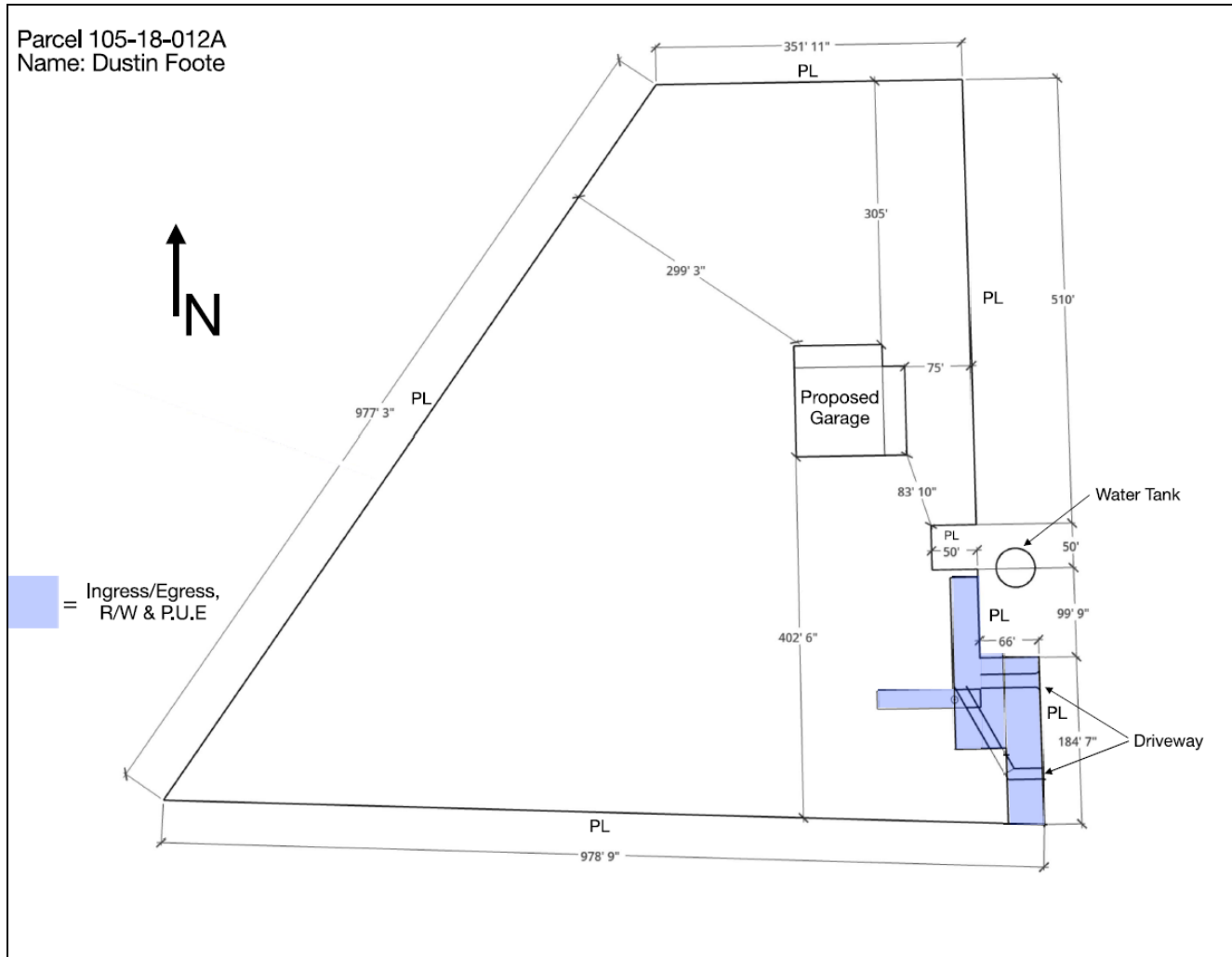


## Vicinity Map





## Site Plan



# DEVELOPMENT SERVICES

## Site Plan

- Parcel is currently vacant
- §2.18.040: Maximum height permitted is 20 ft
- Accessory use may exceed size of principal structure
- One outbuilding allowed prior to principal use
- Proposed development: 10,000 sq. ft. vehicle storage building, 28' 10" in height.



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Variance Factors

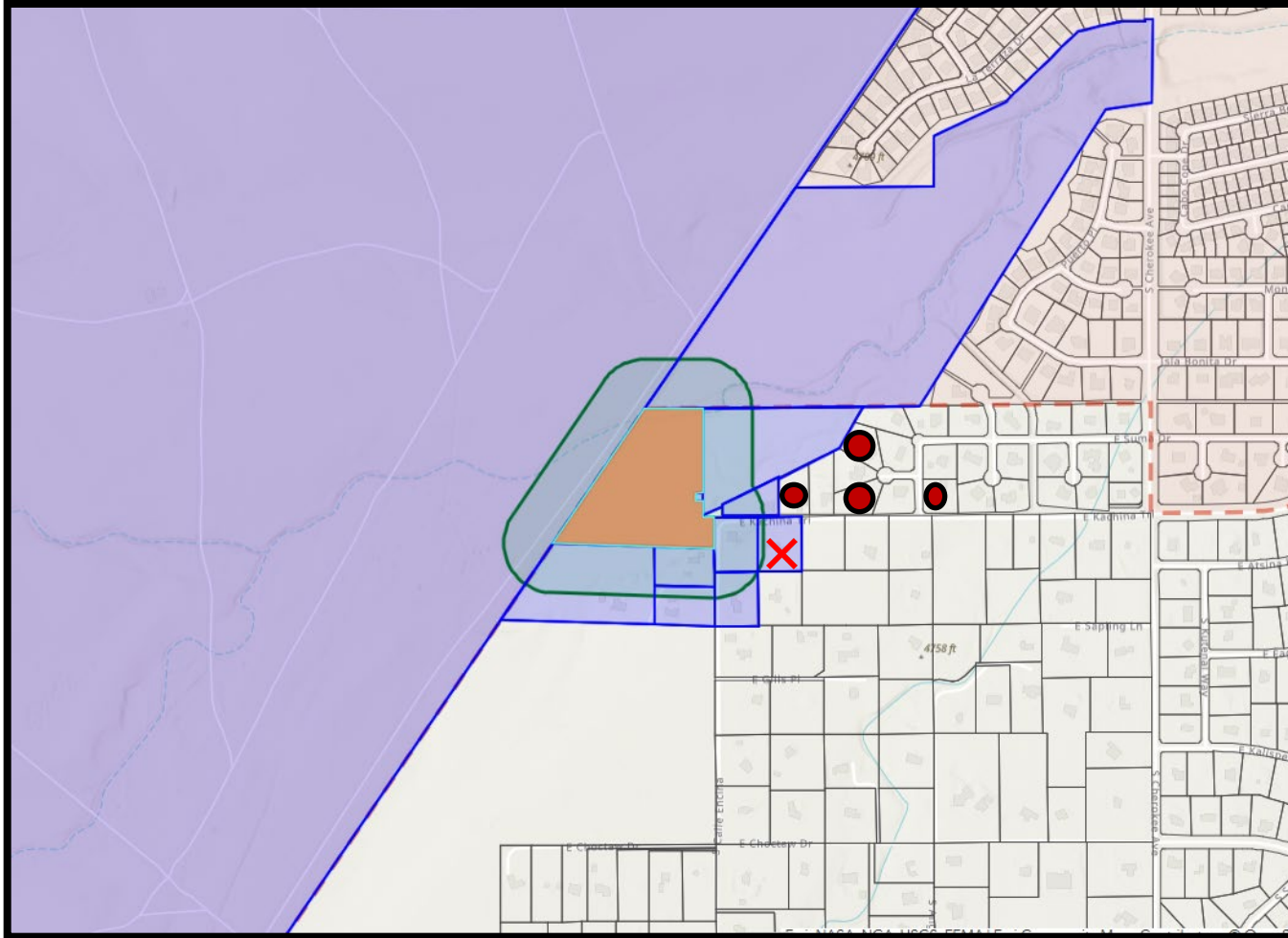
- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law



## Public Notice

- 27 February – 5 March
  - Legal ad
  - Notices
  - Posting





## Factors in Favor

1. Complies or partially complies with four (4) criteria used to evaluate Variances.
2. Undeveloped Sierra Vista Land to the North and West
3. Support from a nearby owner
4. Property is nearly 14 times the size required by the zoning district.
5. The site's topography is approximately 25' below Kachina Trail, with surrounding properties situated along the road at a higher elevation, resulting in neighboring residences being elevated above the proposed accessory structure.

## Factors Not in Favor

1. Does not comply with four (4) criteria used to evaluate Variances.
2. Proposed structure height is inconsistent with the neighborhood.
3. Received one response in opposition from a nearby neighbor



## Applicant Presentation/Discussion



## Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR26-04 to allow the 28'10" accessory structure to exceed the 20' height limit by 8'10":

1. The structure shall not be utilized for commercial purposes.



## Sample Motion

I move to approve Docket VAR26-04 with staff's recommended conditions and findings, allowing the 28'10" accessory structure to exceed the 20' height limit by 8'10":

- The structure shall not be utilized for commercial purposes.



# **VAR26-04**

## **Kachina Trail Height Increase**

Board of Adjustment  
March 25<sup>th</sup>, 2026

