



## Variance Narrative – 720 N. Apollo Way – R1 Zoning

**Architect:**  
Trevor Soper, RA 68158  
111 E. Aspen Ave. #15  
Flagstaff, AZ 86001  
928.890.7422

**Property Owners :**  
Shawn and Maegan Burgueno  
720 N. Apollo Way  
Flagstaff, Arizona

**Zoning code section numbers from which the variance is requested:**  
Table 10-40.30.030.C.

### **Project description and purpose for the variance:**

To allow the encroachment of the existing garage structure into the front setback. An addition to the existing structure with allowable encroachments into the side setback. In order to add a parking garage for the proposed attached ADU, the existing side entry garage door for the main residence will be moved to the front entry position. The corner of the existing garage encroaches the "For Parking" setback of 25' by 3'-6". The front setback for the residence is 15' for any residential use besides parking. The City's elected officials are supportive of adding more units and ADU's.

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

Response: The special circumstance of the site includes an irregular shaped property with a curved front property line. The owner purchased the property with the existing residence at a skewed angle on the property. The property size of 7,880 SF is the smallest property compared to its neighbors. The property is located on a dead-end road, and it is the only property that fronts the dead-end road.

### **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: Since this is an existing structure and the cost to modify its placement would be too costly, 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.

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

Response: The property was purchased in 2023 and the house was existing.

### **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 use of residential remains the same and will not be changed. The structure will remain in its existing position and will not change the terms of the zone.