



# Castro Variance VAR23-07

Board of Adjustment – November 14, 2024

Joseline Castaneda  
Planner





# Request

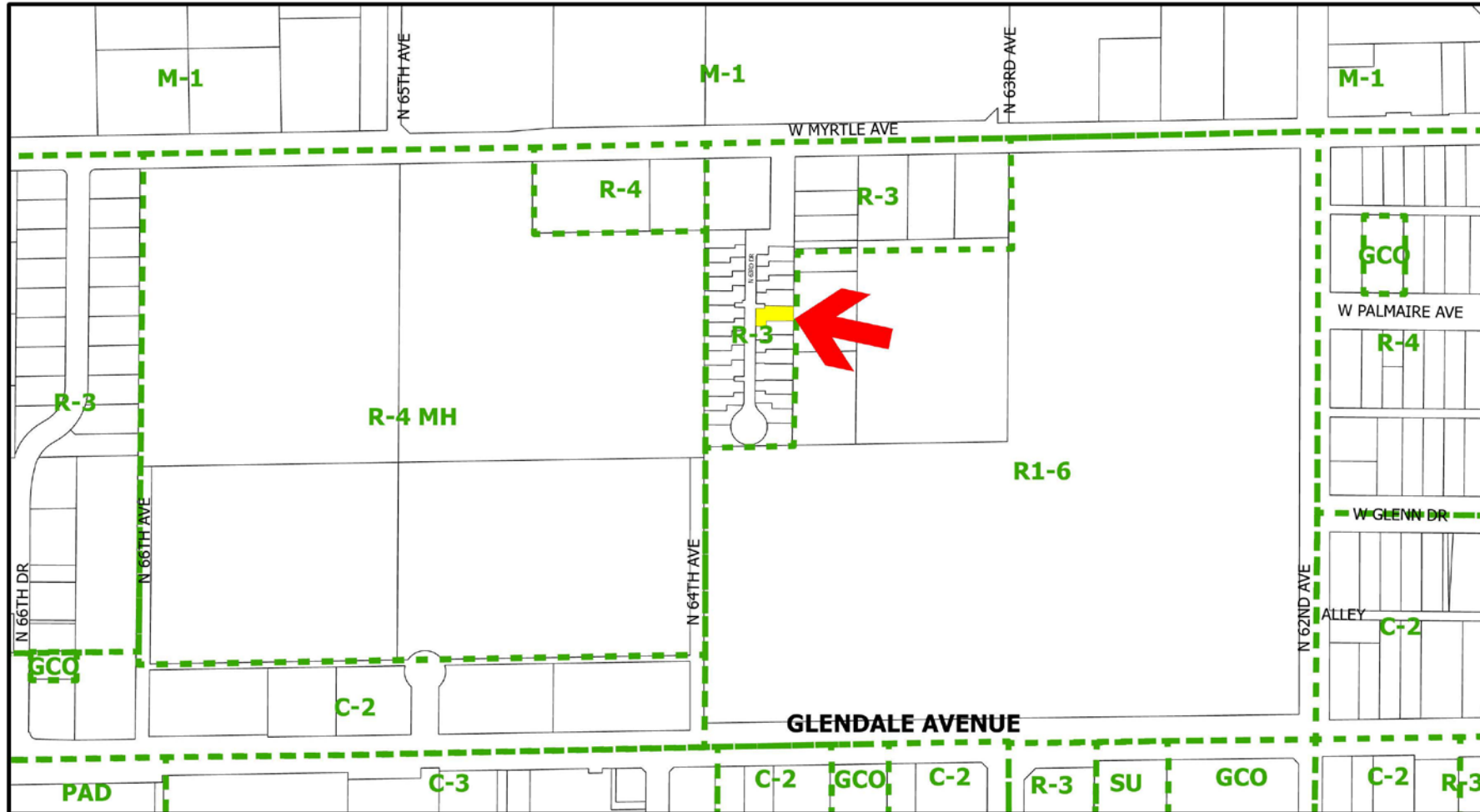
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A request to reduce the north side setback from 20 feet to 0 feet and increase the maximum lot coverage from 50% to 75% in the R-3 (Multiple Residence) for a residential addition.

**Owner/ Applicant: Rosa and Enrique Castro**



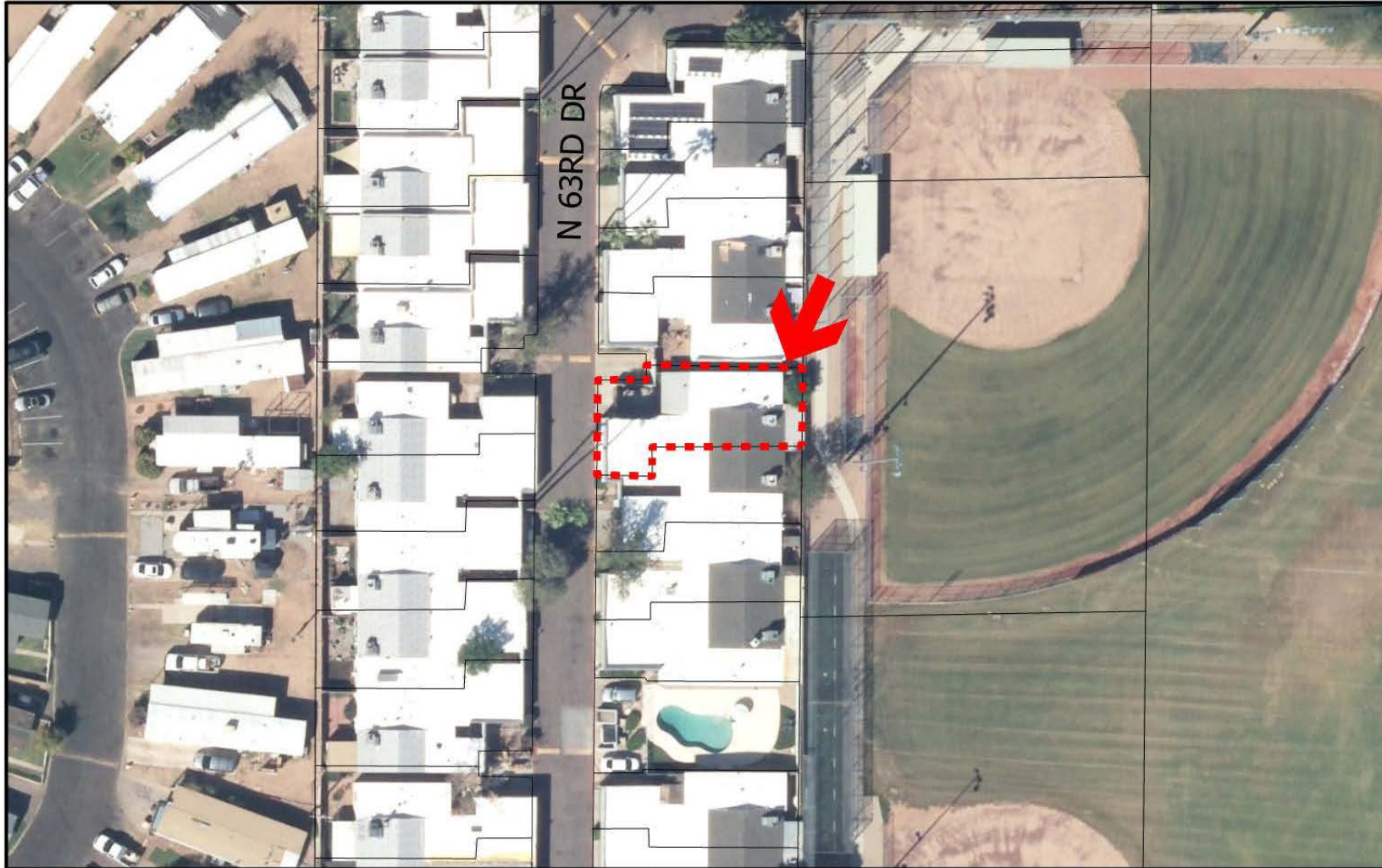
# Zoning Map



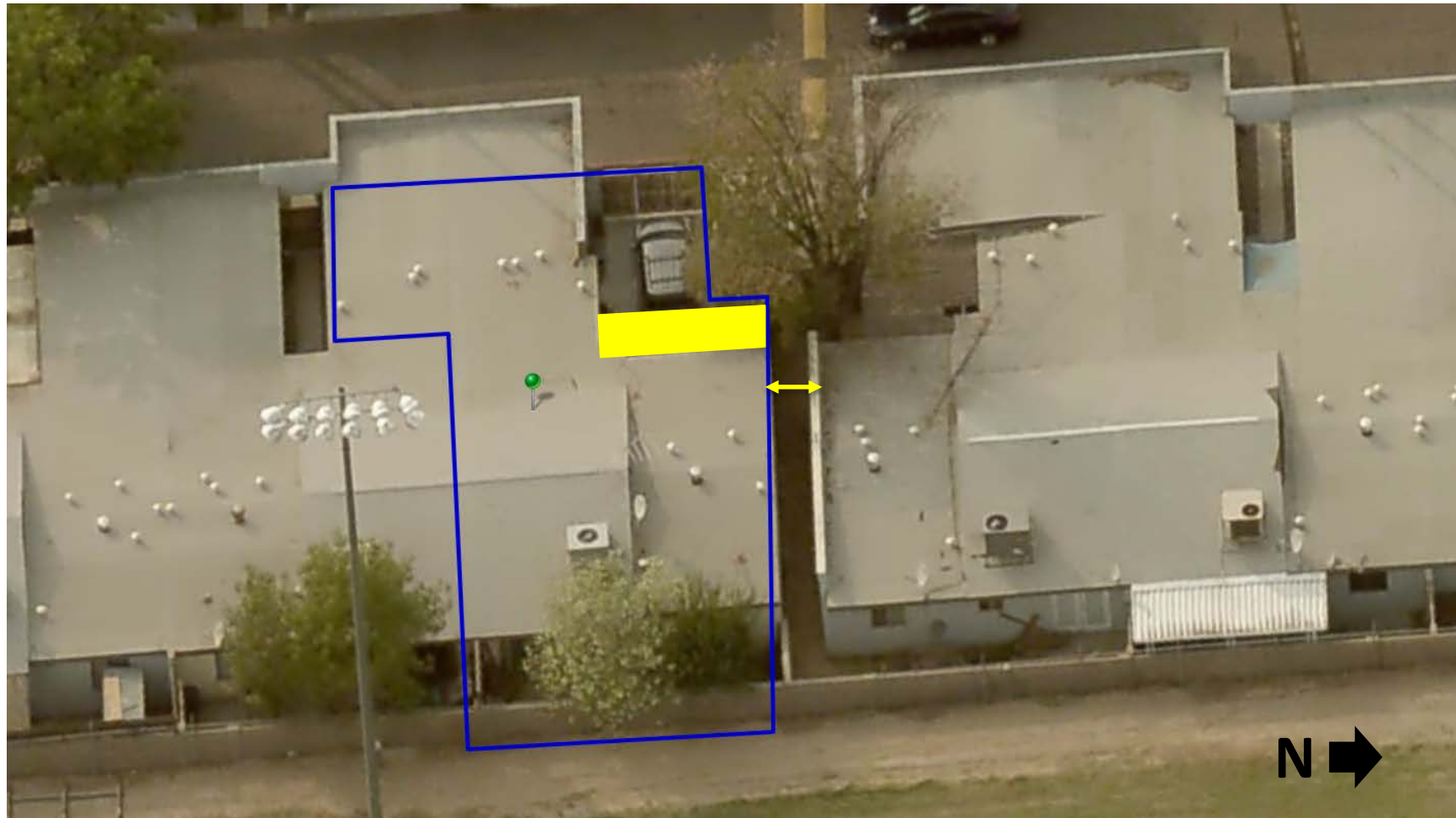




# Aerial Map

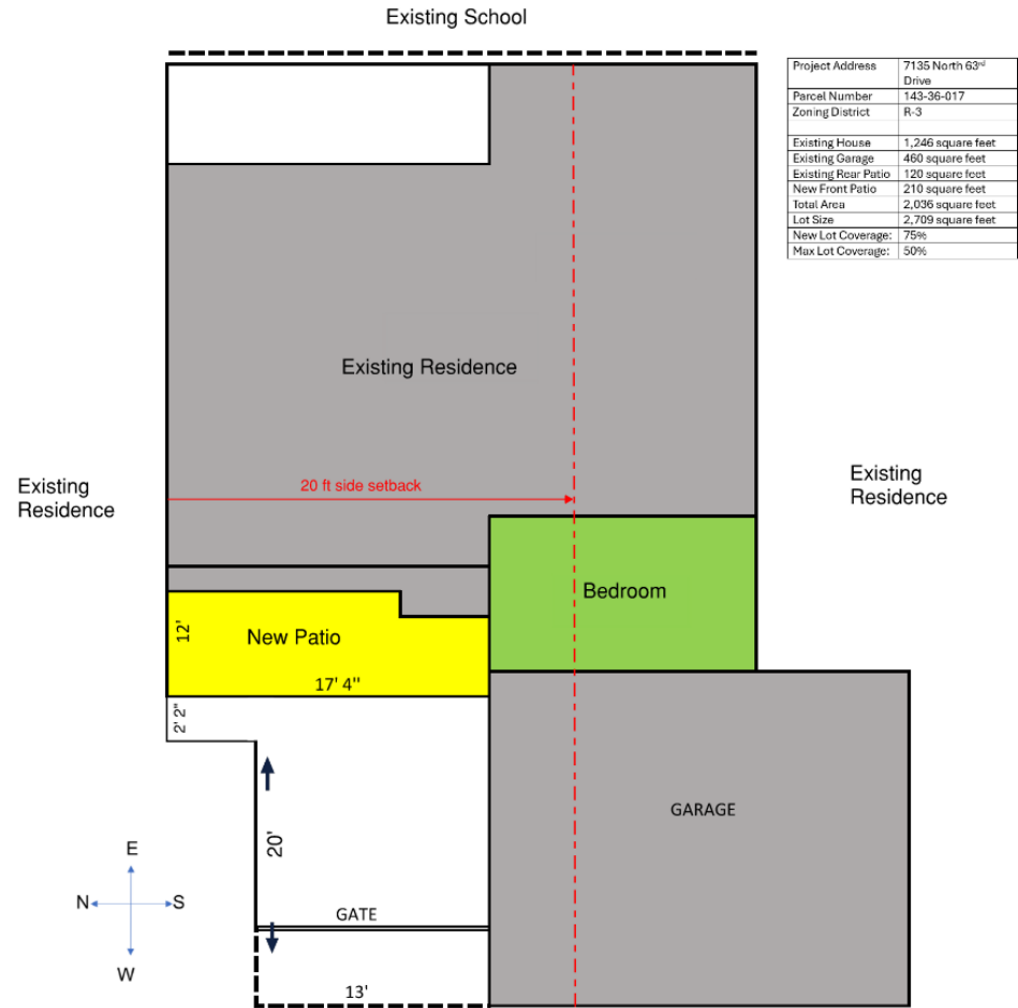


# Aerial View





# Conceptual Site Plan





# Project Details

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- 2,709 square foot property
- Unpermitted covered patio
- R-3 Requirements
  - Side setback: 20 feet
  - Max Lot Coverage: 50%
- Proposed
  - Side Setback: 0 feet
  - Max Lot Coverage: 75%



# Public Involvement

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- Notification Letter sent June 18
- Published AZ Republic: October 23
- Advertised on Postcards: October 18
- Site Posted: October 25
  
- **No comments received.**



## Action

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



# Analysis

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- The property's location and surroundings are not self-imposed.
- The property is deprived of privilege that other properties in R-3 zoning have.
- Rezoning is not appropriate as it is within a subdivision which requires all lots to be uniform with the same zoning.



# Analysis

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- Minimum necessary to alleviate the hardship
- The request is not expected to have a detrimental effect as it the patio addition is not sharing a wall with the adjacent property to the north.



## Recommendation

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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 October 14, 2024.



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