



VAR23-03

Rodriguez Residence

Board of Adjustment Hearing, May 11, 2023

Matthew Taylor, Senior Planner





VARIANCE REQUEST

A request to reduce the 15-foot perimeter setback required in the R-2 (Mixed Residence) zoning district to 5-feet along the east property line and 10-feet along the west property line.

Property Address:

5416 W Myrtle Avenue

Owner / Applicant:

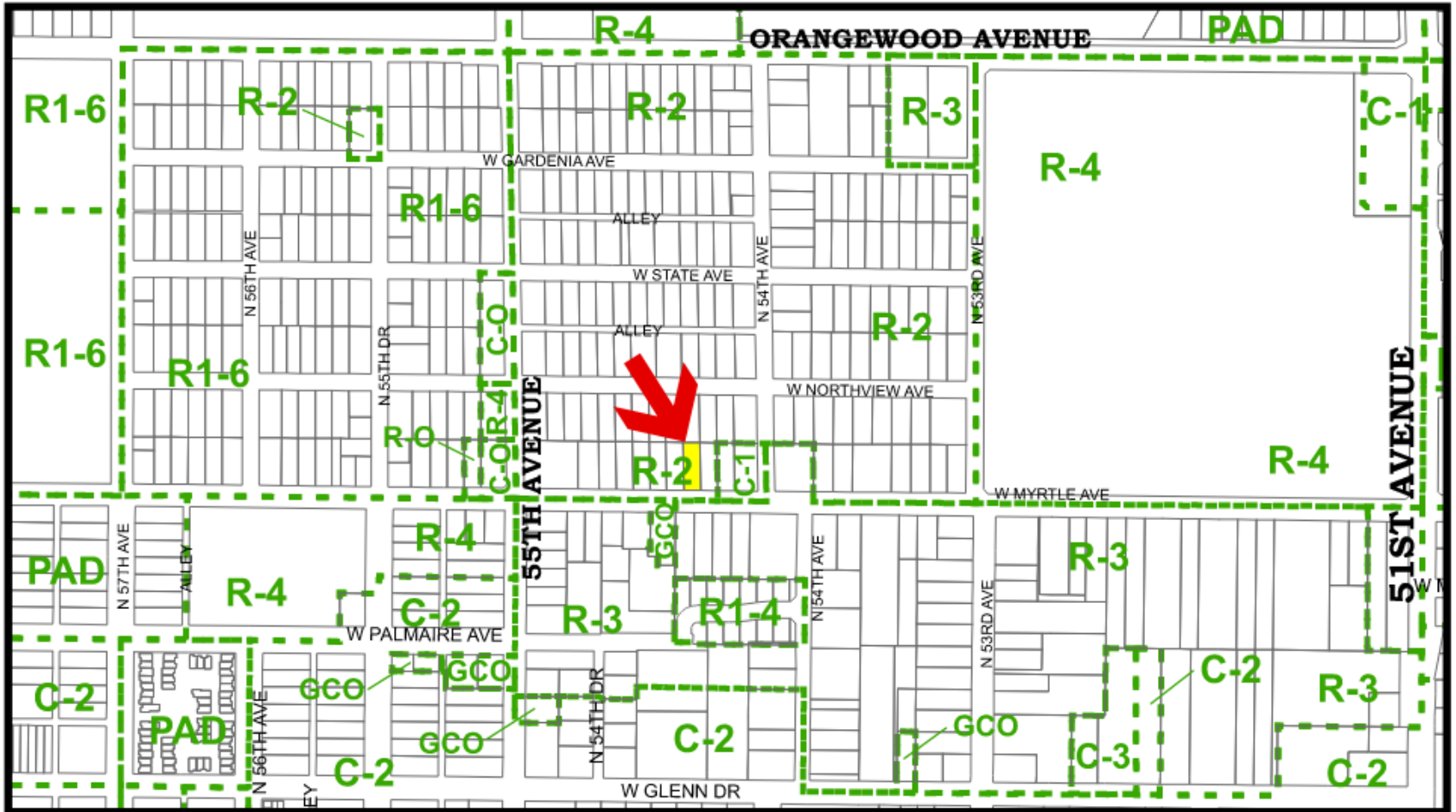
Mitchell Foy / Ignacio Rodriguez



REQUIRED ACTION

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

ZONING MAP

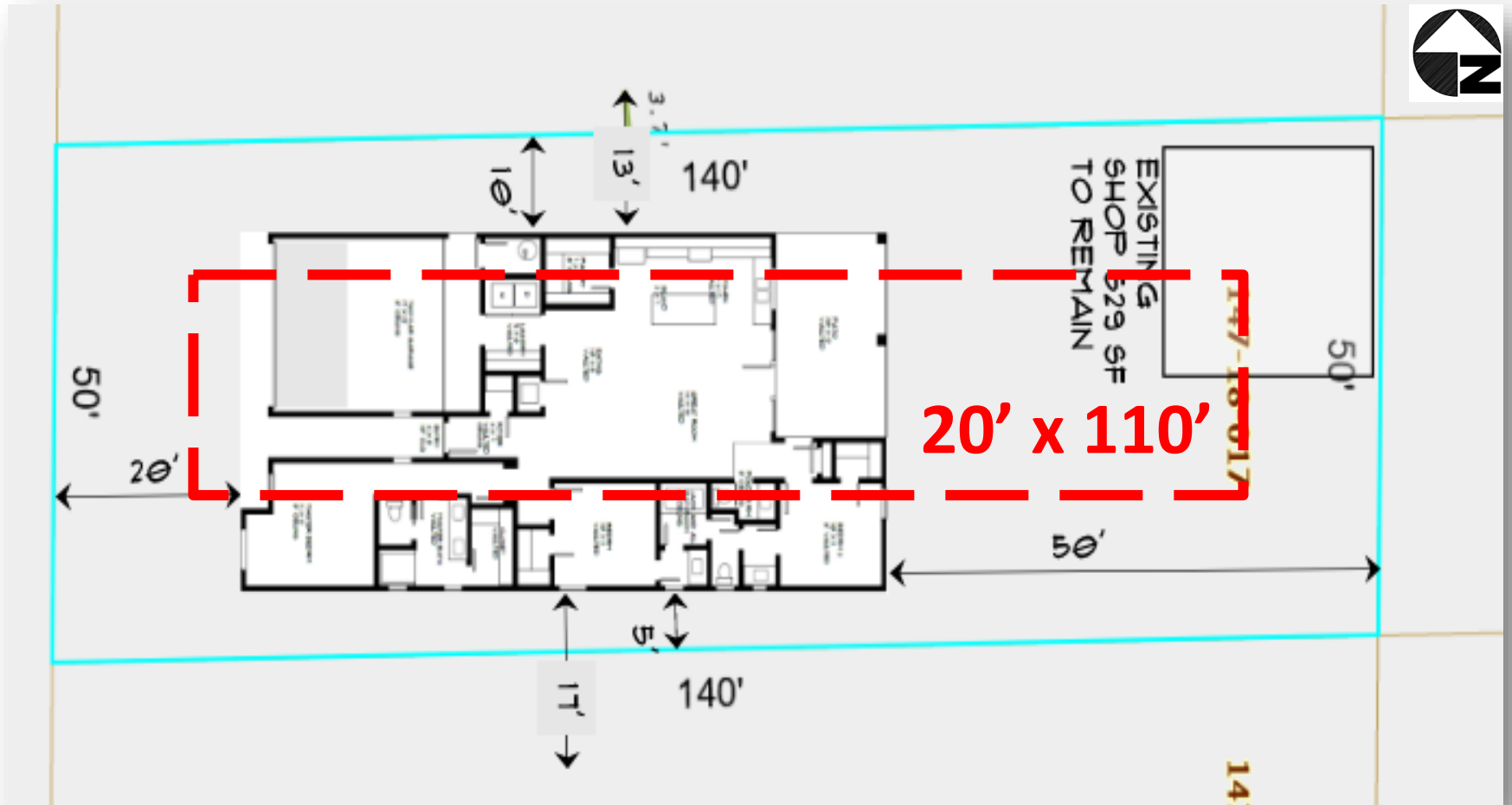


AERIAL MAP

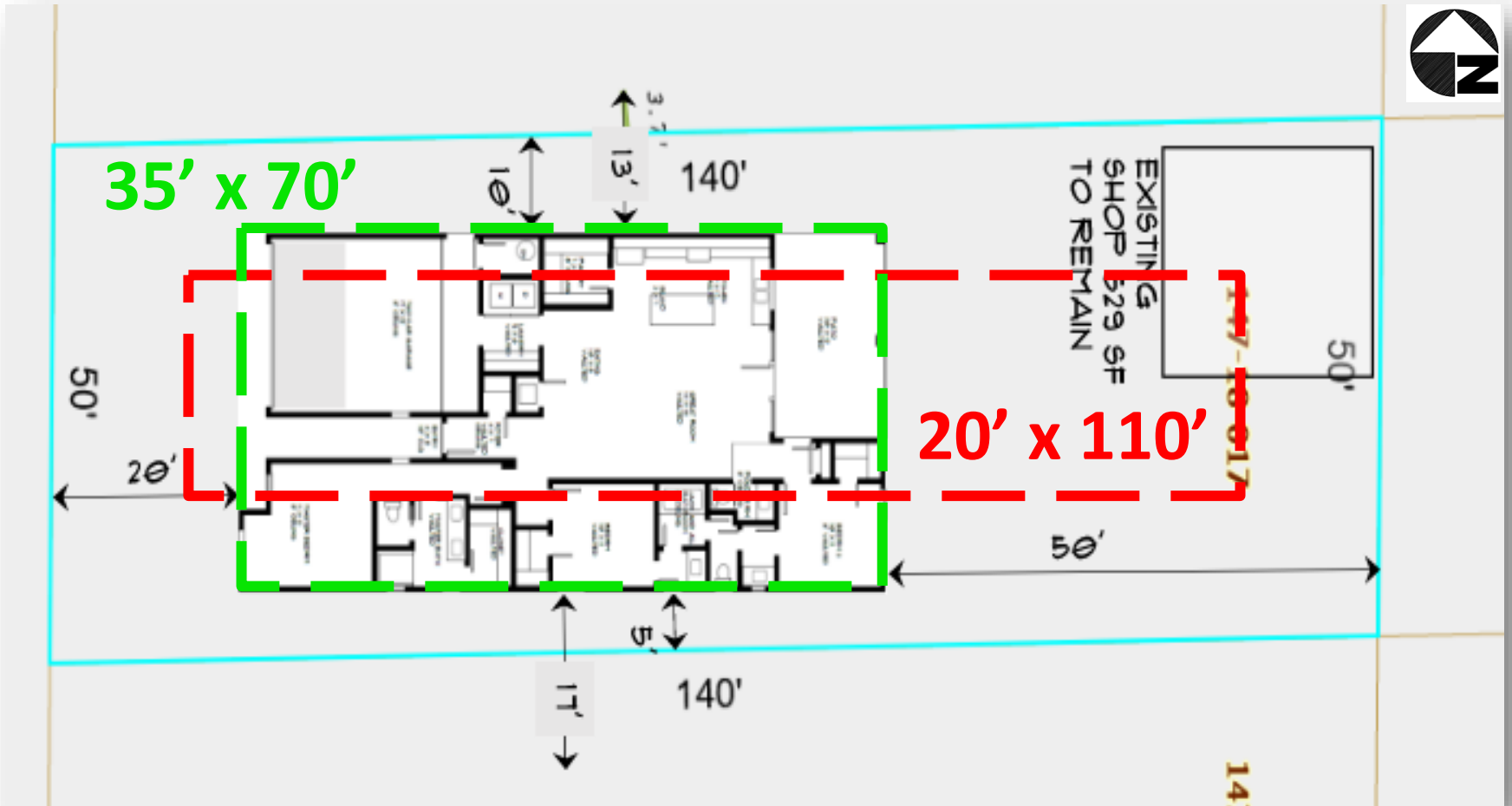


Aerial Date: October 2021

SITE PLAN



SITE PLAN





PUBLIC NOTIFICATION

- Neighborhood Letter: April 12th
 - Published AZ Republic: April 19th
 - Advertised on Postcards: April 18th
 - Site Posted: April 19th
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- **Staff received no comments**



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

- 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

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



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