



# McDowell Residence Home Addition VAR24-19

Board of Adjustment Hearing – January 09, 2025

Amy Schwenner  
Planner





# Request

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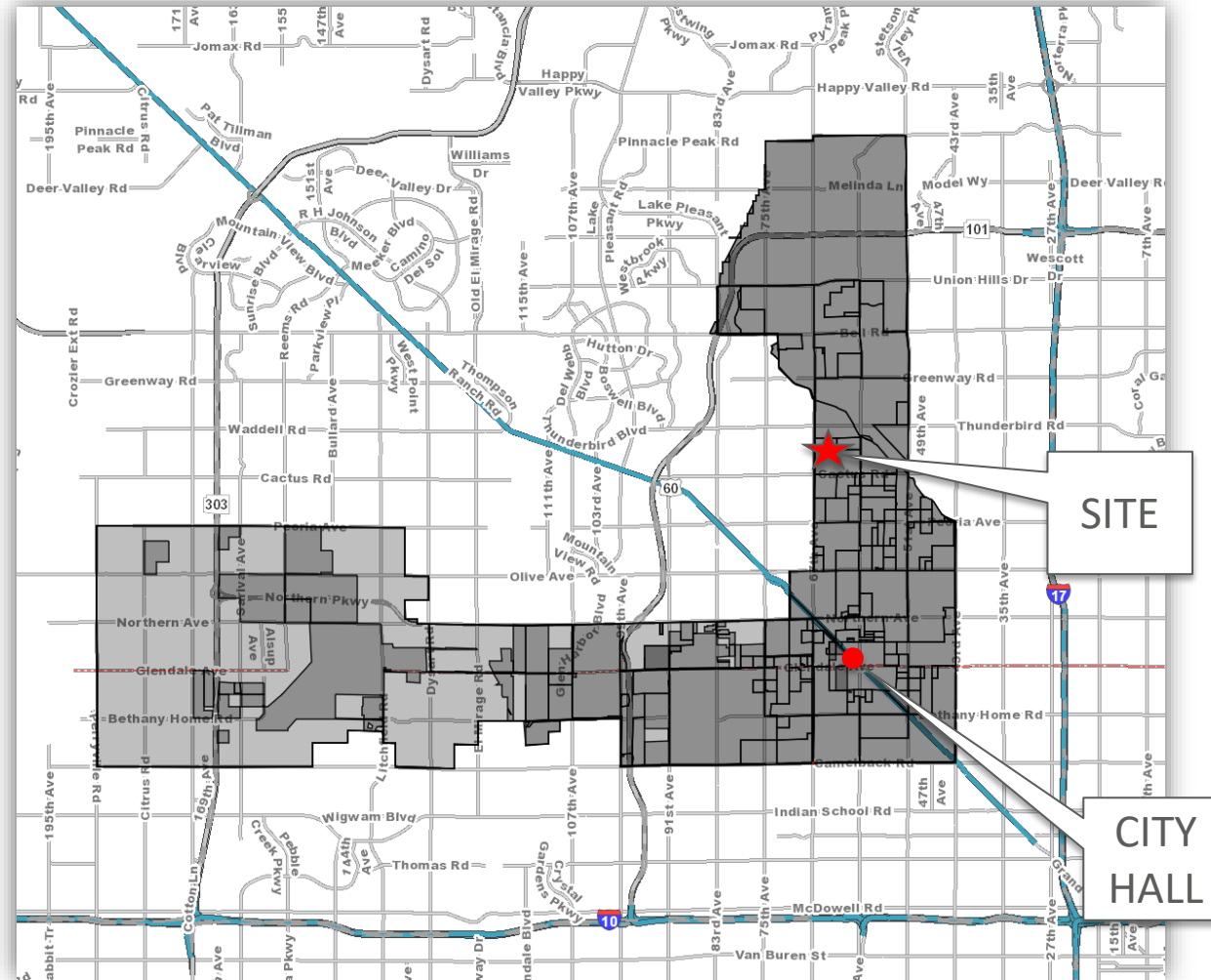
Variance approval to reduce the west side building setback from twenty feet (20') to seven feet four inches (7'-4") in the SR-30 (Suburban Residence) zoning district for an RV garage addition to the primary residence.

Applicant : Kristopher Ontiveros

Owner: McDowell Revocable Trust

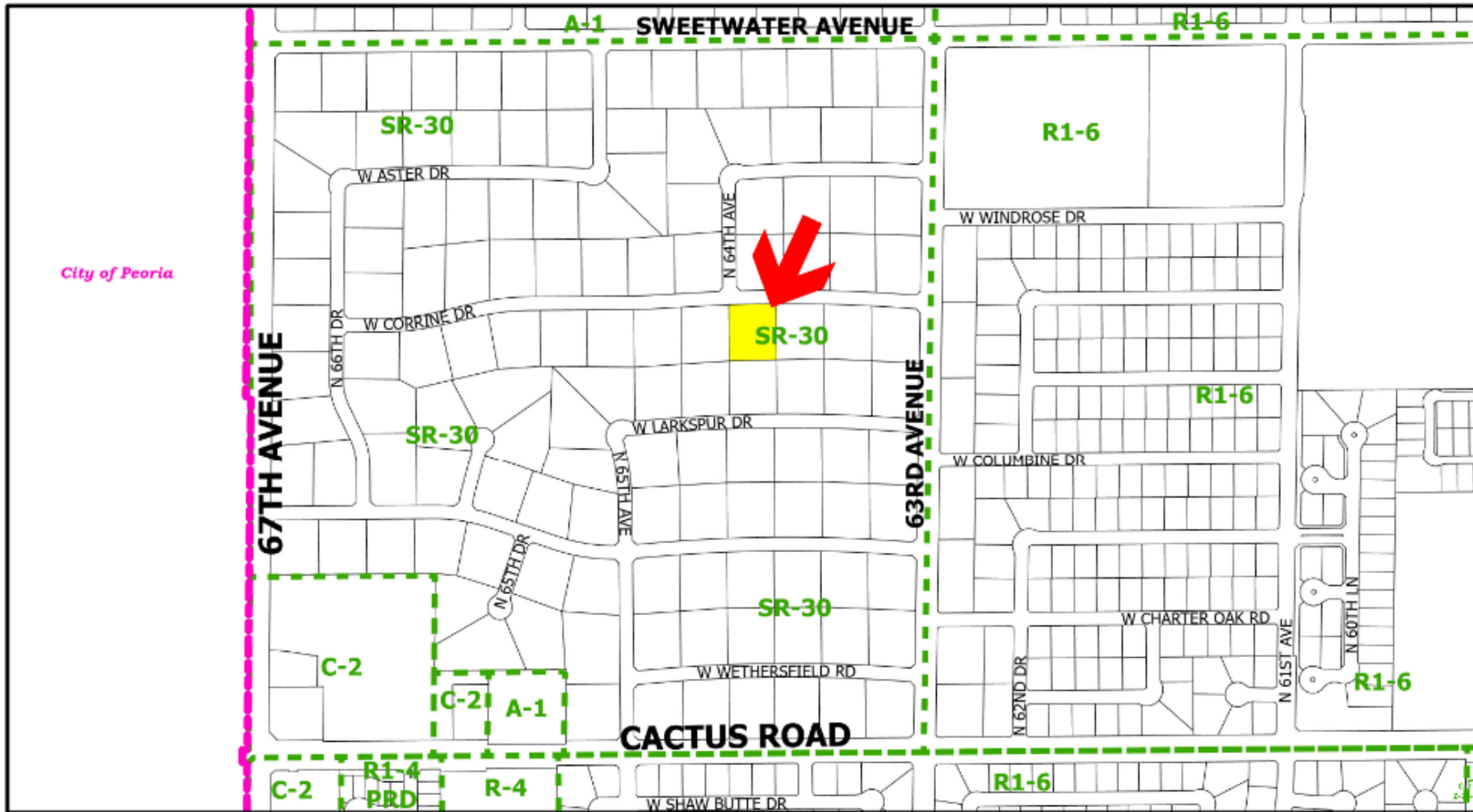
# Vicinity Map

Northeast of  
the intersection  
of 67th Avenue  
and Cactus  
Road





# Zoning Map



# Aerial Map

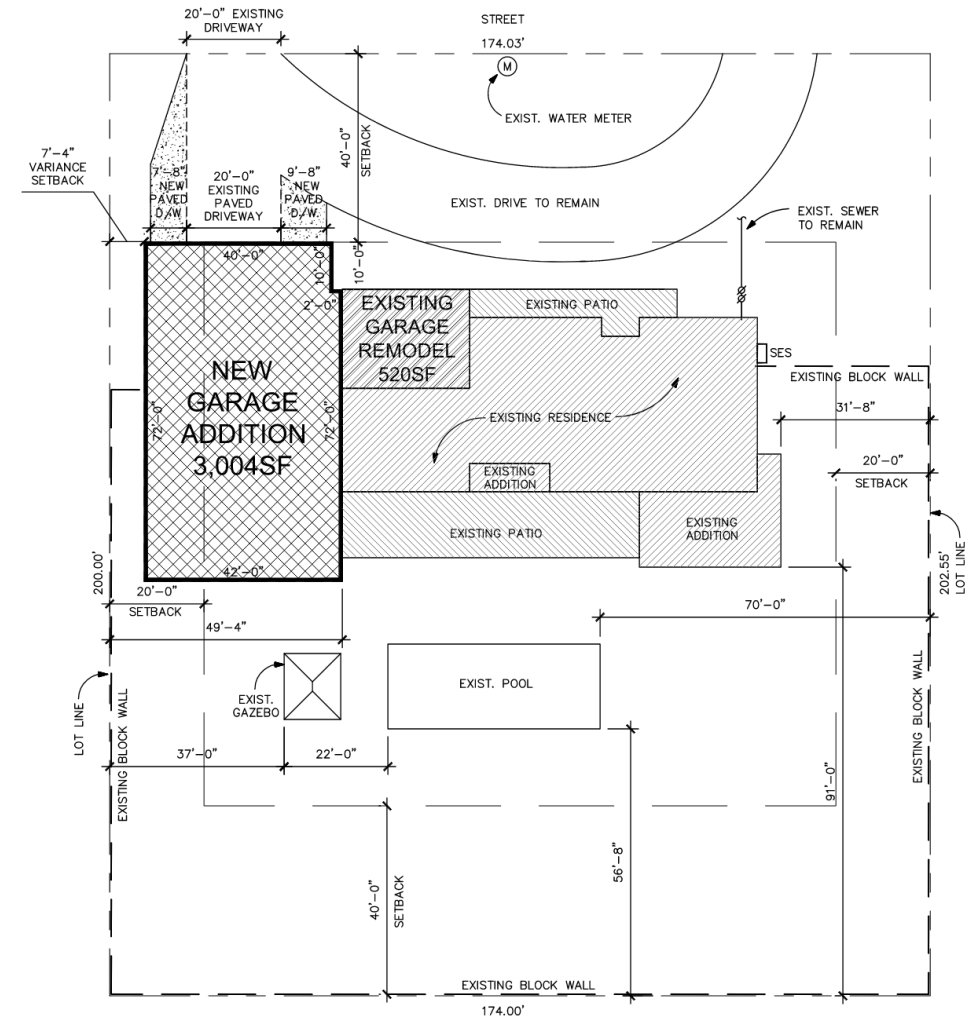




# Project Details

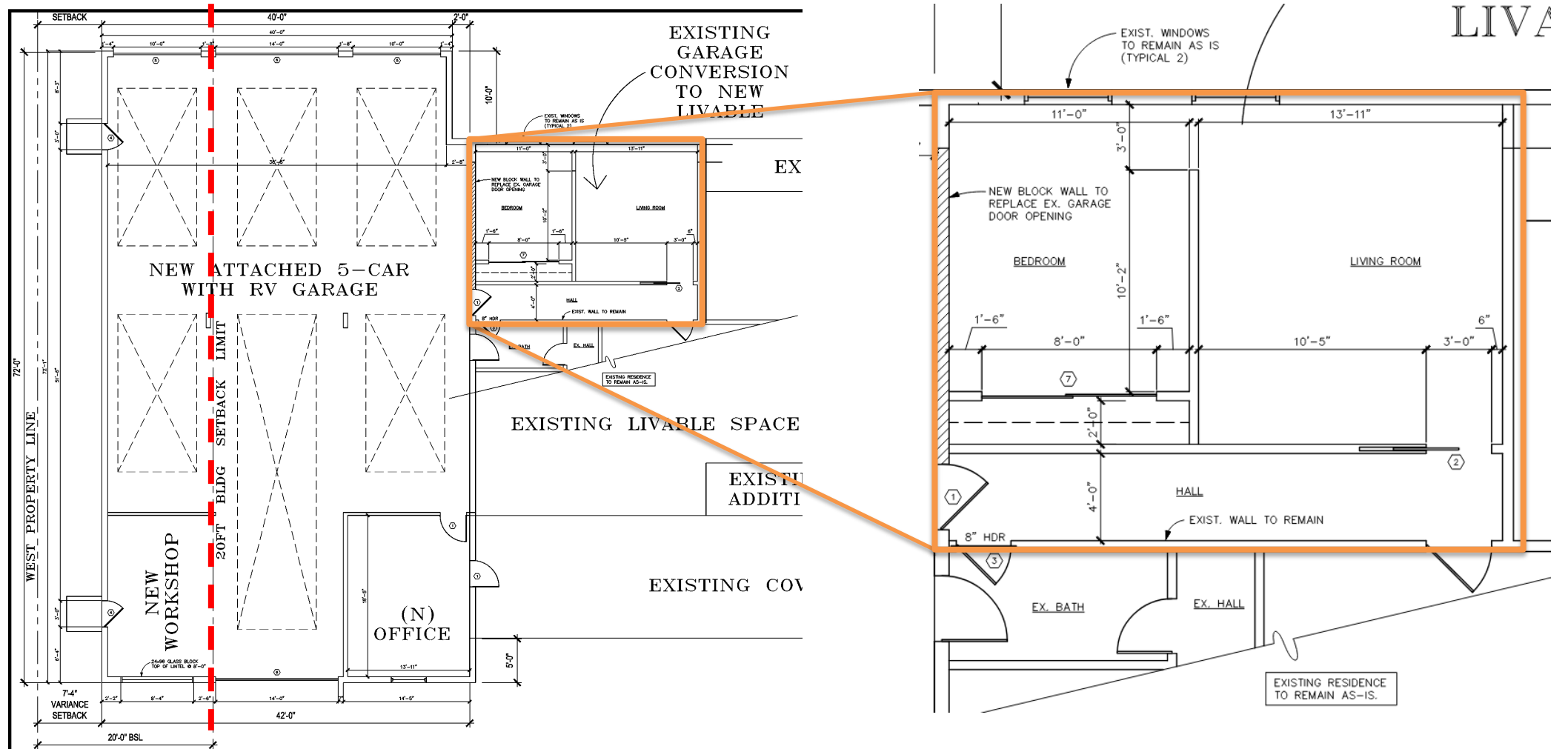
SUBJECT	CURRENT	PROPOSED
LOT SIZE	35,078 SF	
LIVABLE SPACE	3,339 SF	3,906 SF
AREA UNDER ROOF	5,084 SF	8,024 SF
LOT COVERAGE (MAX 25%)	14.5%	22.9%
SIDE SETBACK (20' REQUIRED)	49'-4"	7'-4"
BUILDING HEIGHT (MAX 30')	16'-9"	18'-10"

# Site Plan



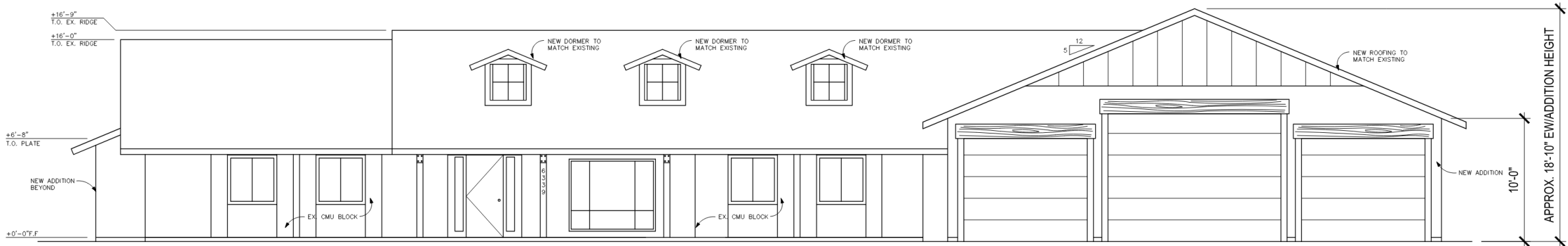
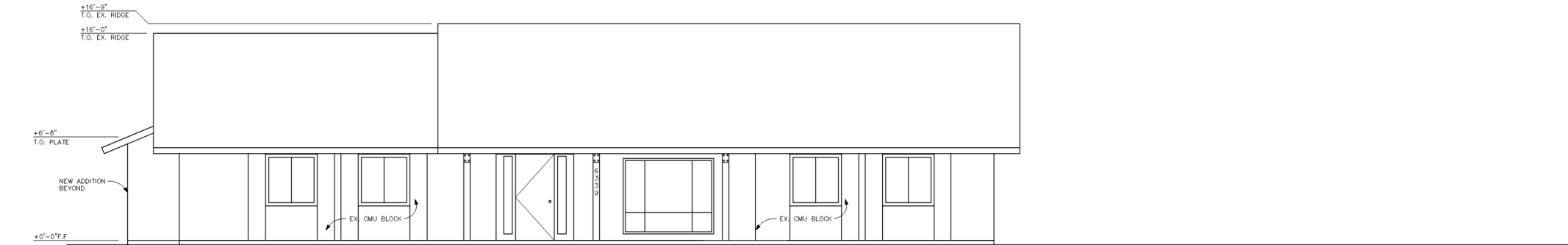


# Floor Plan





# Elevation





# Public Involvement

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- Notification Letters: November 6, 2024
  - No neighborhood meeting
- Reminder Postcards: December 17, 2024
- Notice of Public Hearing: December 17, 2024
- Site Posting: December 20, 2024



# Findings & Analysis

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- Conditions not self-imposed:
  - Existing pool, gazebo, vegetation
  - Could remove two car bays and workshop
- Standard deprives appellant common rights:
  - Standard setback causes vehicles to be stored in driveway
- Interfere/alter legal use of adjacent properties:
  - Existing mature vegetation and six-foot wall to remain
  - No windows proposed to face side entry garage



# Recommendation

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If the Board decides to grant the variance, the following stipulation is recommended.

Development shall be in conformance with applicable site, floor, and elevation plans, date stamped October 28, 2024.



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