



January 24, 2024

Via Email

City of Flagstaff
Community Development Division
211 W. Aspen Avenue
Flagstaff, Arizona 86001

RE: **Applicant: Christ's Church of Flagstaff**
Project Title: CCOF Auditorium Variance
Project Narrative for Variance Request

Board of Adjustment and Community Development:

This firm represents Christ's Church of Flagstaff (the "Applicant" or "CCOF") regarding the Applicant's application for a variance reducing the front setback requirements for the Applicant's proposed construction of a new auditorium/assembly facility (the "Project"). The Applicant requests approval of a variance reducing the front setback requirements from 75' to 25' (the "Variance"). This Variance request is only for a reduction of the front setback set forth in Section 10-40.30.030.C of the Zoning Code.

CCOF is located at 3475 Soliere Avenue. CCOF's site consists of two (2) parcels identified as Assessor Parcel Numbers 107-16-013 (4.88 acres) and 107-16-012 (7.53 acres). Both parcels are irregular shapes. Both parcels are zoned Rural Residential and are currently utilized under an existing conditional use permit which allows for religious/institutional uses as well as preschool/day care uses. There are currently two buildings on the property.

CCOF is interested in constructing a new assembly hall/auditorium, which would be connected to the existing assembly hall. As part of its proposed project, CCOF will be applying separately for a new conditional use permit for the new construction. The Variance would reduce the 75' setback requirement to 25', allowing CCOF to orient the new structure such that it will be accessible and attached to the existing assembly hall.

The Applicant addresses each of the four variance criteria below:

- 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: The Applicant's property is unique due to its size, shape, location and surroundings. The property is bordered on the North by a Rural Residential parcel that is also used as a church/assembly hall. The property is bordered on the East and South by R1- Single-Family Residential and the entire western border is Soliere Ave. The property (and the neighboring church to the North) are the only properties along Soliere Avenue that access the sites directly off Soliere

Avenue and they are the only Rural Residential parcels in the area. Further, both lots are irregular shaped. Parcel 107-16-013 is triangular shaped, while Parcel 107-16-012 is an obtuse L shaped site. With these site constraints, without the requested variance, CCOF would be unable to construct the new auditorium without putting such auditorium very near the single family uses to the East and South. In an effort to work with the surrounding property owners and limit any impact of the proposed new structure, the structure must be in front of the existing structures, which is only possible with the requested variance.

- 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 variance requested is the minimum variance needed to allow CCOF to utilize its property and will be consistent with the setbacks for the properties surrounding the subject parcels on the east and south.

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

Response: The limitations imposed by strict application of the setback requirements are not self-imposed but are due instead to the shape, location, and surroundings of the property, as set forth in Section A, above.

- 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: The variance alone will not permit construction of the new auditorium/assembly hall which would otherwise not be permitted in the zone. The Applicant will be submitting a separate application for Conditional Use Permit regarding the proposed expansion to the front of the parcels.

CCOF has utilized the Property for over 30 years for church/institutional uses. CCOF is unaware of any ongoing issues with the current utilization of its campus and the proposed variance will allow CCOF to expand its ability to host its congregation with minimal impacts to the R1 single family residential developments to the east and south. CCOF looks forward to working with City Staff and the Board on this matter.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC



Trevor Kortsen