



VAR22-01

AZ SUNSET OFFICES

Board of Adjustment Hearing, April 14, 2022

Christina LaVelle
Planning Project Manager





VARIANCE REQUEST

- A request to modify development standards in the C-2 zoning district to develop 3 office spaces. The request includes:
 - Reduced Parking
 - Reduced Building Setbacks
 - Reduced Landscaping Requirements
 - **Applicant/ Owner:** Martin Sandino / Victor Salazar



VARIANCE REQUEST

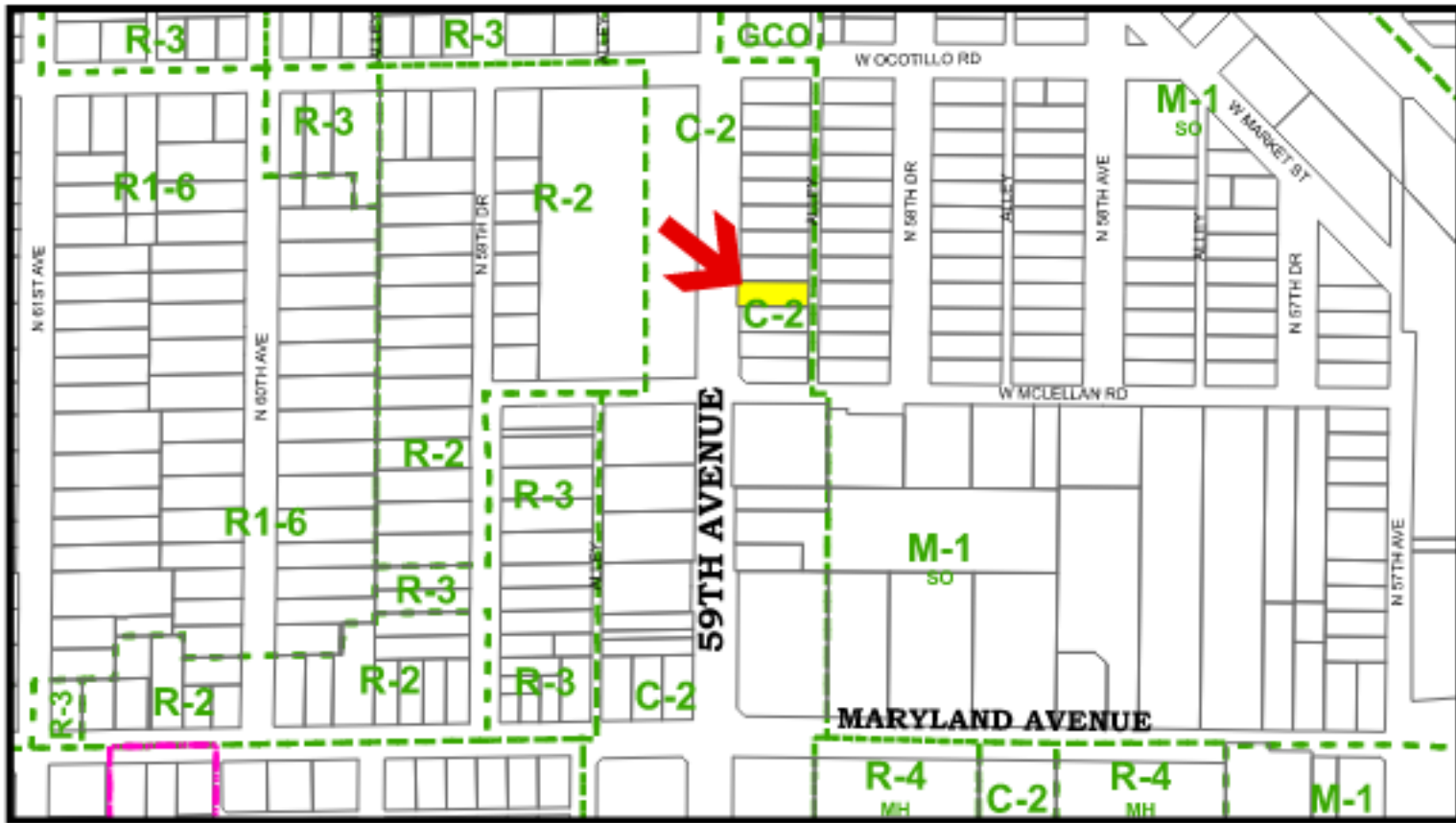
	C-2	Variance Request
Front Setback	25 feet	19 feet 9 inches
North Setback	15 feet	14 feet 7 inches
Rear Setback	15 feet	9 feet
South Setback	15 feet	7 feet 5 inches
Landscape %	20%	5%
Landscape Buffer (59 th Avenue)	25 feet	0 feet
Parking	7 spaces	4 spaces



REQUIRED ACTION

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

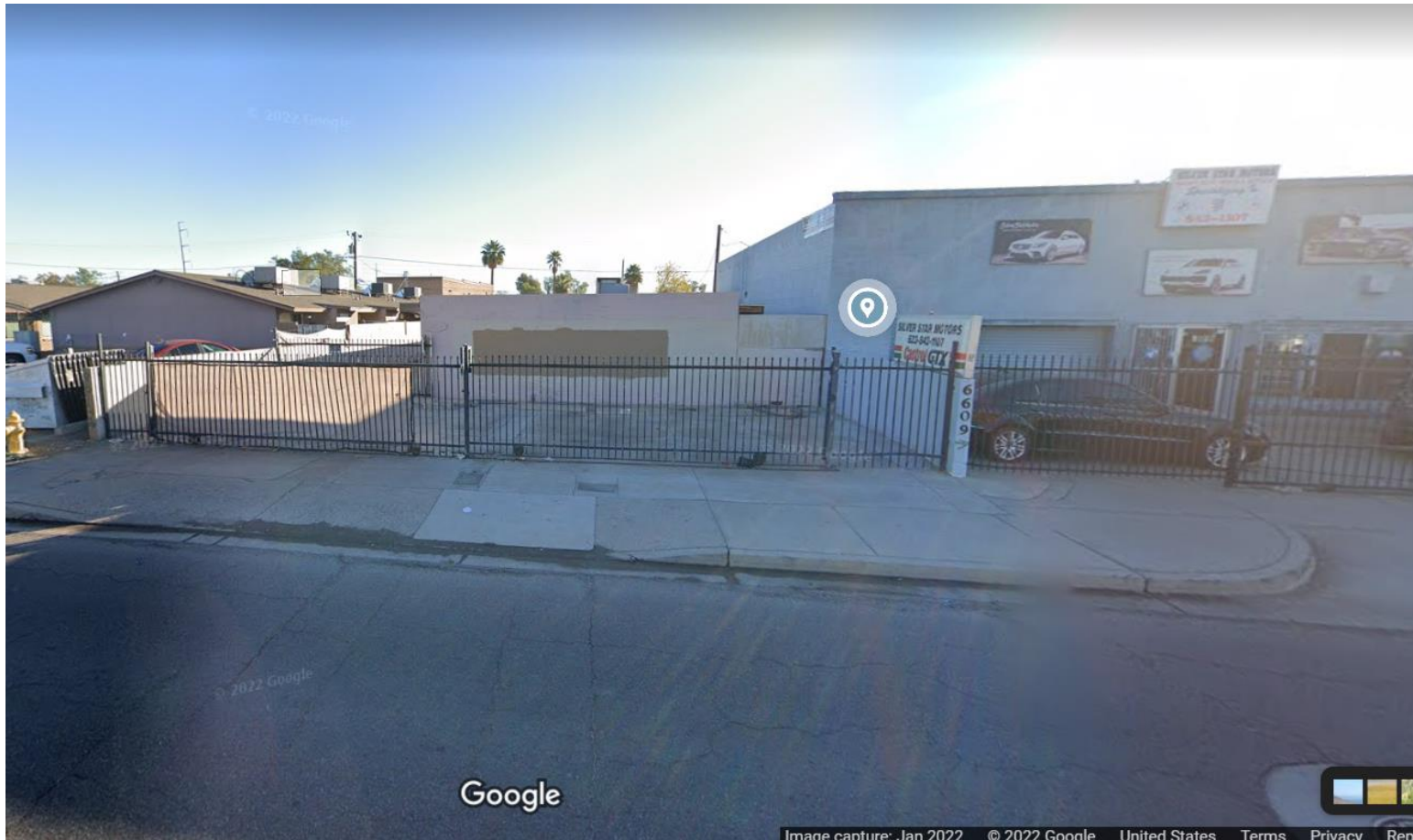
ZONING MAP



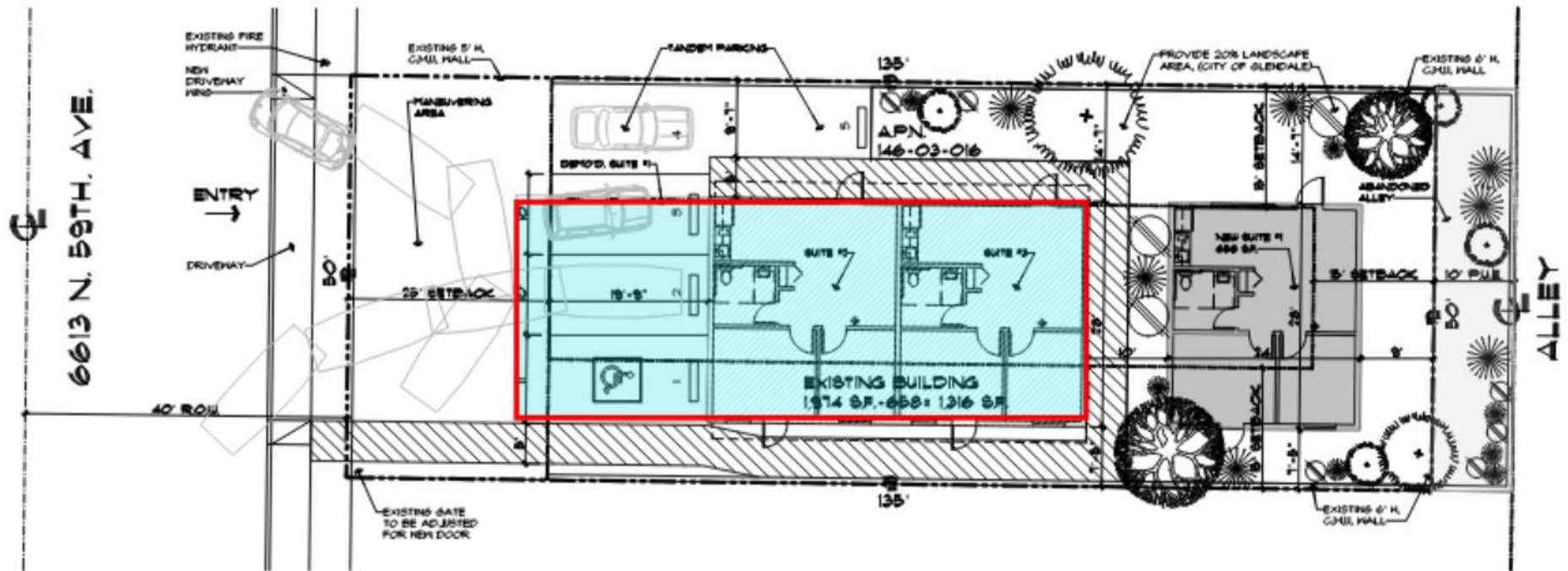
AERIAL MAP



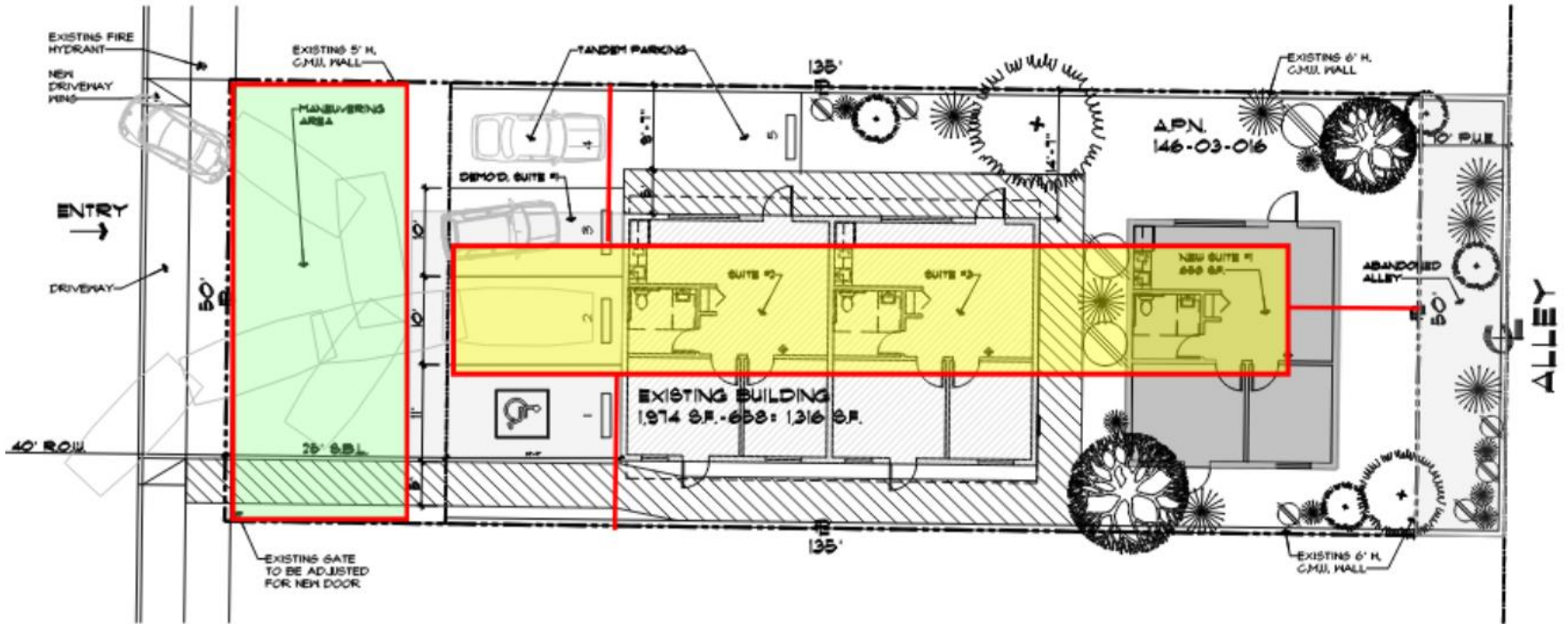
STREET VIEW



SITE PLAN



SITE PLAN





PUBLIC NOTIFICATION

- Neighborhood Letter sent Jan 28th
- Published: March 22nd
- Advertised on Postcards and Site Posted March 24th

- **No comments were received.**



FINDINGS

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



REQUIRED ACTION

- The Board must evaluate the required findings based upon the evidence in the record prior to granting a variance.



REQUIRED FINDINGS

- 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;



FINDINGS (continued)

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



-
- If the Board decides to grant the variance, it should be subject to the following stipulations:



1. Development shall be in conformance with applicable site plan dated March 15, 2022, and project narrative date stamped, March 15, 2022.
2. Any areas outside of access, parking, sidewalks, or buildings shall be landscaped.



VAR22-01

AZ SUNSET OFFICES

Board of Adjustment Hearing, April 14, 2022

Christina LaVelle
Planning Project Manager

