



City of Flagstaff

February 10, 2025

Mountain Line
c/o Anne Dunno
3773 N Kaspar Dr
Flagstaff, AZ 86004
Email: adunno@mountainline.az.gov

To Whom It May Concern:

**RE: Board of Adjustment
Case Number: PZ-23-00161, 3773 and 3825 N Kaspar Drive**

On February 4, 2025, the City of Flagstaff Council, sitting as Board of Adjustment heard case number PZ-23-00161-04, for the property located at 3773 and 3825 N Kaspar Drive. This request was for a variance to the Flagstaff Zoning Code, Section 10-50.20.030 : Architectural Standards, subsection B. Building Massing, to allow a wall plane of 133'.

The City Council, sitting as Board of Adjustment unanimously approved the variance request with the following condition:

1. The subject property shall be developed in accordance with the 133-foot horizontal wall plane set forth in the site plan provided by the applicant.

Please be advised that an appeal of this decision may be filed within 30 days of the decision in accordance with Flagstaff Zoning Code, Section 10-20.70.080 Appeals from the Board of Adjustment.

If you have any questions, please contact me at the (928) 213-2616 or via e-mail at ben.mejia@flagstaffaz.gov.

Sincerely,

Ben Mejia
Senior Planner