



VAR24-01

Self Setback Variance

Board of Adjustment Hearing – March 14, 2024

Christina LaVelle
Senior Planner





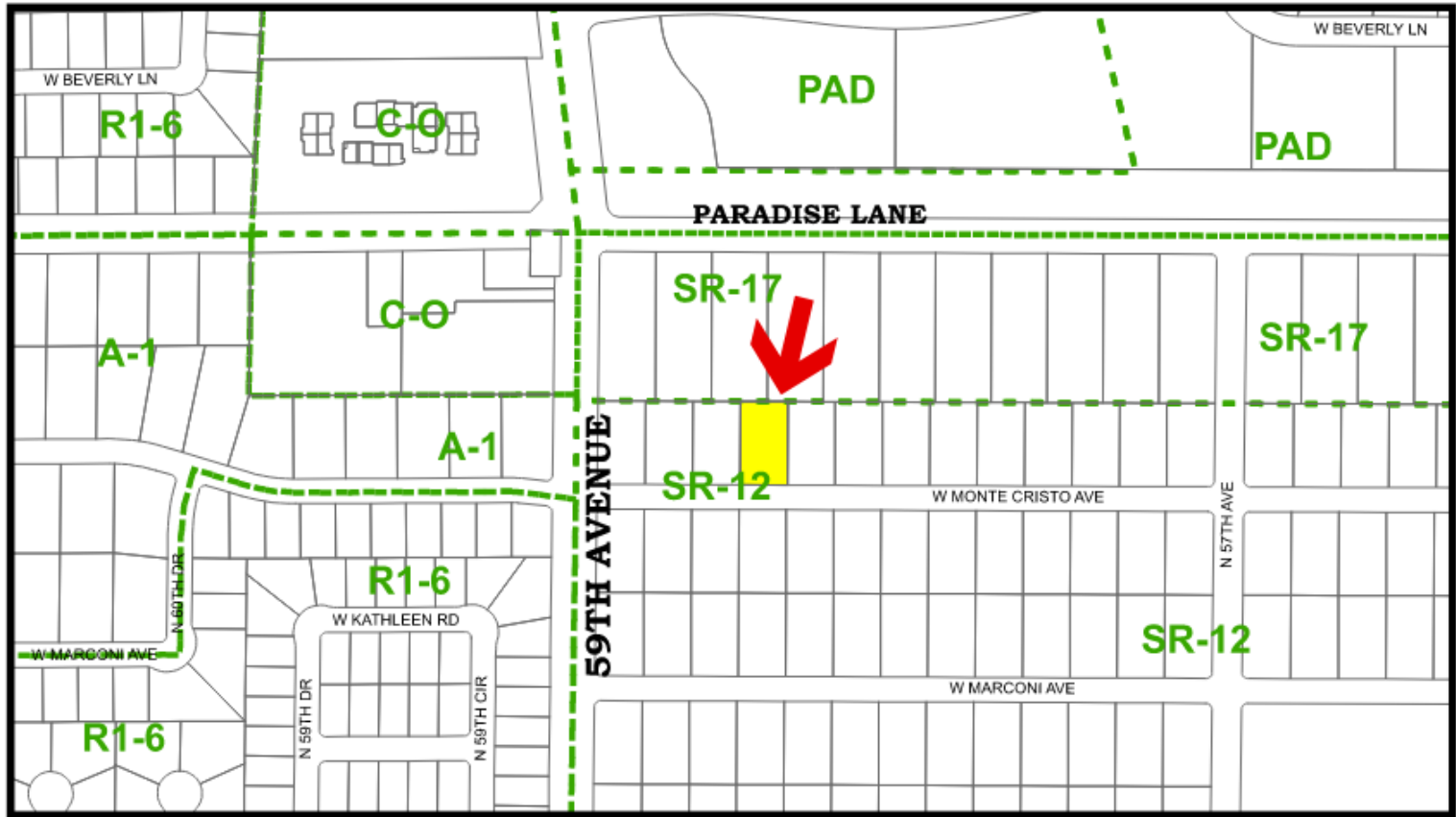
Request

Variance approval to reduce the required side yard setback for an accessory structure from sixteen (16) feet to two (2) feet along the western property line in the SR-12 (Suburban Residence 12) zoning district to build an R.V. garage.

Owner / Applicant:

Michael Self

Zoning Map



Aerial Map



Aerial Date: October 2022



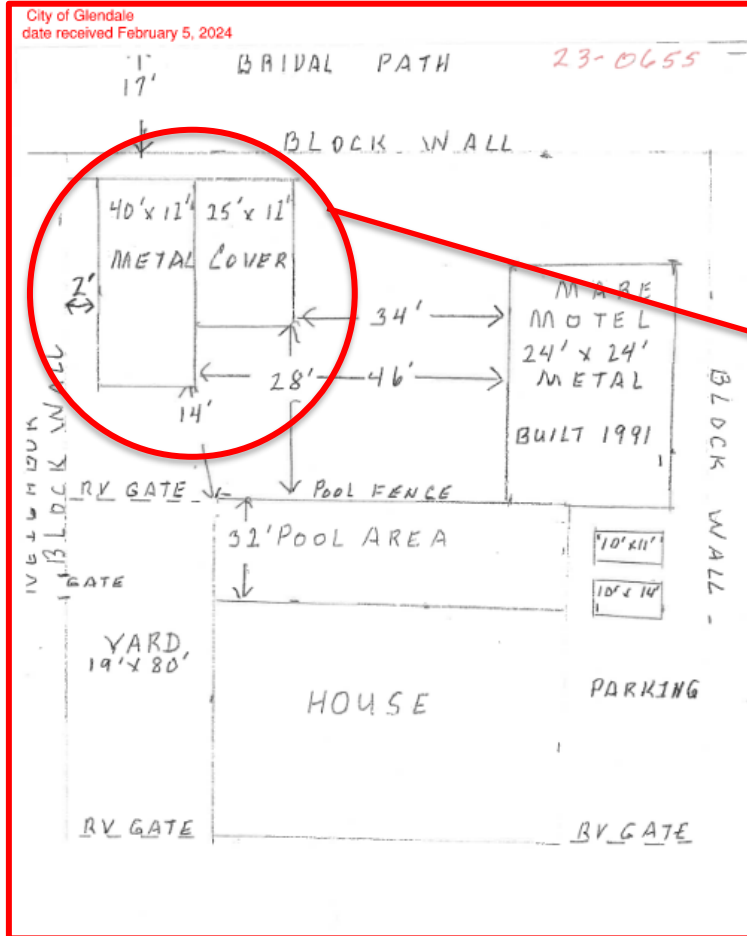
Public Involvement

- Neighborhood Letter: January 15
- Published AZ Republic: February 21
- Advertised on Postcards: February 16
- Site Posted: February 16

Staff received no comments. Letter of support and petition were received.



Conceptual Site Plan



Site Plan Comparison

- Proposed



- 16ft Setback- East





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

- Existing unique circumstances or conditions on the subject property that prevents the universal application of the zoning standard.



Findings & Analysis

- The literal interpretation of the Unified Development Code would deprive the appellant of rights commonly enjoyed by other properties in the same zoning district.



Findings & Analysis

- Any hardship caused by the Unified Development Code is more than personal inconvenience or a financial hardship and is not the result of actions by the applicant.



Findings & Analysis

- Granting the variance will not interfere with or alter the appropriate and legal use of adjacent conforming properties in the same zoning district.



Recommendation

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

Development shall be in conformance with applicable site, floor, and elevation plans, date stamped February 5, 2024.



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