



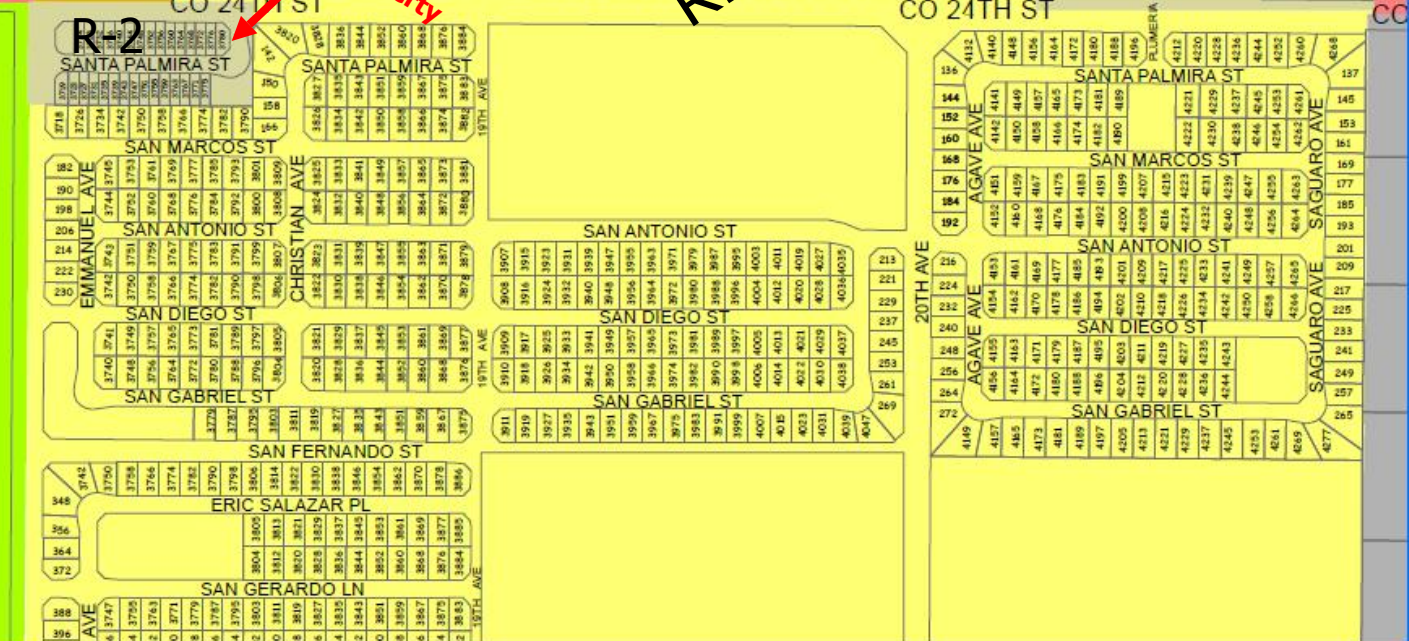
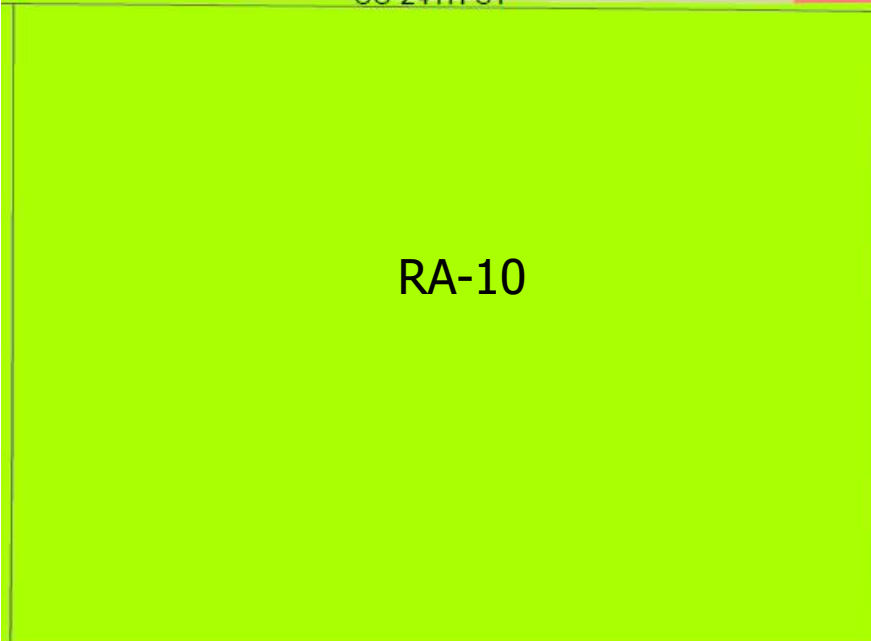
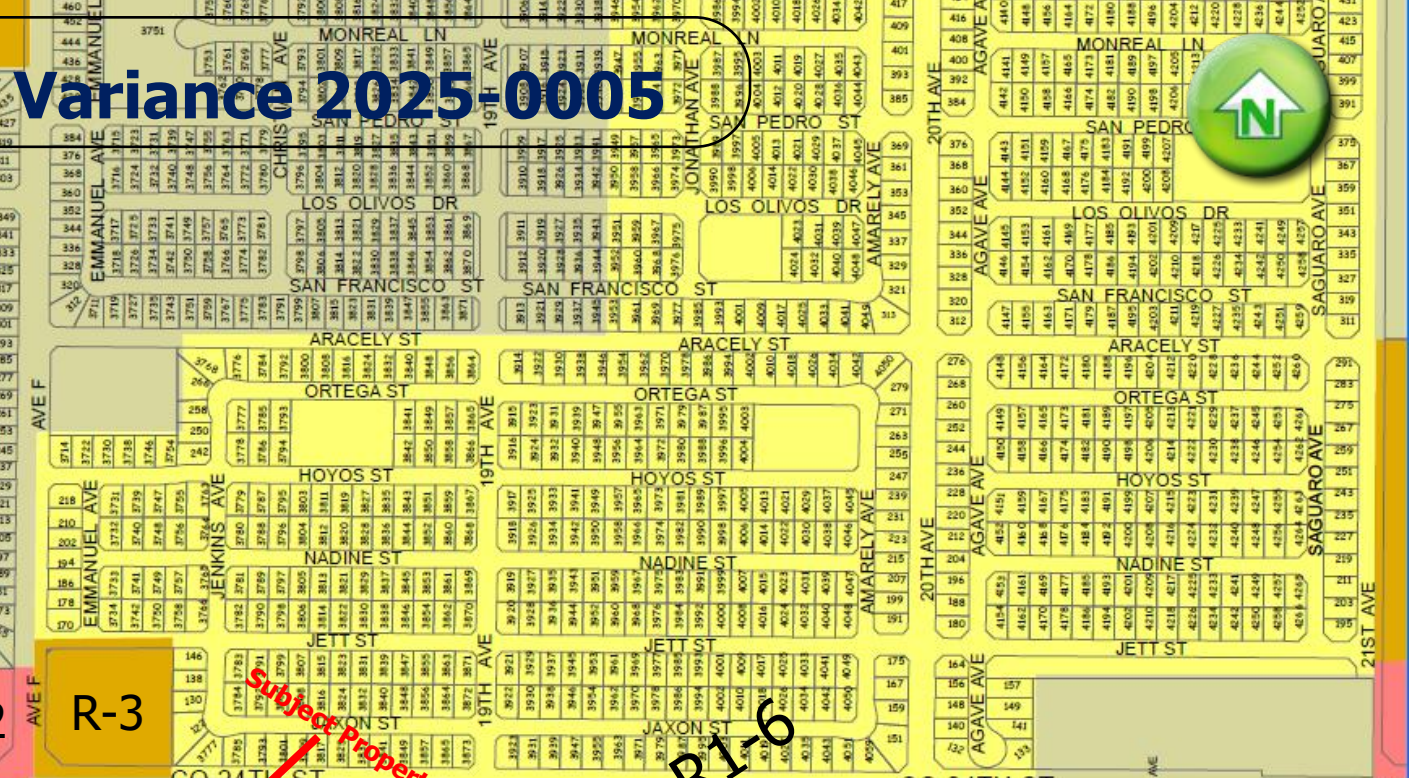
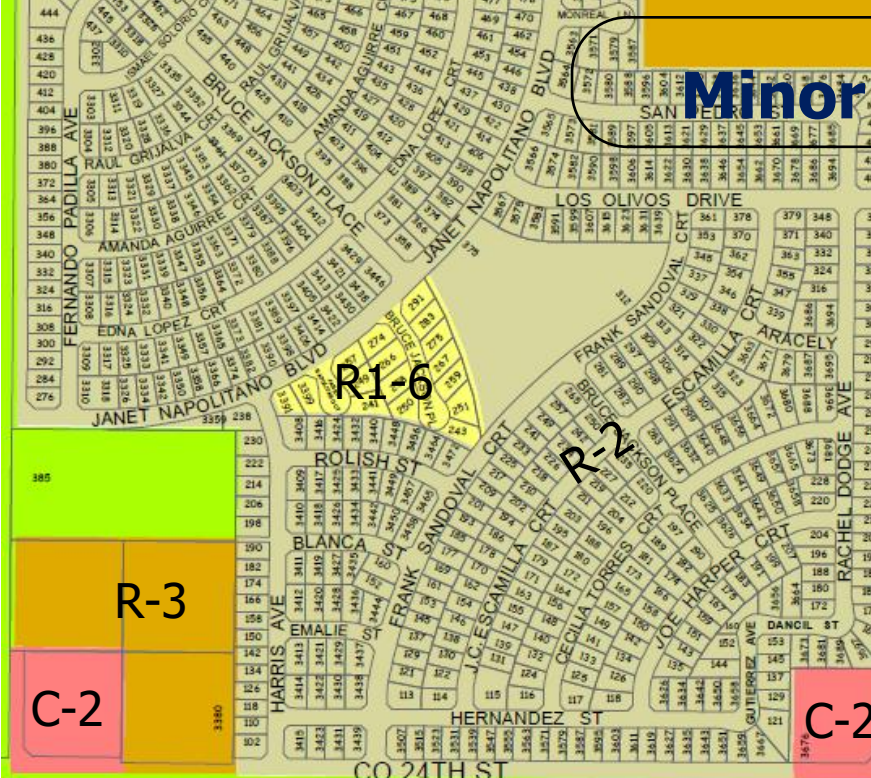
# **Minor Variance Case No. 2025-0005**

**March 27, 2025**

## **Minor Variance 2025-0005**

- Request: Reduce street side minimum yard setback from 10 feet to 8 feet for the construction of townhome.
- Location: 3780 E. Santa Palmira Street, San Luis, AZ. APN 783-05-179.
- Summary: The applicant is in the process of building a new townhome on the subject property at a distance of 8 feet from the street side property line instead of the 10 feet required by the City of San Luis Zoning Code. The subject property is approximate 3,520 sq. ft. in size, zoned Medium-High Density Residential (R-2).

# Minor Variance 2025 0005



# Minor Variance 2025-0005



E Jaxon St

County 24th St

County 24th St

County 24th St

AMEF



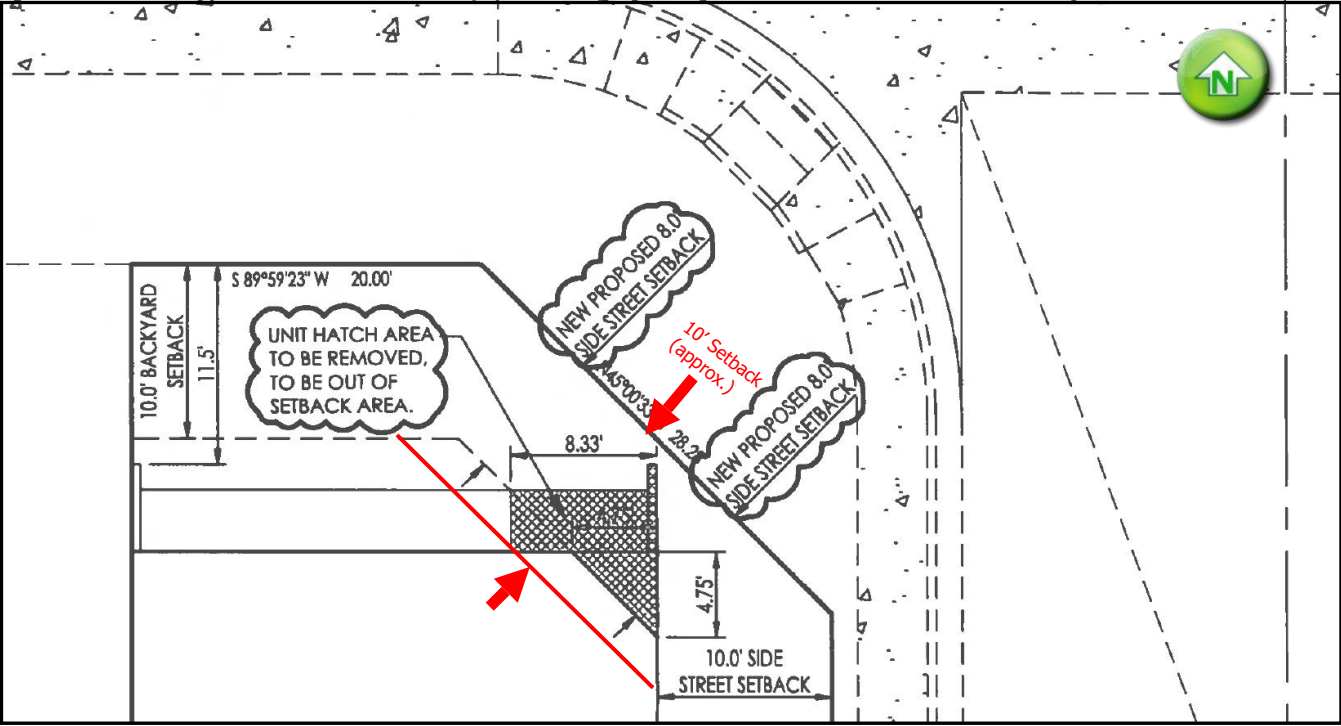
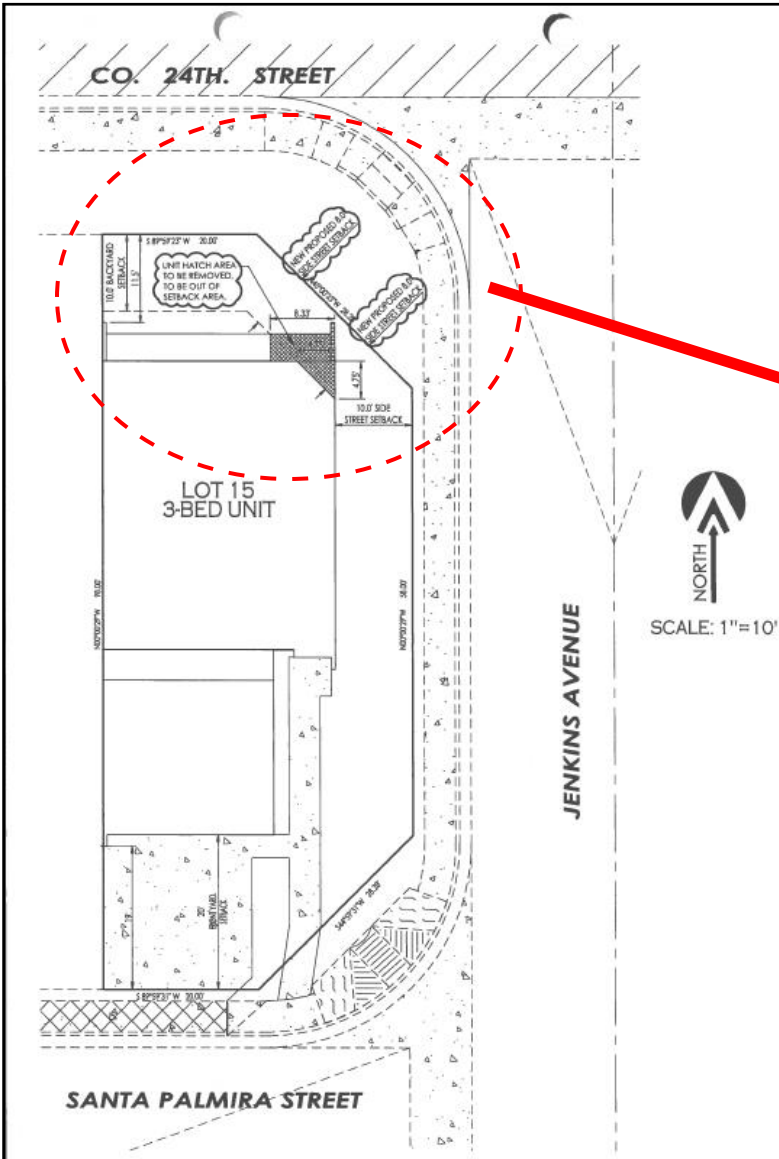
SUBJECT PROPERTY

Image © 2025 Airbus

Google Earth

Imagery Date: 2/21/2025 32°28'47.92" N 114°43'00.34" W elev 156 ft eye alt 932 ft

# Minor Variance 2025-0005



## Minor Variance 2025-0005



**Looking at residence under construction**

**Minor Variance 2025-0005**

**Looking east from subject property**



**Minor Variance 2025-0005**



**Looking south from subject property**

**Minor Variance 2025-0005**



**Looking north from subject property**

## **Minor Variance 2025-0005**

Staff Recommendation: DENIAL

### **Reasoning:**

Although the Minor Variance request substantially meets some of the required criteria, it does not meet all four of the established hardship criteria.

# Minor Variance 2025-0005

