



VAR22-06

Zanc Residence

Board of Adjustment Hearing, September 8, 2022

Jonatan Ramirez
Associate Planner





VARIANCE REQUEST

- A request for a variance to increase the front yard maximum fence height to six (6) feet for the fence and seven (7) feet for the gate, where a three (3) foot maximum fence height is required in the A-1 (Agricultural) zoning district.

Owner/ Applicant: Sarah Zanc, representing Daniel Zanc.



VARIANCE REQUEST

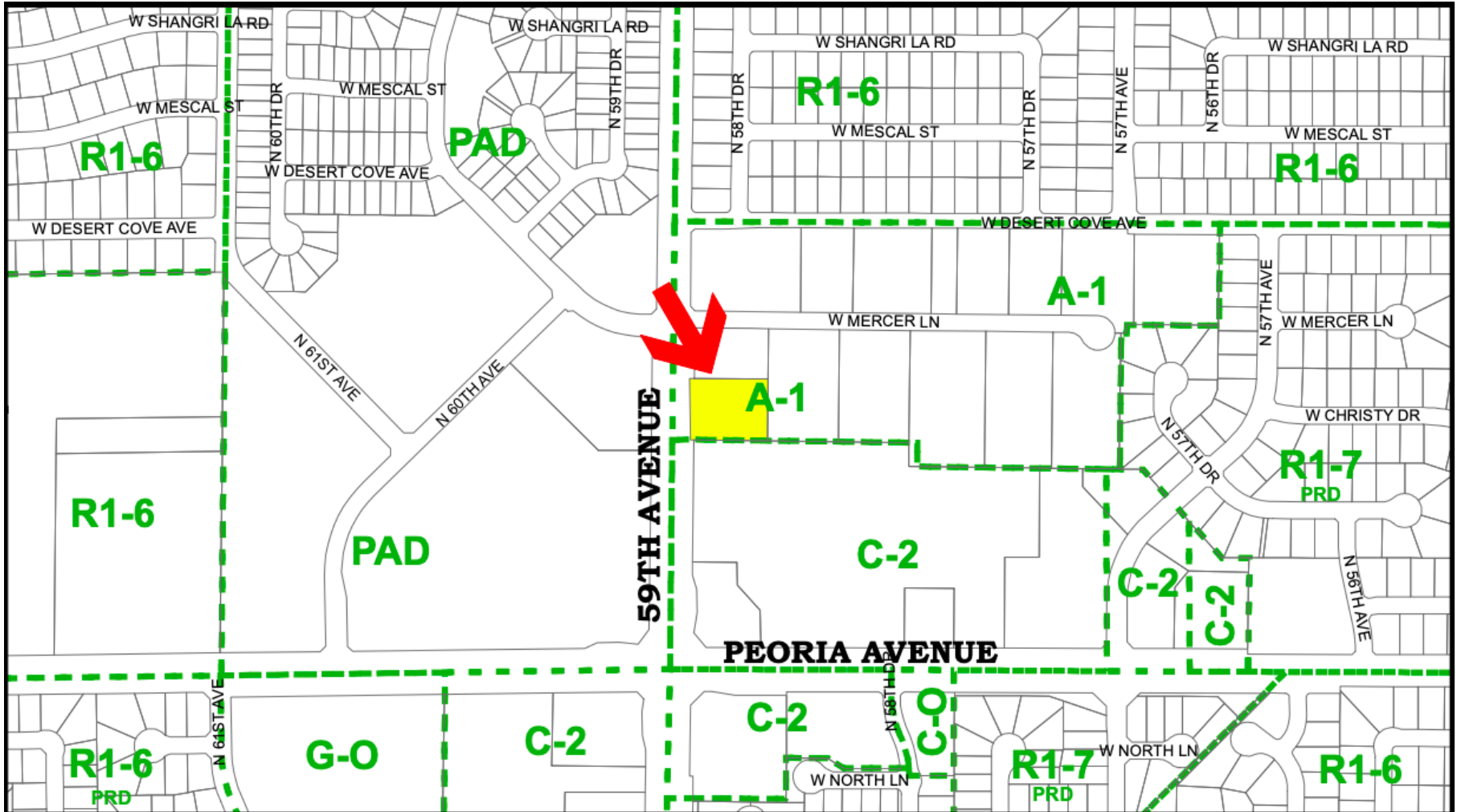
	A-1	Variance Request
Front yard fence height requirements	Maximum height- three (3) feet, except five (5) feet for woven wire field fence.	Maximum height of six (6) feet for the fence and seven (7) feet for the gate.



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

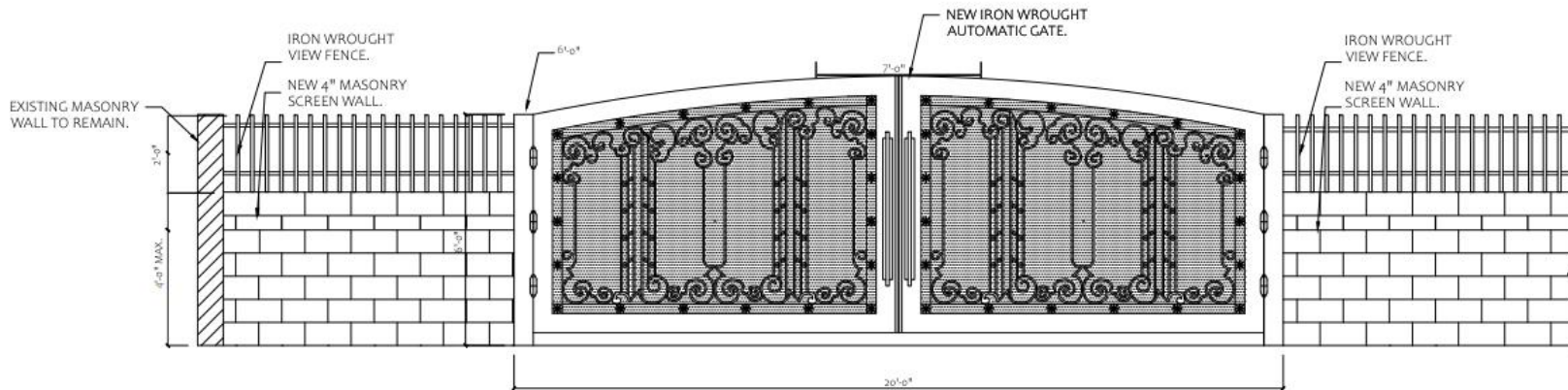


STREET VIEW





ELEVATION



1
A1

NEW GATE / FENCE ELEVATION

SCALE: 3/8" = 1'-0"



PUBLIC NOTIFICATION

- Notification Letter sent July 12, 2022.
- Published AZ Republic: August 17, 2022.
- Advertised on Postcards and Site Posted: August 19, 2022.

- **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 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;



RECOMMENDATION

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

Development shall be substantially in conformance with the applicant's project narrative, dated June 7, 2022, and site plan, date stamped July 27, 2022.



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