



VAR22-15

Habitat for Humanity CAZ

Board of Adjustment Public Hearing, April 13, 2023

Joseline Castaneda
Planner





VARIANCE REQUEST

A request to reduce the north side setback to 5 feet and the south side setback to 10 feet from the required 20 feet in the R-3 zoning district for a new residential building.

Owner/ Applicant:

Tana Nichols / Habitat for Humanity



REQUIRED ACTION

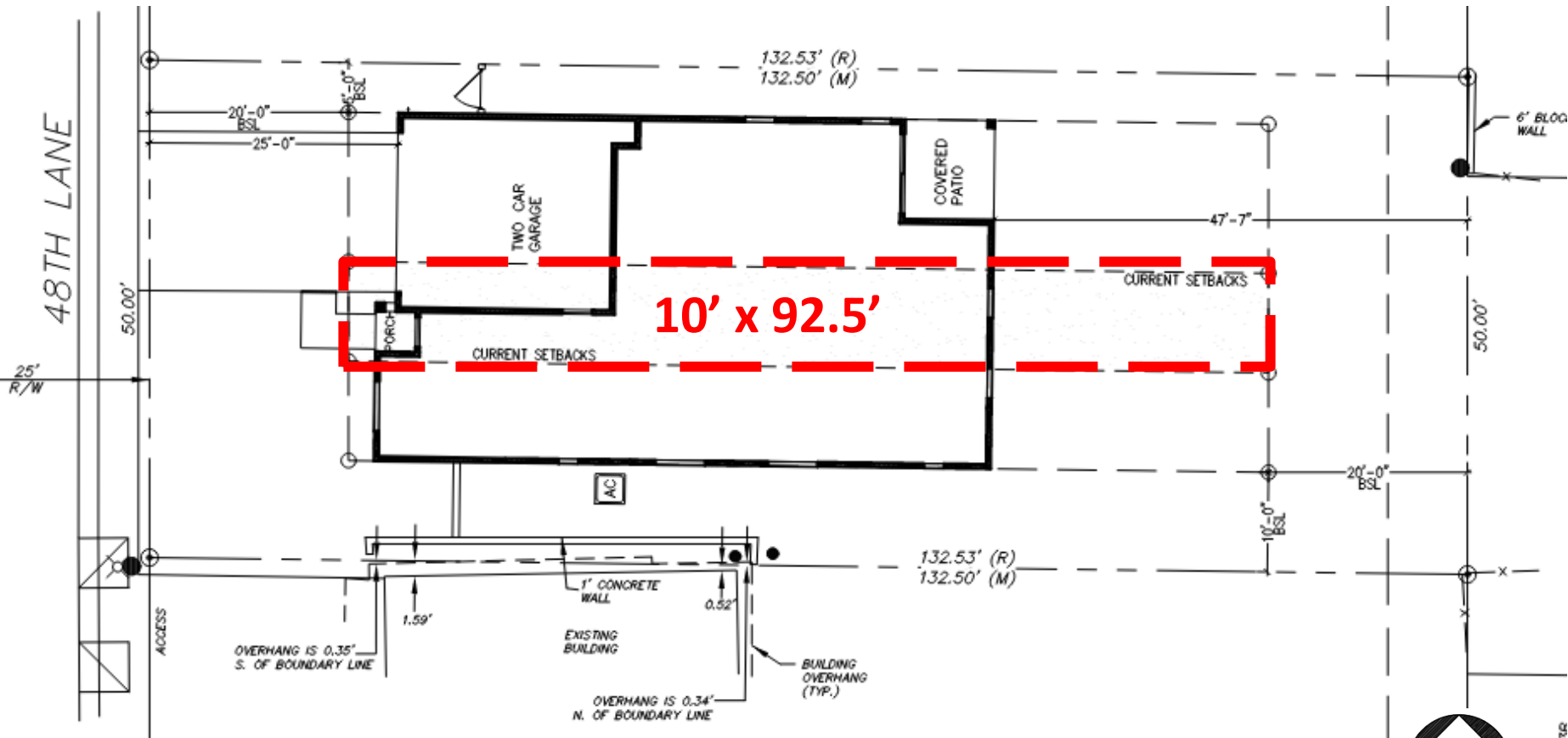
Consider the facts and determine whether the findings meet the Statutory provisions for approval of a Variance.

AERIAL MAP



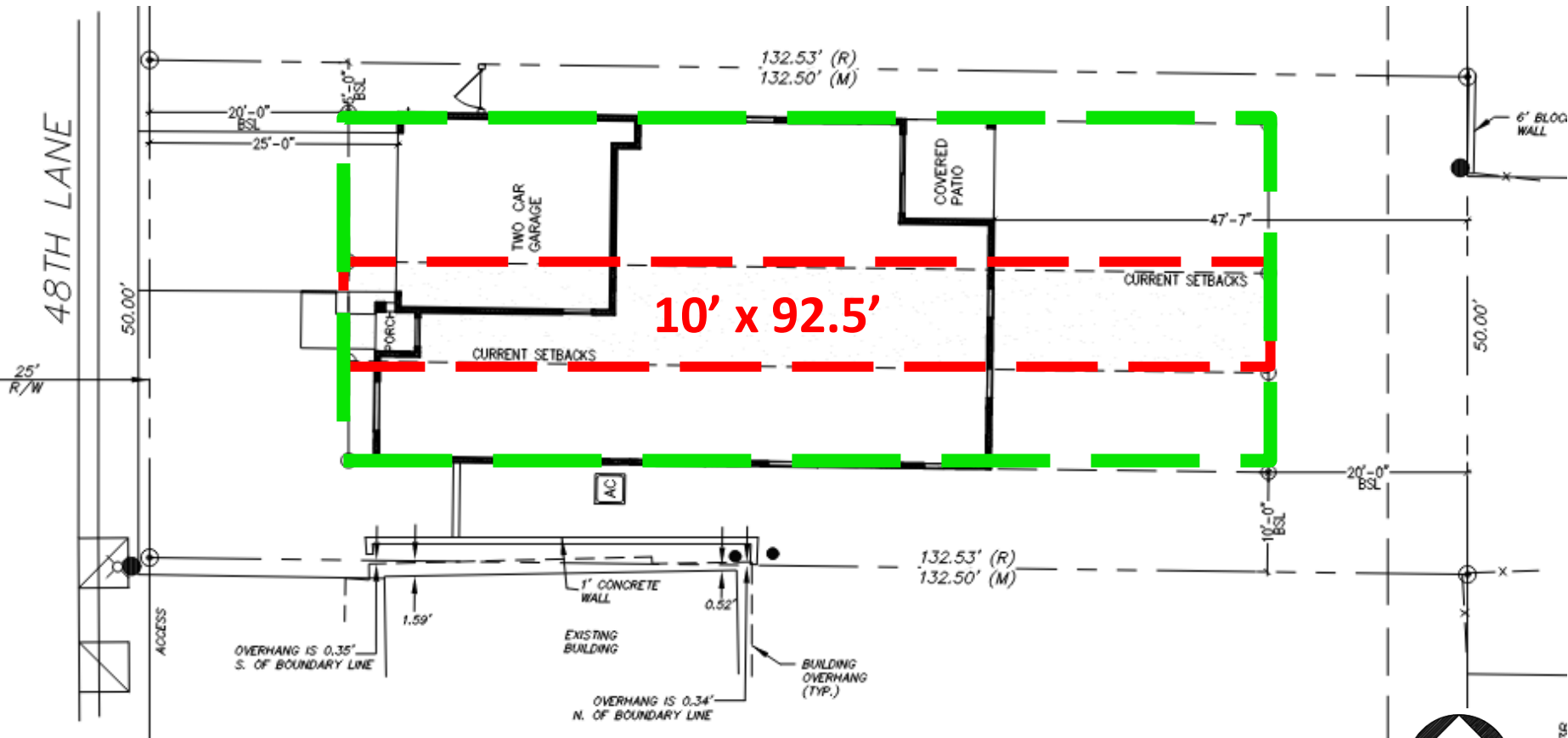


SITE PLAN





SITE PLAN





PUBLIC NOTIFICATION

- Neighborhood Letter sent: January 24
 - Published AZ Republic: March 22
 - Advertised on Postcards: March 17
 - Site Posted: March 24
-
- **1 comment was 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 in conformance with the reduced north side setback to 5 feet and the south side setback to 10 feet as depicted in the site plan date stamped March 13, 2023.



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