



# MONREAL RESIDENCE VAR20-04

Board of Adjustment Hearing, April 8, 2021

Christina LaVelle  
Planner





# VARIANCE REQUEST

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To reduce the required setbacks for the side and rear yard from 50 feet to 15 feet on the sides and 30 feet on the rear and to increase the lot coverage from the required maximum of 10%, as required in the A-1 zoning district to a 30% maximum to allow for single family additions.

**Address:** 5928 W Monte Cristo Avenue.

**Applicant:** Carlos Monreal

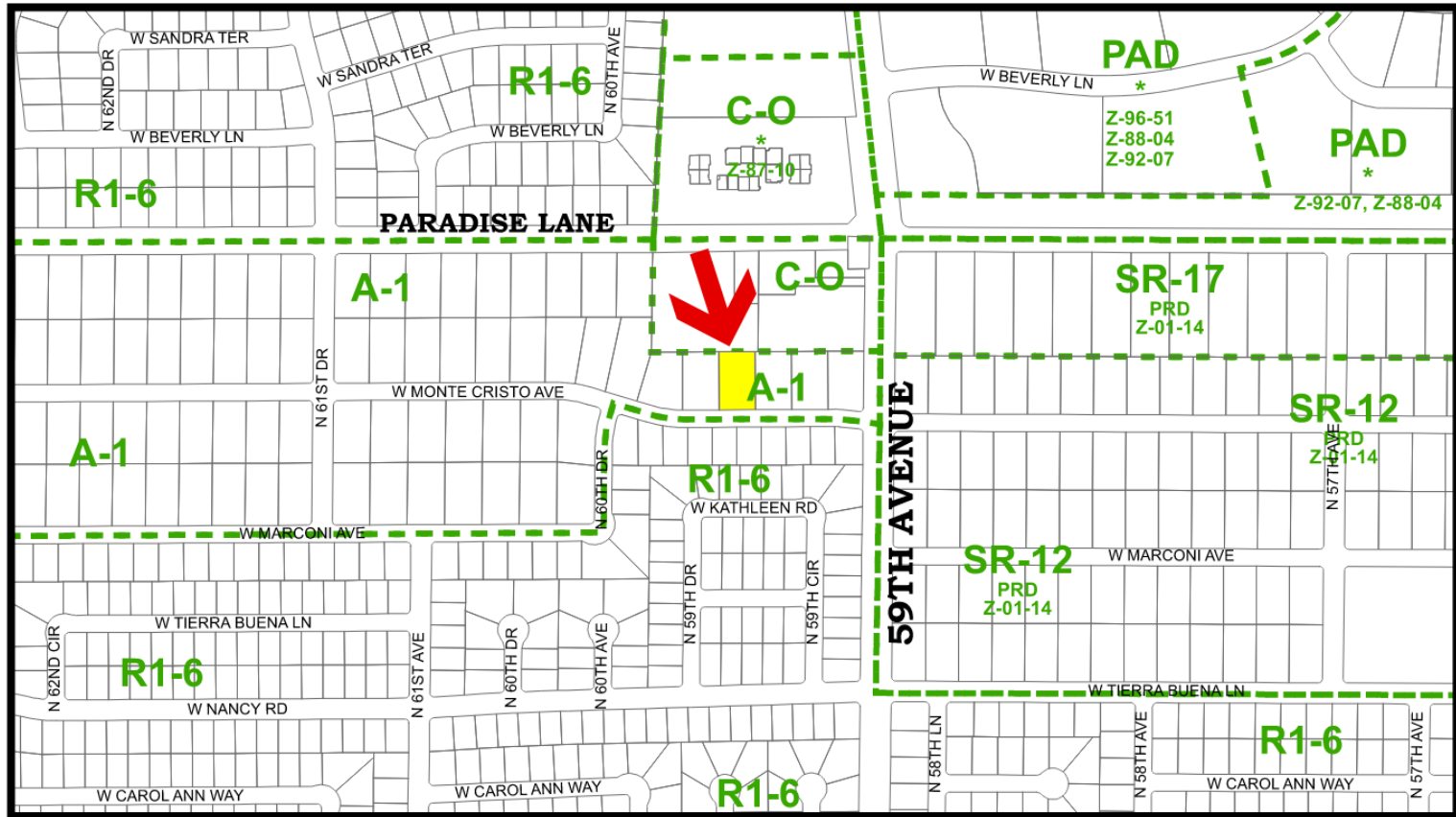


# REQUIRED ACTION

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Consider the facts and determine whether findings meet the Statutory provisions for approval of a Variance.

# VICINITY MAP

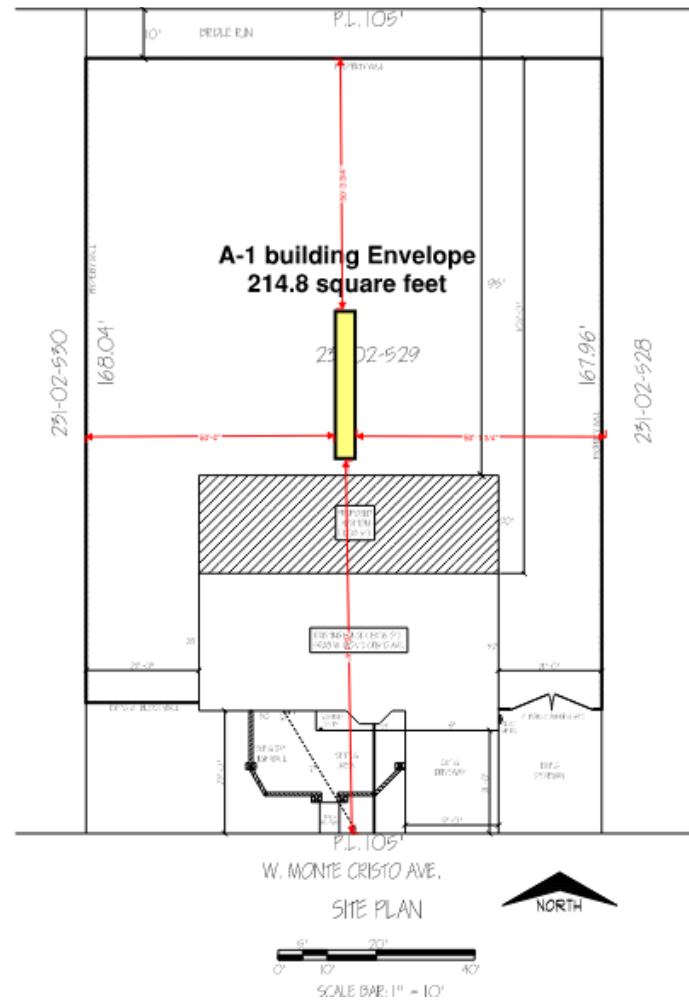


# AERIAL



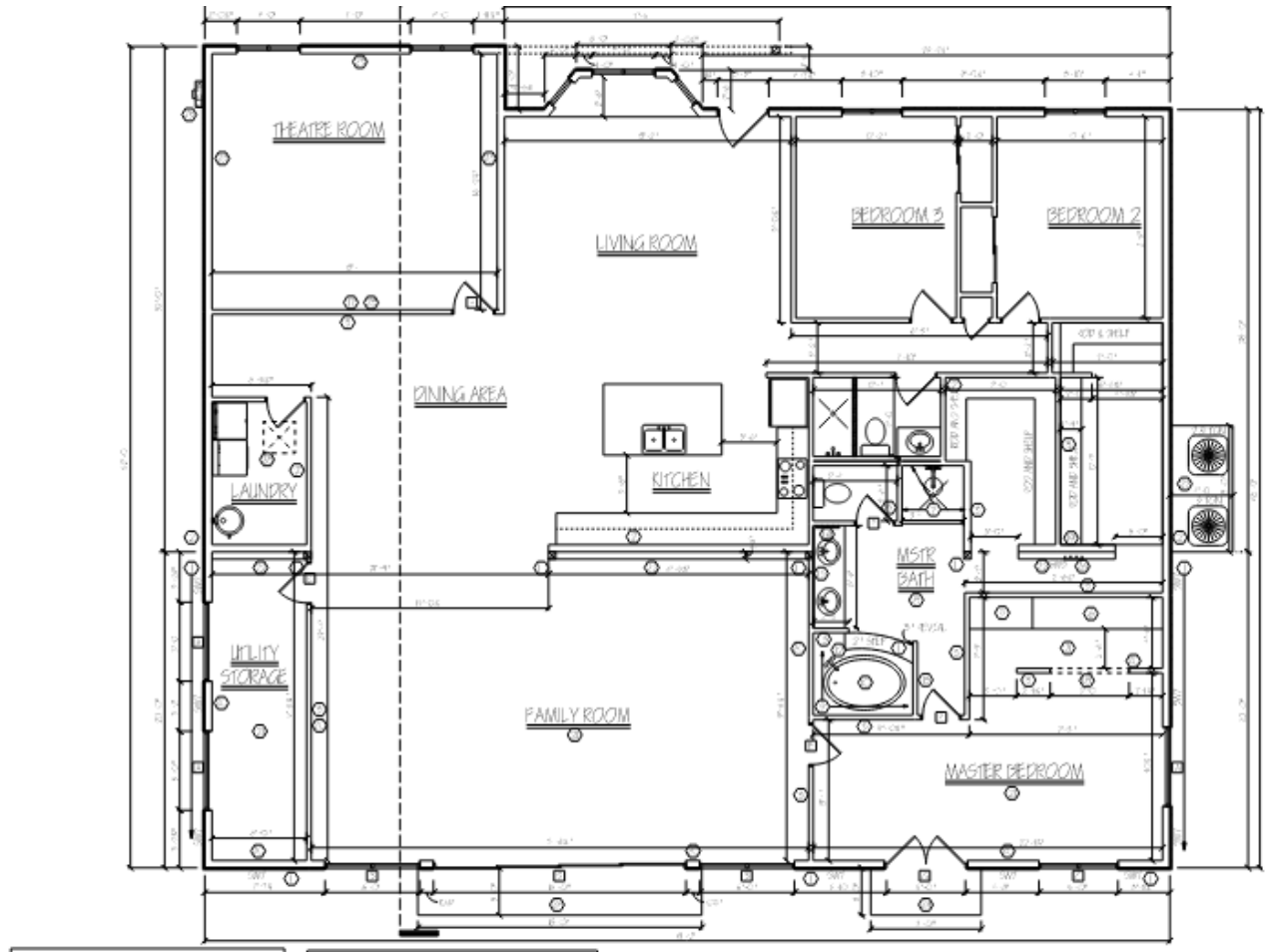
Aerial Date: May 2017

# SITE PLAN



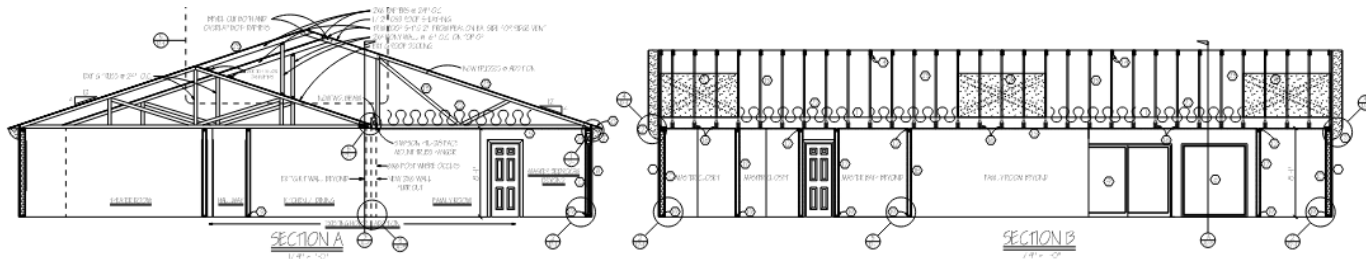


# FLOOR PLAN

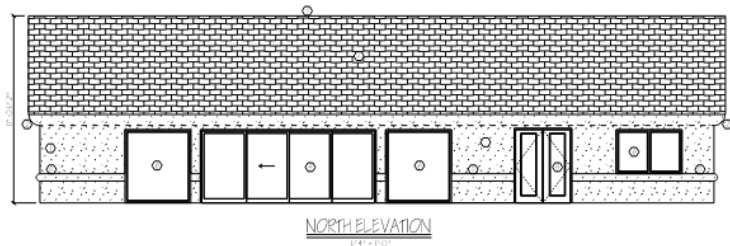




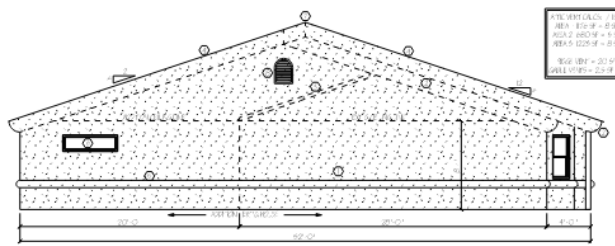
# ELEVATIONS



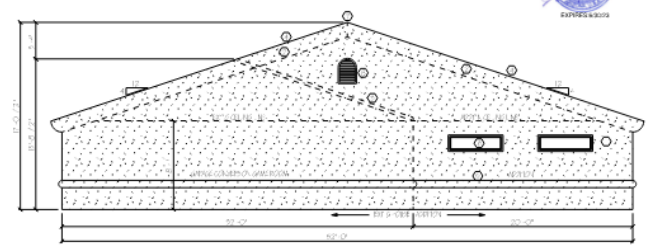
ELEVATION & SECTION NOTES	
1	SEE PLAN FOR WINDOW SCHEDULE
2	SEE PLAN FOR DOOR SCHEDULE
3	SEE PLAN FOR ROOF STRUCTURE
4	SEE PLAN FOR ROOF FINISHES
5	SEE PLAN FOR ROOF DRAINAGE
6	SEE PLAN FOR ROOF VENTILATION
7	SEE PLAN FOR ROOF INSULATION
8	SEE PLAN FOR ROOF FLASHING
9	SEE PLAN FOR ROOF GUTTERS
10	SEE PLAN FOR ROOF BRACKETS
11	SEE PLAN FOR ROOF HANGERS
12	SEE PLAN FOR ROOF TRUSSES
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21	SEE PLAN FOR ROOF RAFTERS
22	SEE PLAN FOR ROOF SHEATHING
23	SEE PLAN FOR ROOF INSULATION
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97	SEE PLAN FOR ROOF GUTTERS
98	SEE PLAN FOR ROOF BRACKETS
99	SEE PLAN FOR ROOF HANGERS
100	SEE PLAN FOR ROOF TRUSSES



ACCEPTABLE CODES:  
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2018 INTERNATIONAL MECHANICAL CODE (IMC)  
 2018 INTERNATIONAL PLUMBING CODE (IPC)  
 2017 NATIONAL ELECTRIC CODE (NEC)



VERTICALS: 1'-0" MIN. RISE = 12" RISE ABOVE = 6" RISE ABOVE = 6" RISE ABOVE = 6" RISE ABOVE = 6"  
 ROOF RISE = 20" RISE ABOVE = 20" RISE ABOVE = 20" RISE ABOVE = 20"





# BACKGROUND

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- The property is designated as A-1 (Agricultural).
- The site is located southeast of N 59<sup>th</sup> Avenue and W Monte Cristo Avenue. The site is 17,625 square feet in size.
- A-1 Setbacks: Rear Yard: 50 feet; Side Yard: 50 feet; Front Yard: 75 feet
- A-1 Lot Coverage: 10%
- Minimum Lot Size: 40 acres.



# ANALYSIS

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- All applicable city departments have reviewed the application and recommend approval of the application.



# PUBLIC NOTIFICATION

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- CPP mailings to adjacent owners on March 18, 2021.
- Advertised in West Valley View on March 24, 2021.
- Hearing notifications also mailed March 19, 2021.
- Site posted on March 18, 2021.
- ***No comments have been received from adjacent property owners.***



# FINDINGS

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The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:



# REQUIRED FINDINGS

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**1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner:**

- Platted 1973: R1-6 setbacks for A-1.
- 40% lot coverage when created.
- Lot: 17,625 square feet.
- Variance is necessary for a substandard lot.



## **FINDINGS (continued)**

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**2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district.**

- Strict application of the code would reduce the building envelope of 5 feet by 43 feet: 215 feet.
- Adjacent properties have 15 -, 15- and 30-foot setbacks.



## FINDINGS (continued)

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### **3. The variance is the minimum necessary to alleviate the property hardship.**

- The requested side and rear yard setbacks as well as an increase in lot coverage are the minimum necessary to construct a single-family residential addition of adequate size.



## **FINDINGS (continued)**

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**4. Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general.**

- The requested building setbacks are consistent with other properties in the same subdivision and surrounding area and will not detrimentally affect any neighboring properties.



# RECOMMENDATION

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Staff recommends approval of VAR20-04 per the findings, subject to the following:

- Development shall be in substantial conformance with the applicant's site plan, floor plan, and building elevations dated March 18, 2021.



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