



VAR22-09

Price Fence Variance

Board of Adjustment Hearing, November 10, 2022

Joseline Castaneda
Planning Project Manager





VARIANCE REQUEST

A request by Duane Price for a variance to allow a 6-foot side yard fence to encroach 3 feet into the front yard plane of a residence in the R1-6 (Single Residence) zoning district.

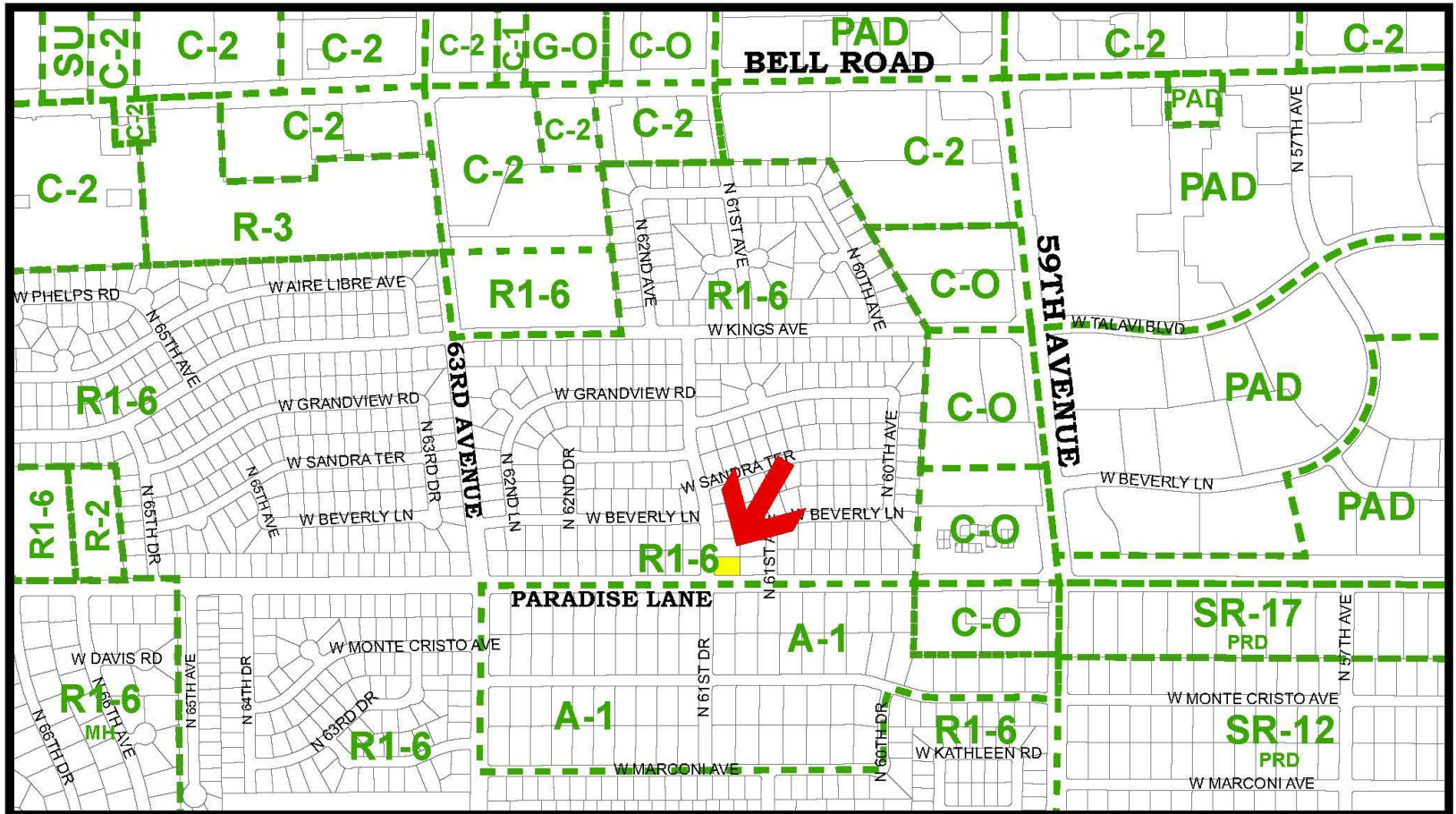
Owner/ Applicant: Duane Price



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



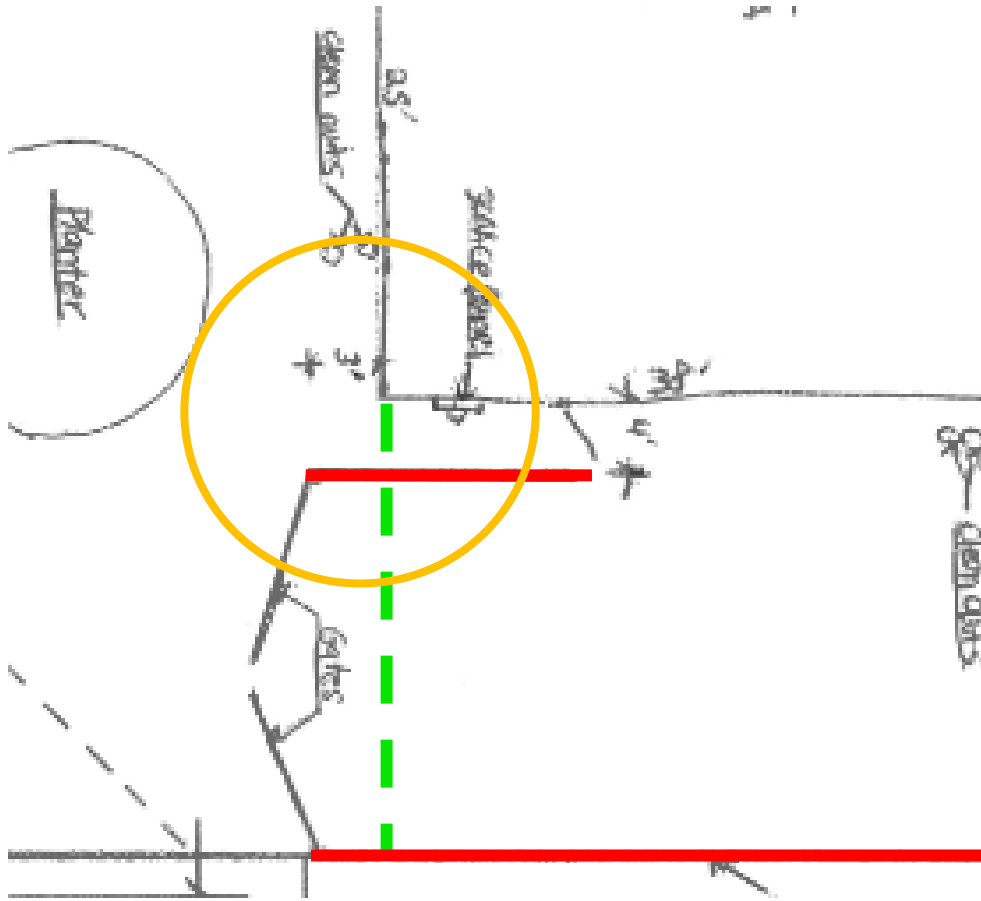
STREET VIEW



STREET VIEW



SITE PLAN





PUBLIC NOTIFICATION

- Neighborhood Letter sent July 15
- Published AZ Republic: October 12
- Advertised on Postcards and Site Posted October 21

- **Two 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, date stamped October 10, 2022, and site plan, date stamped October 10, 2022.



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