

Jose A. Guzman

From: Hank Green
Sent: Monday, November 03, 2014 10:56 AM
To: Jose A. Guzman
Cc: Richard Bauermann; Roman Pacheco
Subject: RE: Request for Comments for Variance Case No. 2014-0333

Jose,

As is stated previously, I feel that the material used will fail when subject to direct contact of flame or fire and will not allow for fire to spread to or from the requestor's property. I believe that this addresses the spirit of the Fire Code.

I believe the issue is more correctly a Zoning Ordinance and Building Safety issue because the structure was built without a permit.

Be Safe
Hank

Hank Green, EFO, CPM
Fire Chief
City of San Luis Fire Department
P.O. Box 445
1165 North McCain Avenue
San Luis, AZ 85349-0445
(928) 341-8550
(928) 627-1426 fax
(928) 446-1535 cell
hgreen@cityofsanluis.org

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From: Jose A. Guzman
Sent: Thursday, October 30, 2014 4:31 PM
To: Hank Green
Cc: Richard Bauermann; Roman Pacheco
Subject: FW: Request for Comments for Variance Case No. 2014-0333

Good Afternoon Chief,

The request for Variance Case No. 2014-0333, 1405 E. Monreal Ln., is to allow the existing structure as it is.

The structure was built without a permit and is in violation of the Zoning Ordinance and the Building Code. Building Safety sent code violation letters to several properties with illegal structures similar to this case. Please find attached the Code Violation Letter sent to Mr. Saavedra, Picture of existing structure, and Comments from SLFD.

Let me know if you have any additional comments for the staff report. Thank You

From: Roman Pacheco
Sent: Thursday, October 30, 2014 3:31 PM
To: Jose A. Guzman
Subject: FW: Request for Comments for Variance Case No. 2014-0333

From: Hank Green
Sent: Thursday, October 09, 2014 6:21 PM
To: Roman Pacheco
Cc: Richard Bauermann
Subject: RE: Request for Comments for Variance Case No. 2014-0333

SLFD comments

Be Safe
Hank

Hank Green, EFO, CPM
Fire Chief
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From: Roman Pacheco
Sent: Thursday, October 09, 2014 12:55 PM
Subject: Request for Comments for Variance Case No. 2014-0333

Good afternoon-

Please find attached request for comment form, location map, site plan, and picture of subject property for your review. If you have any questions concerning this request, please contact the office of Development Services.

Thank you.

Roman Pacheco
Planning Technician
Development Services Department
City of San Luis
1090 E. Union Street | P.O. Box 3750
San Luis, Arizona 85349
928.341.8563 Ext. 2047
928.341.8599 Fax
www.cityofsanluis.org



October 9, 2014

VARIANCE CASE NUMBER: 2014-0333

CASE SUMMARY: A request by Adrian Saavedra, property owner, for a Variance to allow a decrease in the required minimum Side Yard Setback from 7-feet to 0-feet as required by Article 2-6, Chapter 5 of Section 5.3 and Table No. 3 of the City of San Luis Zoning Ordinance in a Medium Density Residential Zoning District (R1-6), Assessor's Parcel No. 1477649270, located on 1405 E. Monreal Lane, San Luis Arizona.

PUBLIC HEARING: November 12, 2014

COMMENTS DUE: [October 16, 2014](#)

Your comments on this case will help us prepare an accurate and timely staff report. Your conditions on this case will be inserted as is into the staff report with your name, department, and telephone number, should the applicant have any questions. Your conditions are a public record and will be available to the public, media, and the applicant, in addition to the Board hearing this case. Please complete the section below and return via e-mail. For additional information please contact me at 928-341-8563, extension 2013, or at Jstarkey@cityofsanluis.org.

Thank you,

John Starkey
Zoning Administrator

Attachment: Location Map, Site Plan, and Picture

COMMENTS NO COMMENTS

Enter Comments below:

Additional information is needed before the City of San Luis Fire Department can accurately comment on this request.

- (1) Will the existing canopy type shade structure be removed and replaced with a different structure or is the occupant requesting this variance for the existing canopy, after the fact?
- (2) If this is an after the fact request, then the City of San Luis Fire Department has no objection to allow the EXISTING CANOPY to remain, based upon the following conditions; (a) the canopy material is apparently a combustible material which if exposed to fire from the requester's property will melt and/or fail within existing property lines and setbacks prior to spreading to the neighbor's property or (b) will melt and/or fail when exposed to fire from the neighbor's property prior to fire extension to the requestor's structure and (c) the requestor is putting their property at risk since regardless

- of the point of origin of the fire, the requestor's canopy will be damaged to the point of limiting the spread of fire to the neighbor's property and any requestor's property under the fabric canopy will be damaged, the effect of this request to alter setback dimensions.
- (3) The City of San Luis Fire Department cannot support any reduction of the side yard setback if the existing structure it going to be removed and replaced with a permanent structure, unless the owner is willing to construct the structure elements at the property line such that it has a one hour rating and is without un-protected openings (windows). Such a structure may present other considerations and concerns regarding drainage and run-off, but that would be a Building Code or a Planning and Zoning issue.

Date:

2014-10-09

Agency:

City of San Luis Fire Department

Phone:

928-341-8550

Return to: Rpacheco@cityofsanluis.org