



**VAR23-02**

# **Madera Residential Addition**

**Board of Adjustment Hearing, May 11, 2023**

**Matthew Taylor, Senior Planner**





# VARIANCE REQUEST

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A request to reduce the 20-foot perimeter setback required in the R-3 (Multiple Residence) zoning district to 10-feet along the north property line and 6-feet along the south property line.

Property Address:

6626 N 54<sup>th</sup> Drive

Owner/ Applicant:

Lucio Madera / Lucio Madera

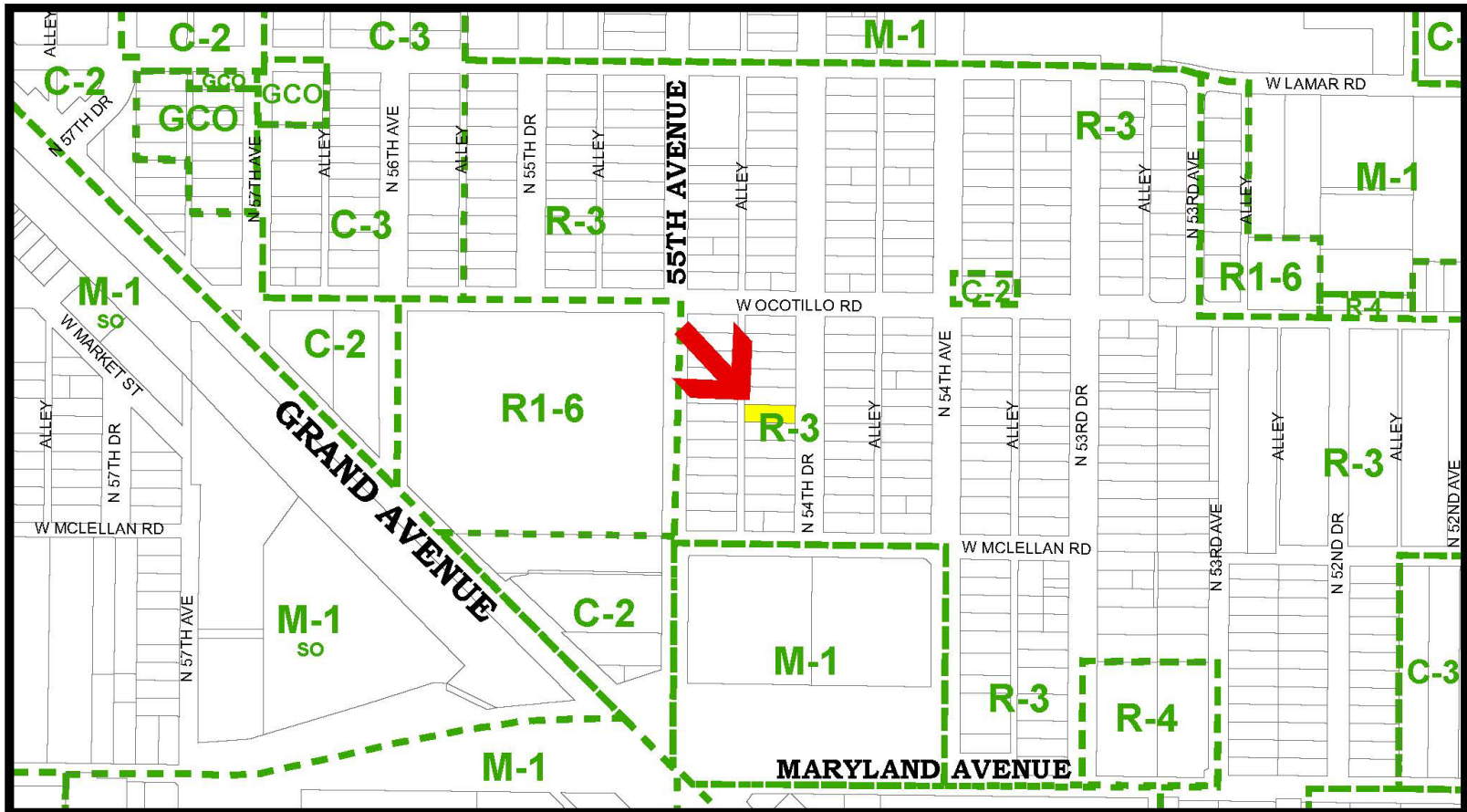


# REQUIRED ACTION

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

# ZONING MAP



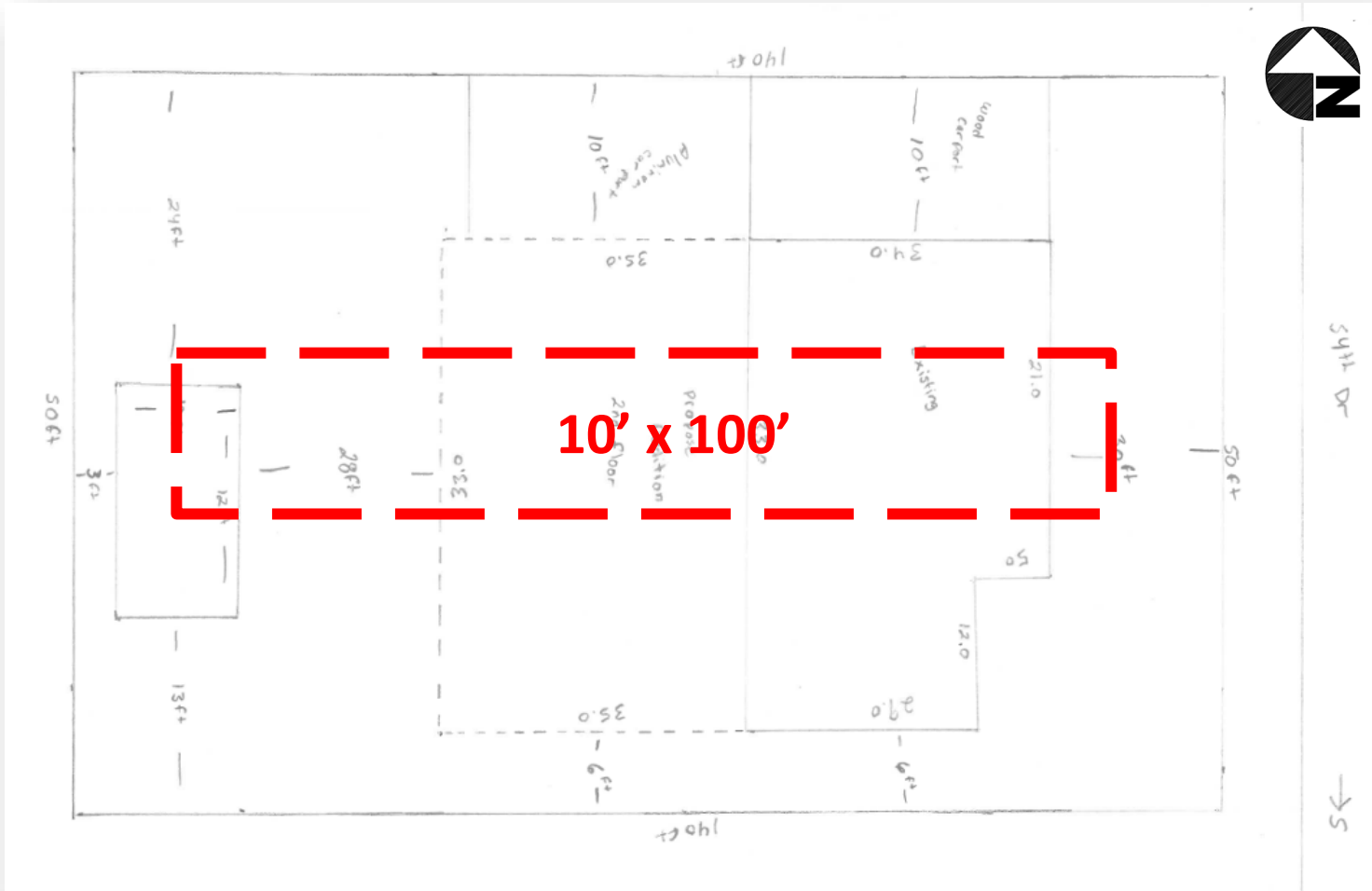
# AERIAL MAP



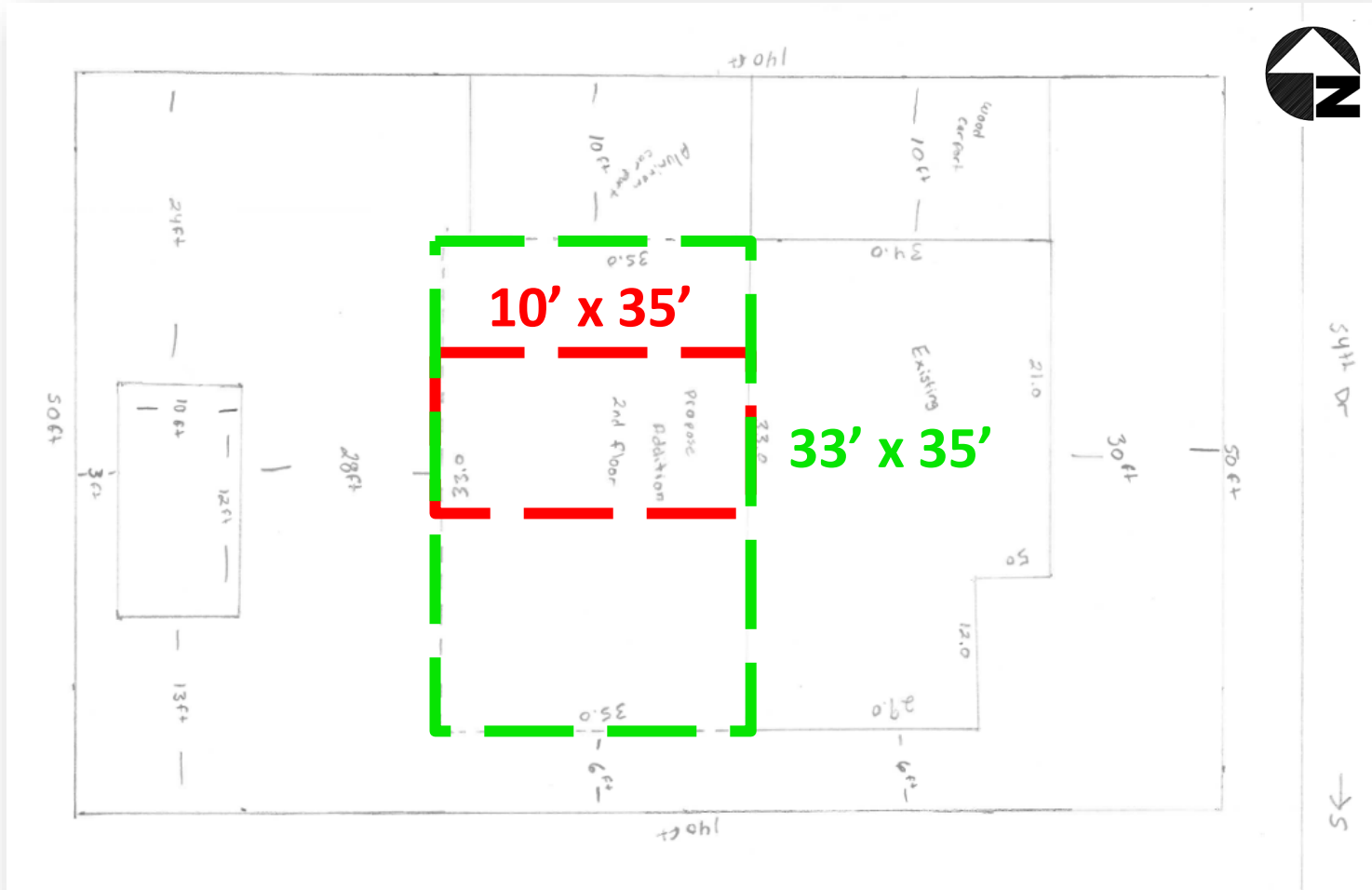
Aerial Date: October 2021



# SITE PLAN



# SITE PLAN





# PUBLIC NOTIFICATION

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- Neighborhood Letter: March 30<sup>th</sup>
  - Published AZ Republic: April 19<sup>th</sup>
  - Advertised on Postcards: April 14<sup>th</sup>
  - Site Posted: April 17<sup>th</sup>
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- **Staff received 1 comment in opposition**



# REQUIRED FINDINGS

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



# FINDINGS

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- 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

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- 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

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



# RECOMMENDATION

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If the Board moves to grant the Variance, the approval should include the following stipulation:

The property owner shall remove the existing parking structures along the north property line.



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