



Dodson Gazebo VAR23-01

Planning Commission Hearing – November 9, 2023

Joseline Castaneda
Planner



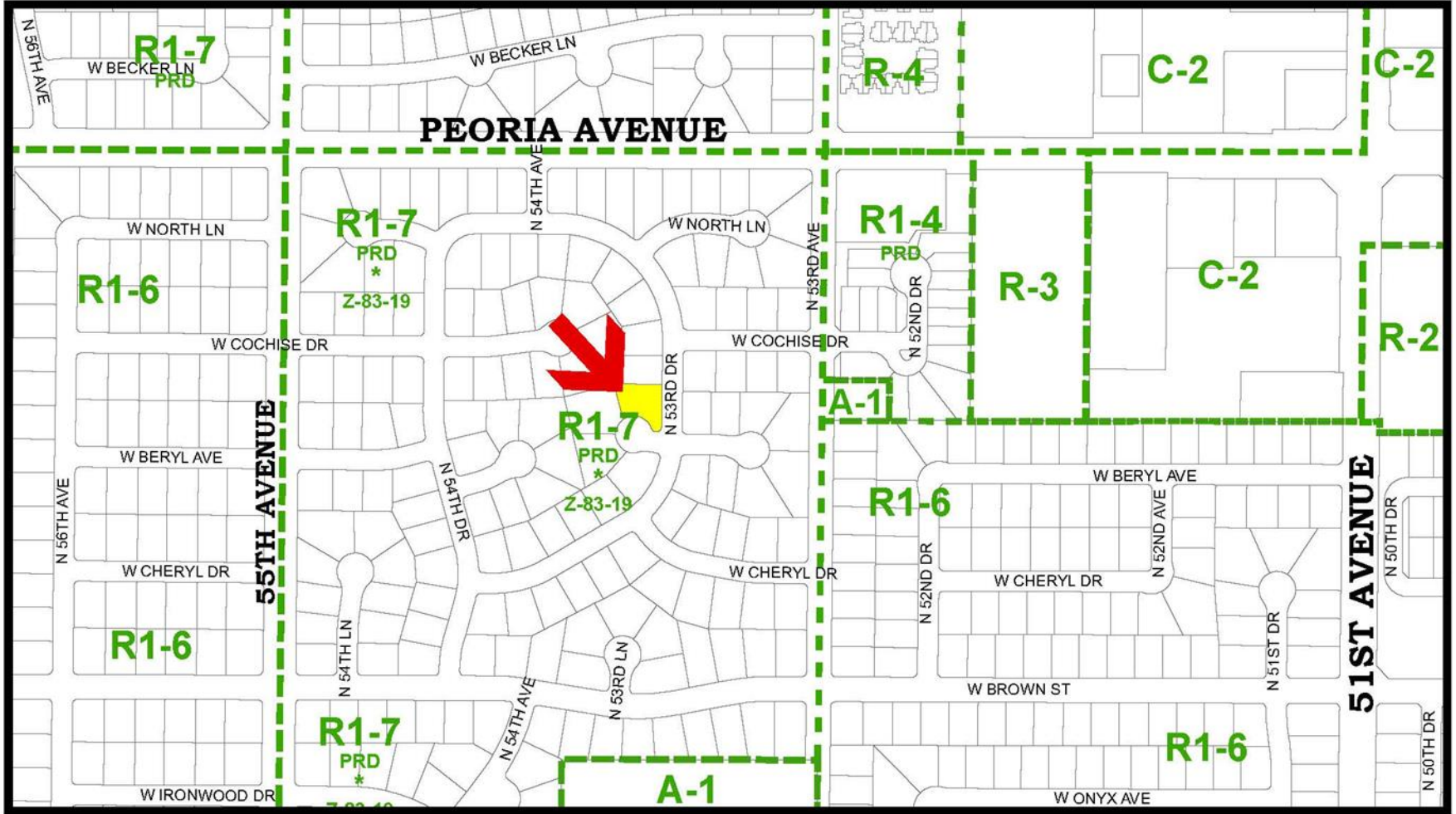


Request

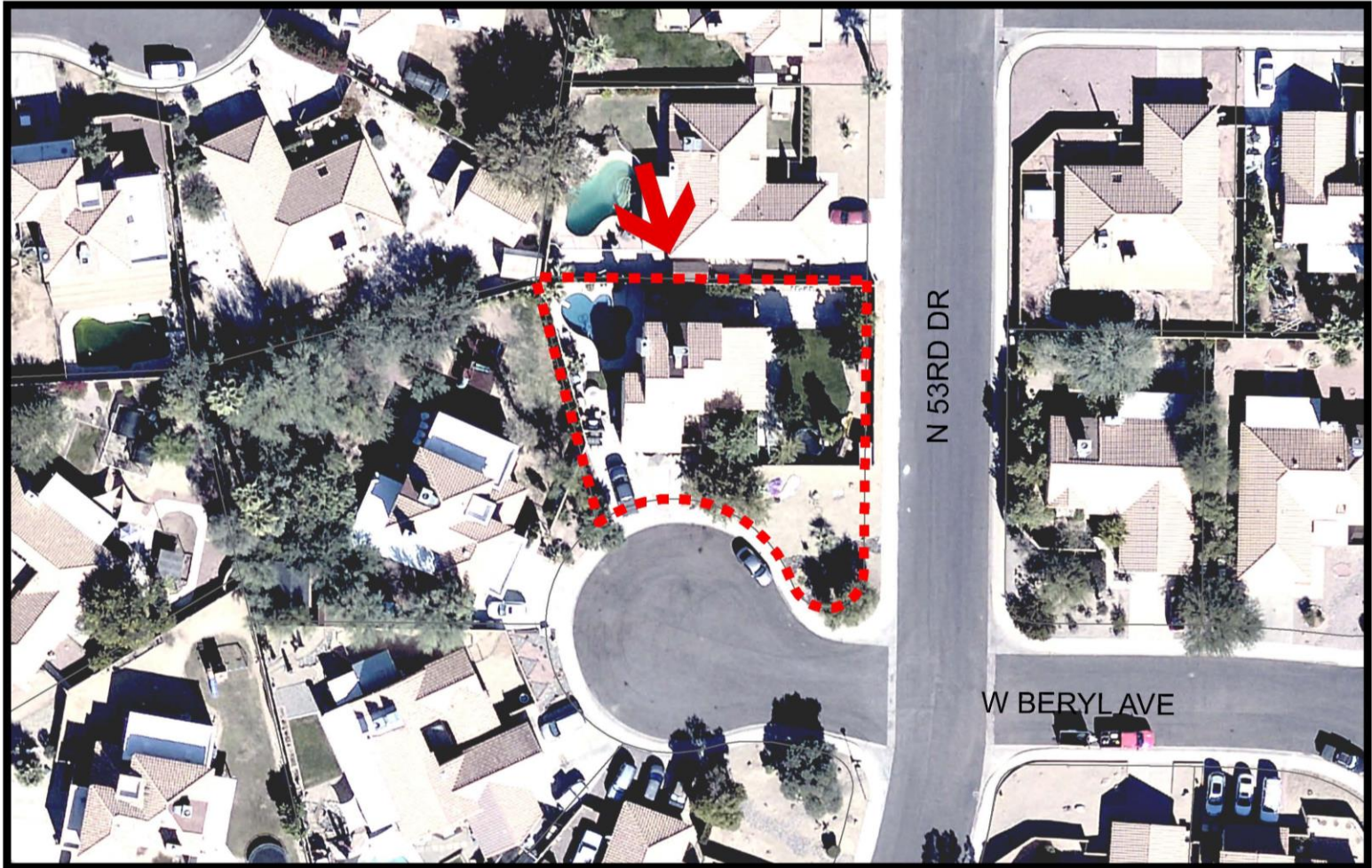
A request to reduce the west side setback from 5 feet to 1.75 feet and east setback from 10 feet to 2.2 feet from the main residential building in the R1-7 PRD (Single Residence Planned Residential District) zoning district for an accessory structure.

Owner/ Applicant: Chris Dodson

Zoning Map



Aerial Map





Project Details

- Property zoned R1-7 PRD (Single Residence Planned Residential District).
- Unpermitted Gazebo
- Minimum setbacks not met
 - West: 5 feet (8-foot wall height)
 - East: 10-feet from main residential building
- Proposing Variance
 - West: 1.75 feet
 - East: 2.2 feet

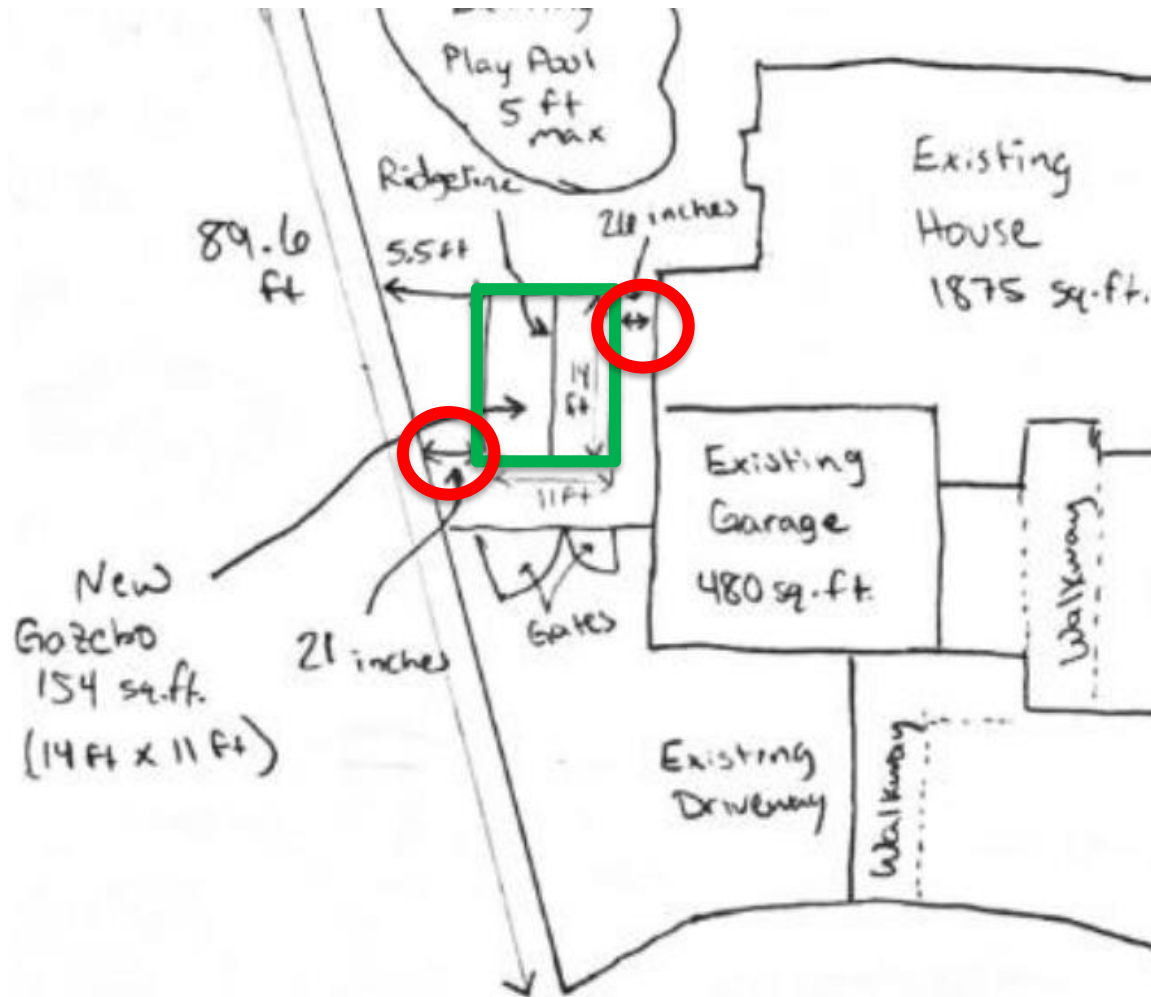


Public Involvement

- Neighborhood Letter sent August 29
 - Published AZ Republic: October 18
 - Advertised on Postcards: October 13
 - Site Posted: October 20
-
- **2 emails were received**



Conceptual Site Plan



Elevations





REQUIRED FINDINGS

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



Findings & Analysis

- 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 & Analysis

- 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 & Analysis

- 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. West and east side setbacks to be reduced as depicted in the site plan date stamped September 11, 2023.



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