



Campanaro Addition VAR24-03

Board of Adjustment – July 11, 2024

Joseline Castaneda
Planner





Request

A request to reduce the east side setback from 10 feet to 2 feet and 4 inches for a residential addition in the SR-12 PRD (Suburban Residence Planned Residential District) zoning district.

**Owner/ Applicant: Tony & Cathy
Campanaro / Robert Long**

Aerial Map





Project Details

- Proposed attached RV garage.
- Variance approved in 2004 for existing detached carport.
- Minimum setback
 - East side setback: 10 feet
- Proposed Variance
 - East side setback: 2 feet 4 inches



Public Involvement

- Neighborhood Letter sent April 8
 - Published AZ Republic: June 19
 - Advertised on Postcards: June 14
 - Site Posted: June 21
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- **1 response received**



Action

The Board of Adjustment shall make their analysis of the requirements based on the evidence in the record prior to granting a variance:



Analysis

- The property had special conditions such as an existing bridle path easement and setback per the subdivision plat, preventing development.
- The required setback is restrictive for an adequately sized RV garage addition.



Analysis

- The strict application limits the addition of an attached RV garage that many surrounding property owners have.
- Rezoning is not appropriate as it is within a subdivision which requires all lots to be uniform with the same zoning.



Analysis

- The side setback reduction is the minimum necessary to allow for the RV garage addition.
- The proposed side setback is like the side setback approved in the previous variance case for the existing carport.



Analysis

- The request is not expected to have a detrimental effect as it is abutting a local street and not a residence.
- Residential properties to the west and north of the site are not affected as all other setbacks are being met.



Recommendation

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

Development shall be in conformance with applicable narrative and site plan dated May 20, 2024.



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