



Lacombe Variance VAR24-04

Board of Adjustment – September 12, 2024

Joseline
Castaneda
Planner





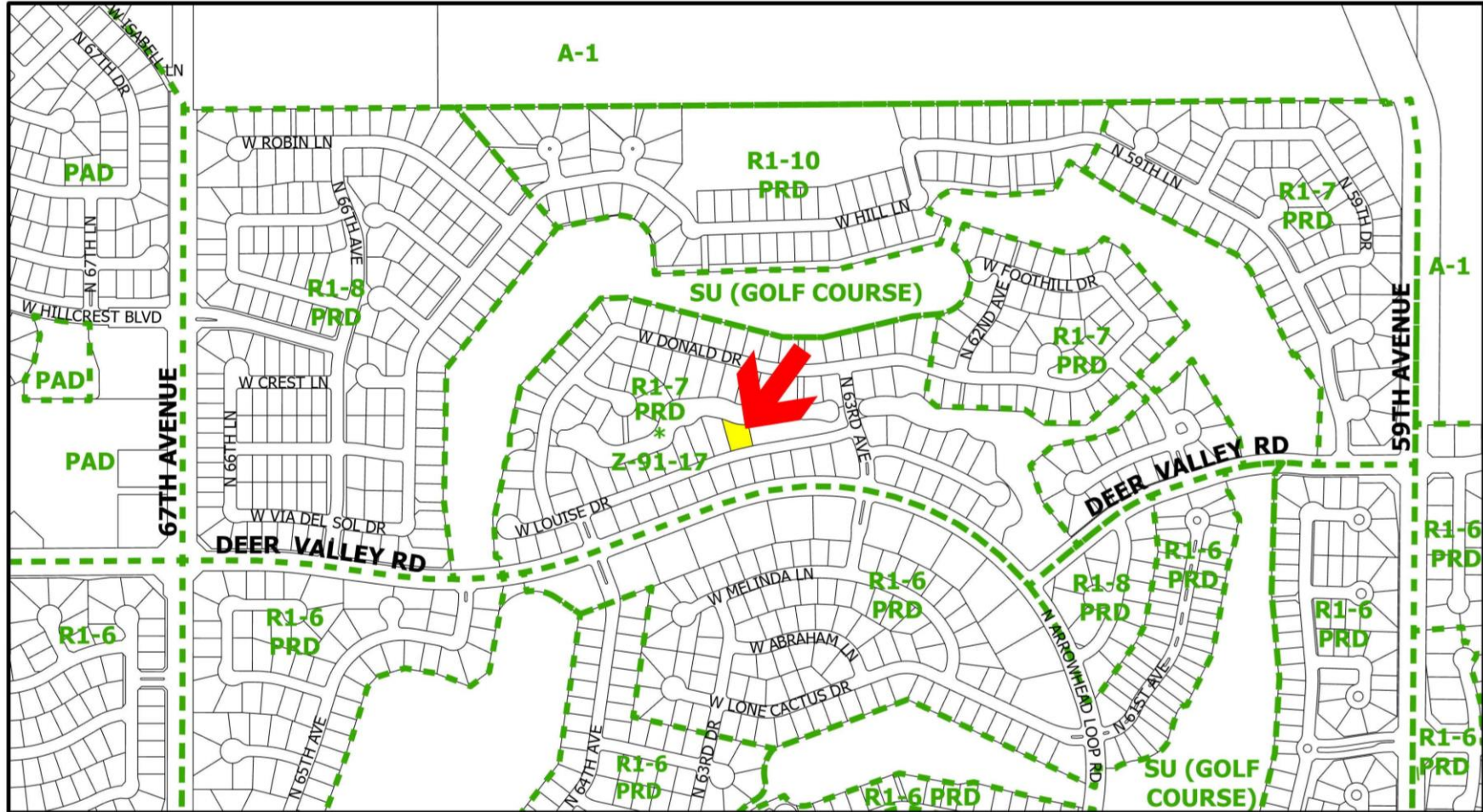
Request

A request to increase the side wall height from 6 feet to 8 feet as required in the R1-7 PRD (Single Residence Planned Residential District) zoning district.

Owner/ Applicant: Shawn Lacombe



Zoning Map



Aerial Map



Street View





Project Details

- Single Family Residence abutting lake and park.
- Allowable Wall Height
 - 6-foot-high wall
- Proposed Variance
 - 8-foot-high wall



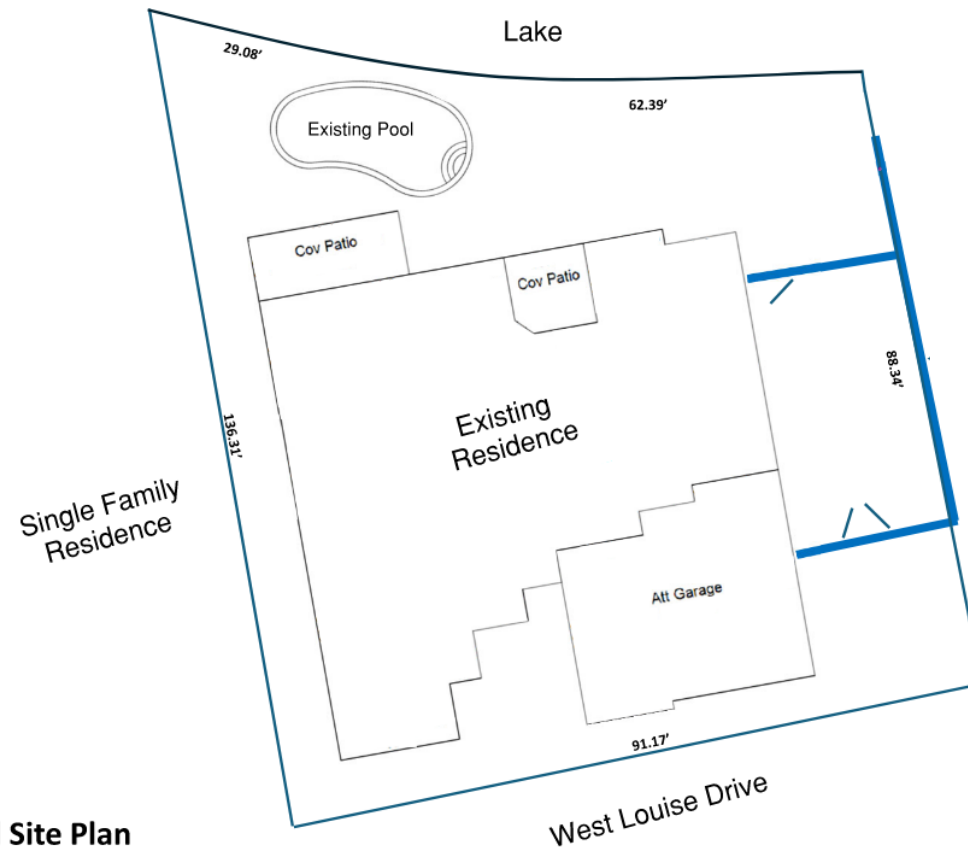
Public Involvement

- Neighborhood Letter sent July 9
- Published AZ Republic: August 21
- Advertised on Postcards: August 14
- Site Posted: August 23

- **1 response received**



Conceptual Site Plan



Property Description

Zoning: R1-7 PRD (Single Residence
Planned Residential Development)
Maximum fence height: 6 feet
Proposed fence height: 8 feet

Parcel Map and Site Plan
for 200-05-176



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's location and surroundings are not self-imposed.
- Property abutting lake and park creates safety concerns.



Analysis

- The property is deprived of privilege of privacy that other property owners have.
- The request is appropriate for the high traffic areas it is abutting.
- Rezoning is not appropriate as it is within a subdivision which requires all lots to be uniform with the same zoning.



Analysis

- The wall height increase is the minimum necessary to alleviate the hardship
- Additional buffering along wall with additional landscape is not possible.



Analysis

- The request is not expected to have a detrimental effect as it is abutting a park and not a residence.
- Abutting residential property and lake to the site are not affected.



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, dated June 19, 2024, and site plan dated July 2, 2024.



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