



VAR22-13

Molina Residence Variance

Board of Adjustment Hearing, March 9, 2023

Joseline Castaneda
Planning Project Manager





VARIANCE REQUEST

A request to reduce the south side setback to 5 feet, north side setback to 10 feet, and rear setback to 16 feet from a minimum 20-foot perimeter setback required in the R-3 (Multiple Residence) zoning district for a residential addition.

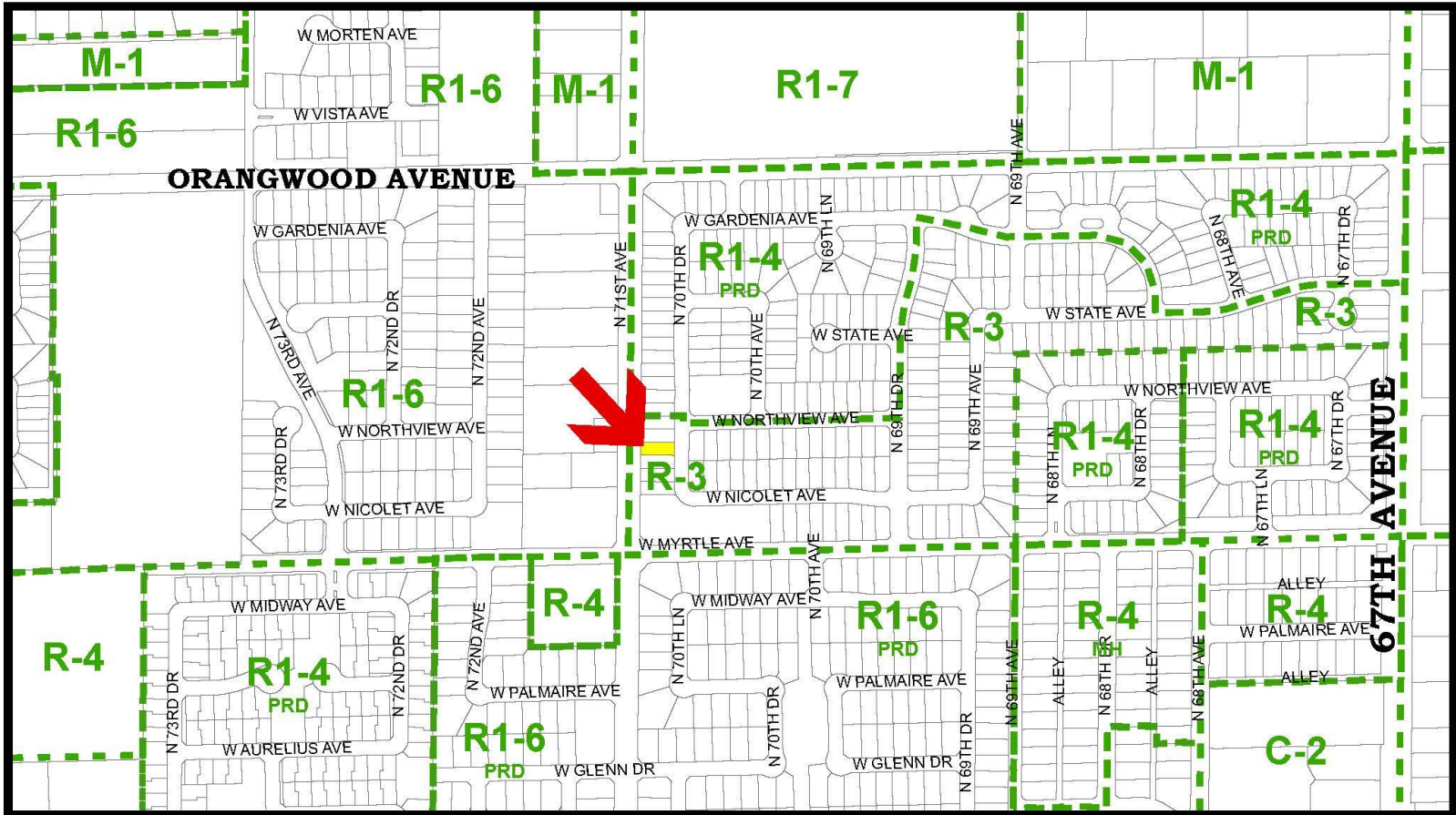
Owner/ Applicant: Lilian Molina / 312
Architect and Design



REQUIRED ACTION

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

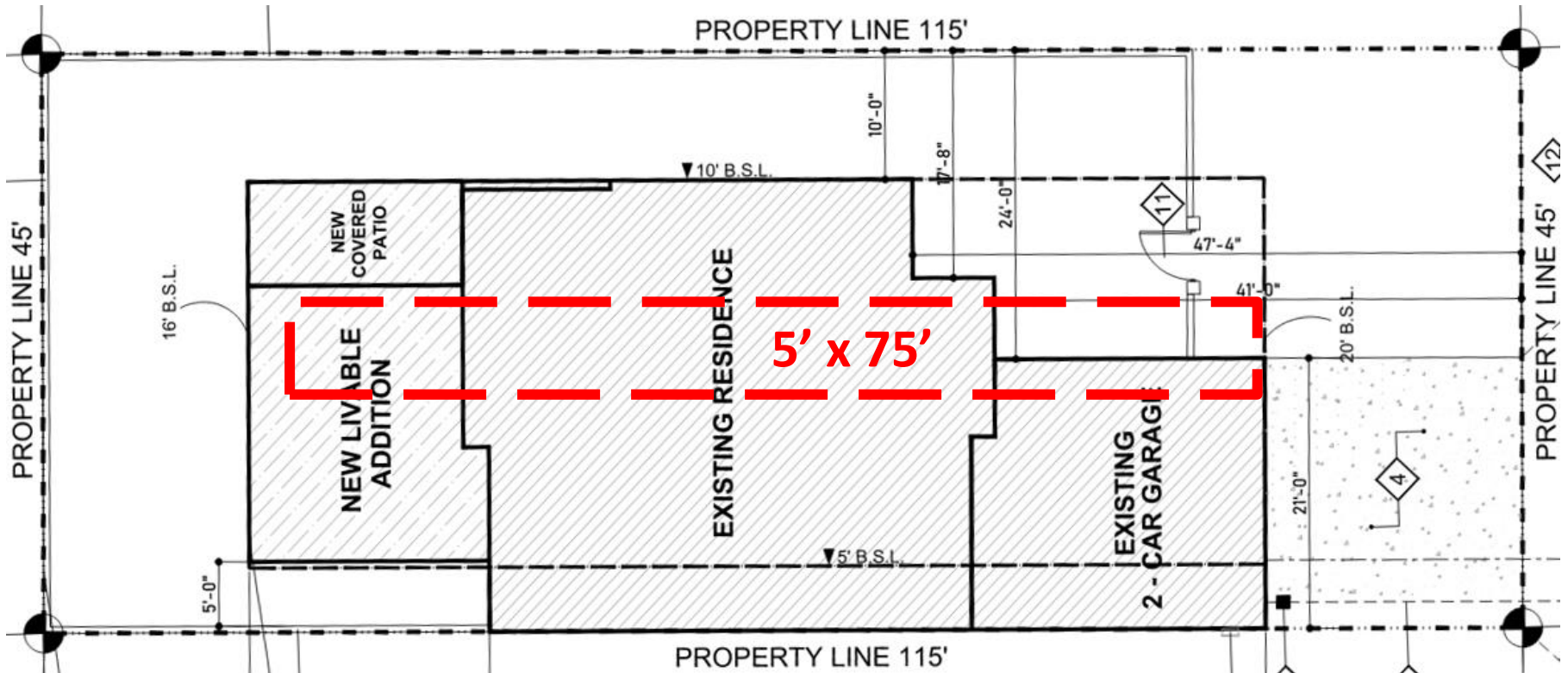
ZONING MAP



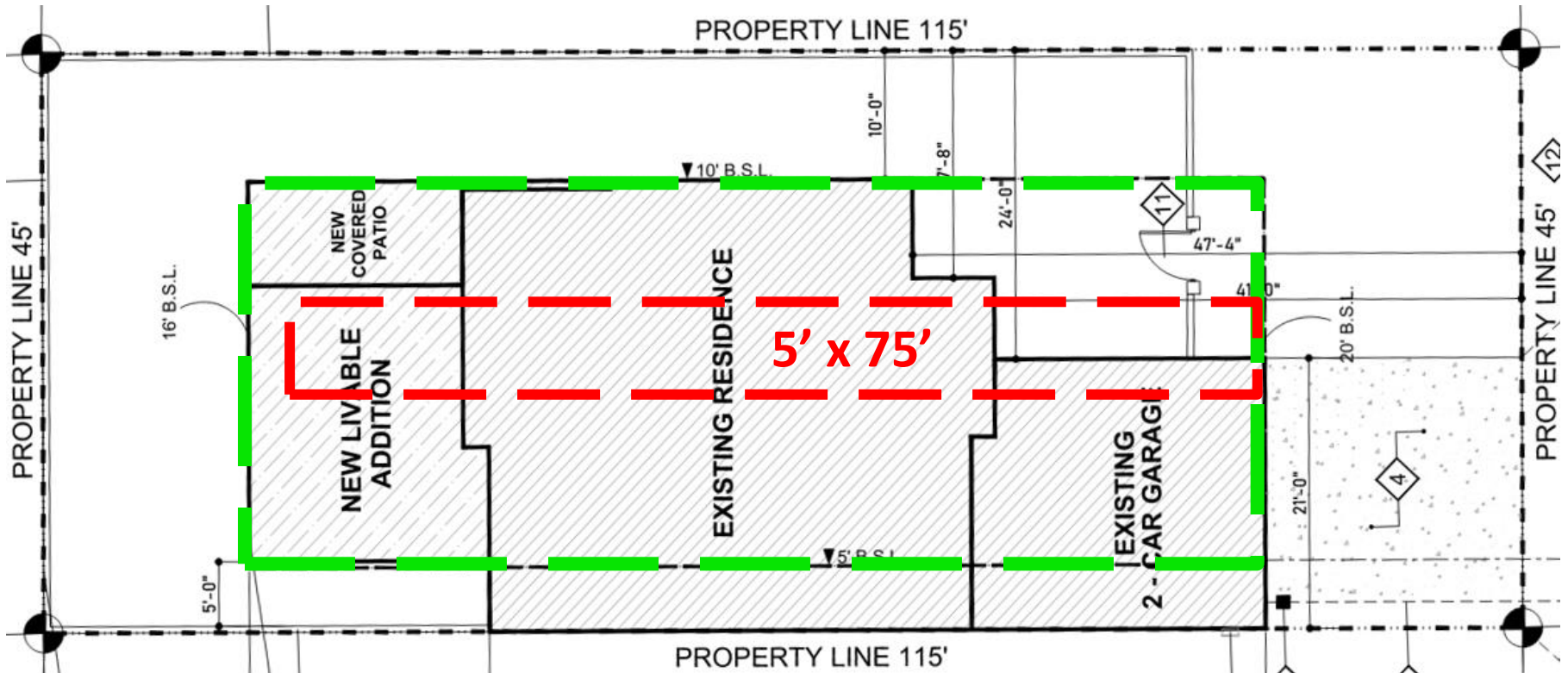
AERIAL MAP



SITE PLAN



SITE PLAN





PUBLIC NOTIFICATION

- Neighborhood Letter sent December 1
 - Published AZ Republic: February 15
 - Advertised on Postcards: February 13
 - Site Posted: February 22
-
- **No comments were received**



REQUIRED FINDINGS

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



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;



FINDINGS (continued)

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



RECOMMENDATION

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

1. Development shall be substantially in conformance with the applicant's project narrative and site plan, dated January 5, 2023.



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