



March 28, 2019

MINOR VARIANCE CASE NUMBER: 2019-0162

CASE SUMMARY: This is a request by Rene and Lye Lara, property owner, for a minor variance to reduce the side yard setback from 7-feet to 6-feet to allow the construction of a carport in the Medium Density Residential (R1-6) Zoning District, Assessor’s Parcel Number 777-51-223. The property is located at 455 N. Ismael Solorio Court, San Luis, Arizona.

HEARING OFFICER MEETING: April 9, 2019

COMMENTS DUE: April 3, 2019

Your comments on this case will help us prepare an accurate and timely staff report. Your comments 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 comments are a public record and will be available to the public, media, and the applicant, in addition to the Hearing Officer hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at 928-341-8563, or at P&Z@cityofsanluis.org .

Thank you,

Jose A. Guzman
Director of Planning and Zoning

Attachment: Location Map, and Site Plan



COMMENTS NO COMMENTS

Enter Comments below:

This variance request meet several County's criteria that could justify granting the variance; -the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district (aerial photography shows that there are several properties already enjoying like structures). -There is a hardship imposed from existing conditions (existing gate and wall). -Adverse effect on public health and safety or welfare are not expected. -If granted, this variance does not confere a special privilege not already enjoyed by others in the zoning district, or have a negative impact on the neighborhood (aerial photography shows that there are several properties already enjoying like structures). However, if this project were to be in Yuma County’s jurisdiction, the variance won’t be needed since, pursuant to Section 1102.02 -Setback Exceptions (E) - Terraces, patio covers, awnings, carports, platforms and ornamental features may project into any required side yard, provided such features shall be distant at least three feet (3’)

from any lot line or setback line. At 3 feet distance of a property line the Fire Code 2003 will require the structure to be a 1-hour fire rate. If carport is placed at 5 feet distance from property line, no fire rate is required.

Date:

03-29-2019

Agency:

Development Services

Phone:

(928) 817-5000

Return to: rpacheco@cityofsanluis.org