

Yingling Home, 5/3/2023
5112 E Cottonwood Drive Flagstaff, AZ 86004
ER-Estate Residential
(Zoning Code Section Number)
Residential SFD build faced with topographical, road, and setback challenges

- A. That, because of special circumstances applicable to the property, including its size, shape, topography, location or surroundings, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zone.

Response:

Approximately 2 years ago my wife and I discovered a lot in Flagstaff, AZ that we could actually afford. It was considerably less than several of the lots in the area due to the fact that it has a number of challenges. There is a Forrest Road that enters the lot bisecting it, travels the entire width of it north to south then doubles back and goes right through the entire width of the lot again South to North. This road consumes a very large portion of the lot. The lot is also divided by a Topographical cliff feature as well. After considering setbacks this leaves a small buildable area on the West end of the property and one on the East end. The previous owner of the property invested a lot of time and money to cut a road branching off of the Forrest Road which cuts into the cliff leading up to the buildable area up top. The previous owner had APS run electrical service to the top of the property, as well as install a pump house with a haul water tank at the bottom and ran plumbing up to the top. This previous owner cleared a vast area of vegetation in order to have her 5th wheel parking area (on the entire existing setback) and a turnaround area. After looking at the two buildable areas it was very evident why she chose to invest her money where she did. The building area up top offers a feeling of being surrounded by forest rather than houses, and best of all, beautiful views of Mt. Humphrys. Kelli and I have spent the last couple years working with a home designer to try to fit a home with enough space for a family of 4 within the confines of the setback off property line on one side, and the cliff edge on the other. The home is approximately 1900 sqft with 3 bedrooms and a garage designed underneath the living space in order to fit it in the small area. We looked at building every which way at the top, but given where the road comes up to the area and the setbacks there was only one realistic area to build on that would allow us to drive up and be able to park and enter the house. Our plans are complete and approved with the City of Flagstaff currently and have found a builder. I met our builder last week on the lot and we ran into some challenges after taking measurements off the property line. Due to the 20' set back from the lot line bordering the National Forrest, it pushes the home foundation right to the cliff edge creating challenges for setting a good foundation for the home. It also places the pilings from the deck onto rocky cliff edge itself. It also became apparent that several large mature Ponderosa trees would end up having to be removed as well. I understand that the infrastructure the previous owner installed was likely not permitted but nonetheless she cleared the entire setback area of trees/vegetation and parked the 5th wheel up against the actual property line with a RV electrical power tower and water spigot on actual forest land. We are asking the board to approve a reduction to the setback by 10'. This would greatly improve the position on the buildable area by getting the home off the cliff edge, greatly aid our construction efforts, and minimize disturbance to the land. We would also be able to keep several of those wonderful trees and remedy the utilities off of the National Forest property line. It is also important to us that we are not asking to impose on other property owners, the variance we are seeking moves the proposed home closer to National Forest land and not closer to any neighbors. We desperately want to make our dream house work in this amazing environment. We have invested considerable resources into design, surveys, soils, septic

design/permits and building permits. With the help of the board we can move forward with a safe, economical and minimization of disturbance to the land. We are hoping we can get a your help in order to get this project off the ground and make our dream come true. We thank the board in advance for your time and consideration.

B. That a grant of a variance will be subject to conditions to ensure that the adjustment authorized is the minimum variation needed and that it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Response:

The existing setback is 20' to the property line bordering the National Forrest on the East property line. Although more than the 10' variance we are seeking would be helpful, the 10' would be minimally sufficient to get construction off of the cliff edge and provide a safer, more cost effective build. This change would also disturb the land much less as the set back area has already been previously cleared by a former owner and would reduce further elimination of mature Ponderosa Pines. This lot is faced with numerous challenges that surrounding lots do not have to face. The double backing road passing through the lot along with the Topographical feature has greatly restricted the buildable area on the property. We have worked diligently with a home designer to work within these challenging parameters and build a smaller home than we ultimately would like to. The requested variance is requested strictly to back the construction off of the cliff to make construction safer/possible and has no other intent. It does not create any additional space or opportunity for us, in fact it does quite the opposite as it reduces the open cleared setback area we intended to use for sitting areas along side the home. With that said, we believe this lot deserves to have a family home on it. Despite all of its short comings, it offers a fantastic environment and we hope to call it home one day.

C: The special circumstances applicable to the property are not self-imposed by any person having an interest in the property.

Response:

The circumstances and challenges this lot presents were not created by myself or my wife. The Forrest Service Road and Topography feature were existing prior to our purchase. The road leading up to the buildable site also limits where/how a structure can be built was also cut in long before our purchase or knowledge of this lot. There are existing utilities buried under the road leading up to the buildable site that were all installed prior to our purchase as well. Our home design and size have been minimized and condensed as much as possible including designing the garage under the living space in order to try to accommodate all of the challenges the lot presents.

D: The variance will not allow the establishment of a use which: (1) is not otherwise permitted in the zone, (2) would result in the extension of a nonconforming use or structure, or (3) would change the terms of the zone of any or all of the subject property.

Response:

(1) This variance modification is requested for the sole purpose to make the building of the already City of Flagstaff permitted Single Family Dwelling possible. (2) The requested variance will not precipitate an increase in the size of the home or change features. This request is strictly to take the existing design and move it off of the cliff to make building safer, more

economical, and to minimize disturbance to the land. (3) This variance request will not change any parameters pertaining to the terms of the existing ER-Estate Residential zoning.