



YUMA COUNTY BOARD OF ADJUSTMENT MEETING PUBLIC NOTICE & AGENDA

Due to COVID-19 concerns, the meeting will be conducted remotely through technological means. The intent is to reduce the number of individuals at Aldrich Hall to the greatest extent possible. Board members, staff, and applicants will discuss their zoning cases by remote technological means, principally ZOOM.

While Aldrich Hall will be open for public participation, members of the public are encouraged to:

- 1. Send written comments to ddsplanning@yumacountyaz.gov no later than 45 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.*
- 2. Arrange to participate remotely by contacting the following email address: ddsplanning@yumacountyaz.gov.*

If you do appear at Aldrich Hall, you must maintain social distancing. The podium will have a laptop connected to the meeting through ZOOM. When the item you are appearing for is opened for public comment, you may proceed to the podium and participate by ZOOM

DATE: October 20, 2020
TIME: 1:00 P.M.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Neil Tucker, Chairman, Dist. 3
Eric Saltzer, Vice-Chairman, Dist. 1
Joe Harper, Dist. 4
Rosalie Lines, Dist. 2
Tim Eisenmann, Dist. 5

STAFF: Maggie Castro, AICP, Planning Director
Anson Lihosit, Associate Planner
Jesus Carrillo, Associate Planner
Amber Jardine, PZ Commission Admin Specialist

ADVISORS: Ed Feheley, Deputy County Attorney
Diana Gomez, Director, Yuma County Public Health Services District

- 1. Call to Order and Roll Call.**
- 2. Pledge of Allegiance.**
- 3. Approval of the Board of Adjustment meeting minutes from August 18, 2020.**
- 4. Variance Case No. 20-03:** Brandon & Shelli Dievendorff request a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks Requirements, to allow a rear setback of three feet on a parcel 8,665 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 729-28-058, located at 14787 East 47th Drive, Yuma, Arizona.

5. **Variance Case No. 20-13:** Suzanne Durrett, agent for Joseph Hayward, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks, to allow a side yard setback of six feet, and Section 1102.02A—Setback Exceptions, to allow the eave of the structure to project three feet into the side yard, on a parcel 7,800 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 702-18-059, located at 14388 East 28th Place, Yuma, Arizona.

6. **Variance Case No. 20-14:** Peggy Hanson, agent for Hanson Living Trust 11-30-2017, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a side yard and rear setback of five feet on a parcel 8,050 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 729-42-490, located at 14438 East 51st Drive, Yuma Arizona.

7. **Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.**

8. **Adjourn.**

The Committee may vote to hold an Executive Session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431.03(A)(3).

Persons with disabilities may request reasonable accommodations by contacting Shannon Gunderman, ADA Coordinator at 928.373.1137 or by email at shannon.gunderman@yumacountyaz.gov. Requests should be made as early as possible to allow time to arrange the accommodation.

Yuma County Board of Adjustment

Item No. 3

The Yuma County Board of Adjustment met in a regular session on August 18, 2020. The meeting was held via Zoom and open to the public in Aldrich Auditorium located at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m., Chairman convened the Board of Adjustment meeting. Board Members present: Joe Harper, Tim Eisenmann and Neil Tucker. Board Members Eric Saltzer and Rosalie Lines were absent. Others present: Planning Director Maggie Castro, AICP; Senior Planner Fernando Villegas; Deputy County Attorney Ed Feheley; and PZ Commission Admin Specialist Amber Jardine.

PLEDGE OF ALLEGIANCE: Chairman led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment regular meeting minutes of July 21, 2020.

MOTION (HARPER/EISENMANN): Approve as presented.

ROLL CALL VOTE: Harper – AYE; Eisenmann – AYE; Tucker – AYE.
The motion carried 3-0.

ITEM No. 4: Variance Case No. 20-12: Najeh Edais, agent for Tyler and Marsha Poppert, requests a variance from the development standards of Martinez Lake Resort Unit No. 1 Planned Development to allow habitable area on the first floor and a building height of 36 feet on a parcel 5,575 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-013, located at 10441 East Tule Road, Yuma, Arizona.

Senior Planner Fernando Villegas presented the staff report recommending approval of Variance Case No. 20-12 based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety and welfare.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance.
3. Staff finds approval of this request does not have a negative impact on the neighborhood.

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.

Board Member Eisenmann inquired about the living quarters on the first floor and the kitchen facility.

Senior Planner Fernando Villegas reviewed the floor plan explaining the kitchen was located on the third floor.

Board Member Harper inquired about the reason living quarters on the first floor were prohibited.

Senior Planner Fernando Villegas stated most of the lots in Martinez Lake Resort No. 1 have limited space. He explained the first floor was for parking and the other floors were living quarters.

Planning Director Maggie Castro, AICP, explained most of the lots are limited in size. The developer wanted to ensure there was at least four parking spaces accommodated on the ground level. The subject property does have enough space to accommodate four parking spaces and 900 square feet of habitable area on the ground level.

Chairman Neil Tucker opened the public hearing.

There being no one to come forward, Chairman Neil Tucker closed public meeting.

MOTION (SALTZER/EISENMANN): Approve Variance Case No. 20-12 request for habitable space on the first floor of this lot and approve the height allowable of 36 feet to include the conditions recommended by staff.

ROLL CALL VOTE: Harper – AYE; Eisenmann – AYE; Tucker – AYE.
The motion carried 3-0.

ITEM No. 5: Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.

Planning Director Maggie Castro, AICP, stated Board Member Saltzer sent an email requesting a poll to be taken on allowing in person meetings for the Board of Adjustment and that masks to be optional. She explained the mandate by the Board of Supervisors and the Mayor require all public buildings to require masks. She stated staff would be drafting a room layout to accommodate all five board members, staff, applicants, agents, and the public. The dais would not seat all five board members six feet apart. Two board members would need to be seated below and in front of the dais, similar to the Board of Supervisors' set up. She stated Director Craig Sellers would be in contact with Chairman Tucker with a response to the request for in person meetings.

Chairman Tucker stated he agreed to meetings being in person, but understands the hardship in finding the physical arrangements to accommodate safety precautions.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:15 p.m.

Approved and accepted on this 20th day of October, 2020.

Neil Tucker, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

Yuma County Board of Adjustment

Item No. 4

AIR-10138

4.

BOA Agenda

Meeting Date: 10/20/2020

Submitted By: Anson Lihosit

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 20-03: Brandon & Shelli Dievendorff request a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks Requirements, to allow a rear setback of three feet on a parcel 8,665 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 729-28-058, located at 14787 East 47th Drive, Yuma, Arizona.

2. INTENT:

To allow a rear yard setback of three feet where ten feet is required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 20-03 based on:

1. Staff finds granting this variance does not appear to confer a special privilege not enjoyed by others in the zoning district.
 2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance.
 3. Staff finds approval of this request will not have adverse effects on public health, safety, and welfare.
-

Attachments

Staff Report

Zoning Map

Site Plan

Owner Letter

Building Safety Comments

Neighbor's Letter of Support

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 20, 2020
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 20-03
OWNER: Brandon D. & Shelli Dievendorff
CASE PLANNER: Anson Lihosit, Associate Planner
DATE PREPARED: September 8, 2020

DESCRIPTION OF REQUEST: Brandon & Shelli Dievendorff request a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks Requirements, to allow a rear setback of three feet on a parcel 8,665 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor’s Parcel Number 729-28-058, located at 14787 East 47th Drive, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE:

The property owner received approval for a solar permit, which conditioned bringing the existing patio cover into compliance with the Yuma County Zoning Ordinance.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Zoning ordinance:

- A rear yard setback of three feet where ten feet is required.

BACKGROUND

The subject property is located within Foothills Mobile Estates No. 31 subdivision, also known as Ravines 1. This subdivision is in the Foothills Planning Area of the 2020 Comprehensive Plan. It consists of 122 lots and was recorded on November 30, 2004. The property is zoned Recreational Vehicle Subdivision (RVS) and is 8,665 square feet in size. The parcel is the location of a site built home which is served by Far West Water & Sewer Inc. for potable water and sewer.

Permit activity shows that a building permit (B19-0096) was issued on February 6, 2019 for the construction of a site-built residence 1,699 square feet in size. A solar permit application (PEM20-0036) was approved on February 7, 2020 to install solar panels on the roof of the residence. During the permit review process, staff found an unpermitted patio cover structure in the rear of the property. The approval

PEM20-0036 was conditioned on bringing the patio into compliance with the Yuma County Zoning Ordinance which initiated this Variance process.

The Yuma County Zoning Ordinance, Section 609.05— Principal Building Setbacks Requirements, requires the following setbacks in the RVS zoning district:

Type of Units	Minimum Lot Width	Minimum Front yard Setback	Minimum Side yard Setback	Minimum Rear yard Setback	Minimum Side street Setback
Principal Structure	40 feet	10 feet	7 feet	10 feet	10 feet

The maximum lot coverage for all principal and accessory buildings in the RVS district is fifty percent (50%). The lot coverage will be 28.4%.

Approval of this variance is required in order to bring the existing wood patio into compliance. If denied, the patio would need to be removed since it is located within the rear yard setback and is not in compliance with the minimum development standards of the RVS zoning district.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variiances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are peculiar conditions applicable to the property. The parcel property is an unusual shape which limits the ability to develop the rear of the property within the building envelope required by the RVS zoning district. The home was built following the Covenants, Conditions and Restrictions (CC&Rs) for Foothills Mobile Estates No. 31 subdivision which require a setback of twenty feet to the front lot line. This deprives the property of a privilege enjoyed by other property owners in the RVS zoning district.

- B. *Variiances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property. Although the property has an unusual shape, there was an opportunity to build the patio addition on the west side of the site built home where there is ample room. If this variance is denied, it will require removal of the existing patio which will increase exposure to the sun along the south side (rear) of the house. The patio aids the property owner in reducing costs to cool the home during the summer months.

C. *Any motion to grant a variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a variance.*

Staff finds there are peculiar conditions applicable to the property which exist to cause granting of a variance. The property's unusual shape hinders the ability to utilize rear yard.

D. *A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this variance will not have an adverse effect on public health, safety, and welfare. The current setback of the patio is less than one foot from the rear property line. If this variance is approved, the existing patio will be modified so that it is three feet from the rear property line which is sufficient for fire and emergency personnel access. Compliance with the adopted building and fire codes will be required.

E. *A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.*

Staff finds granting this variance does not confer a special privilege. Although most properties within Foothills Mobile Estates No. 31 meet the required rear yard setback of ten feet, there is a history of variance approvals for reduction of the rear yard setback within the RVS zoning district.

F. *The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.*

Staff recommends that if approved, this variance include the attached conditions as means of addressing concerns of public health, safety, and welfare.

G. *Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.*

Staff finds the condition is self-imposed. The home was constructed at the minimum rear yard setback of ten feet which limited the ability to utilize the rear yard. The existing patio cover was built by the applicant and encroaches upon the rear yard setback.

H. *The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.*

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the same zoning district.

ADDITIONAL COMMENTS:

Yuma County Building Safety/Fire Code Division provided the following comment: Construction of

the patio cover shall meet all requirements of the 2018 International Building Code. Projections less than two feet from a property line are not permitted.

Yuma County Environmental Programs Division, Flood Control District, Engineering Department and Assessor's Office provided no comments.

The applicant submitted a petition signed by 21 neighbors in favor of this request.

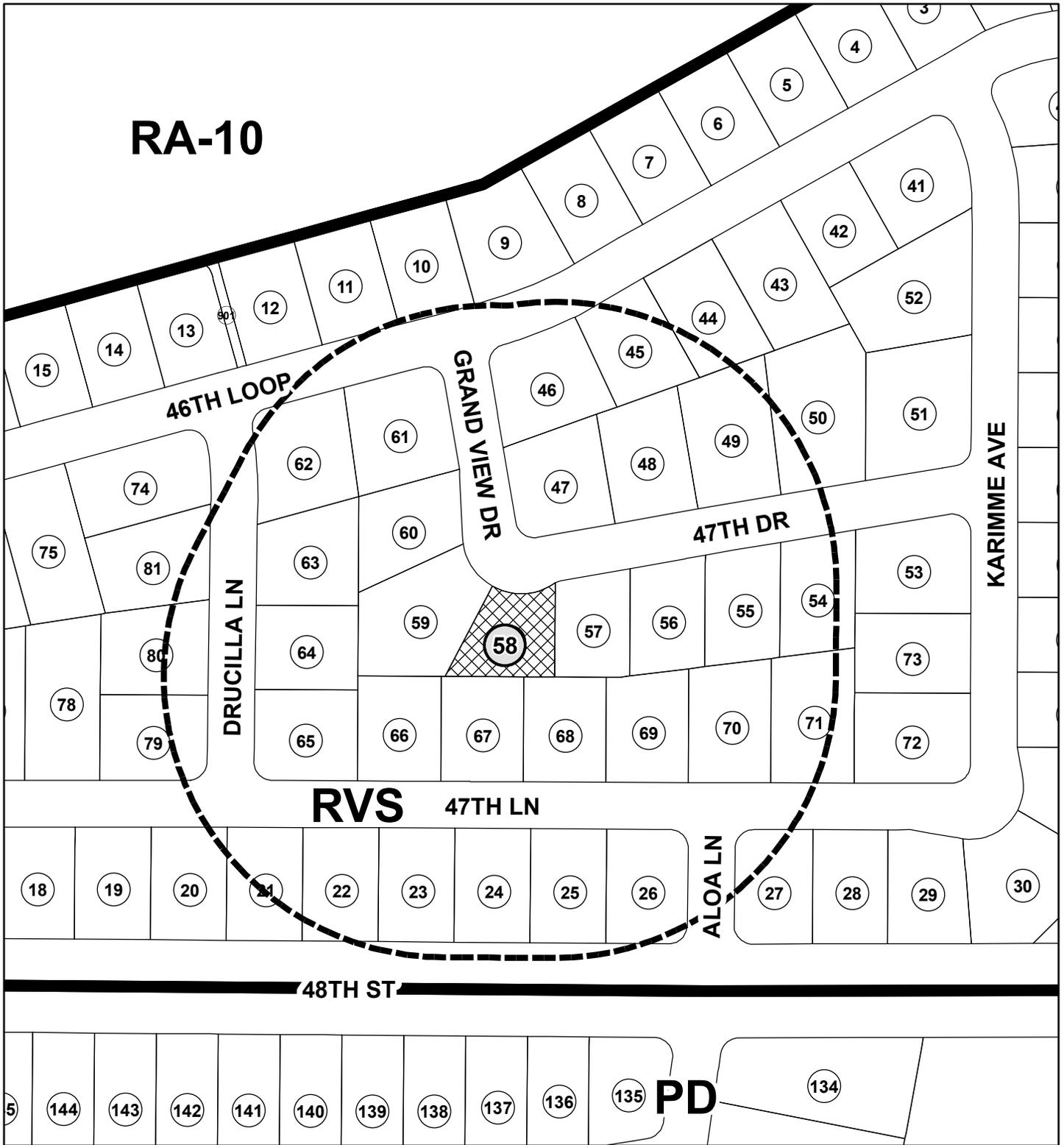
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 20-03 based on:

1. Staff finds granting this variance does not appear to confer a special privilege not enjoyed by others in the zoning district.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance.
3. Staff finds approval of this request will not have adverse effects on public health, safety, and welfare.

If the Board of Adjustment approves this variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The approval is based on the site plan submitted by the applicant. The existing patio cover must be modified to provide a rear yard setback of at least three feet. Any change from the site plan will require approval of a new variance by the Board of Adjustment.
3. Construction of the patio cover shall meet all requirements of the 2018 International Residential Code.




DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
 2351 W. 26TH STREET
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: VAR20-03
LOCATION: 14787 East 47th Dr
APN(s): 729-28-058

CASE PLANNER: ANSON LIHOSIT
DATE DRAWN: 10-28-2020
REVIEWED BY: JAVIER BARRAZA

SCALE: 1"= 150'



Legend

-  300' BUFFER
-  SUBJECT PROPERTY
-  Zoning Boundary

Average Calculation

1699 Sq.,Fl.
 Garage: 673 Sq.,Fl.
 38 Sq.,Fl.
 Patio: 164 Sq.,Fl.
 Total: 2574 Sq.,Fl.
 (max 600 Sq.,Fl.) - 600
 1974 Sq.,Fl.

THIS DRAWING IS NOT PART OF THE CONTRACT. IT IS NOT A REPRESENTATION TO BUYERS. IT IS A COURTESY EXTENDED BY HBC TO ALLOW BUYER TO SEE LAYOUT PRIOR TO CONTRACTUAL. IT IS AGREED THAT HBC HAS THE RIGHT TO CHANGE LAYOUT AT HIS SOLE OPTION AND WITHOUT PRIOR NOTICE TO BUYER.



SCALE: 1" = 20'

LOT #9028 RAVINES 01-28-2019

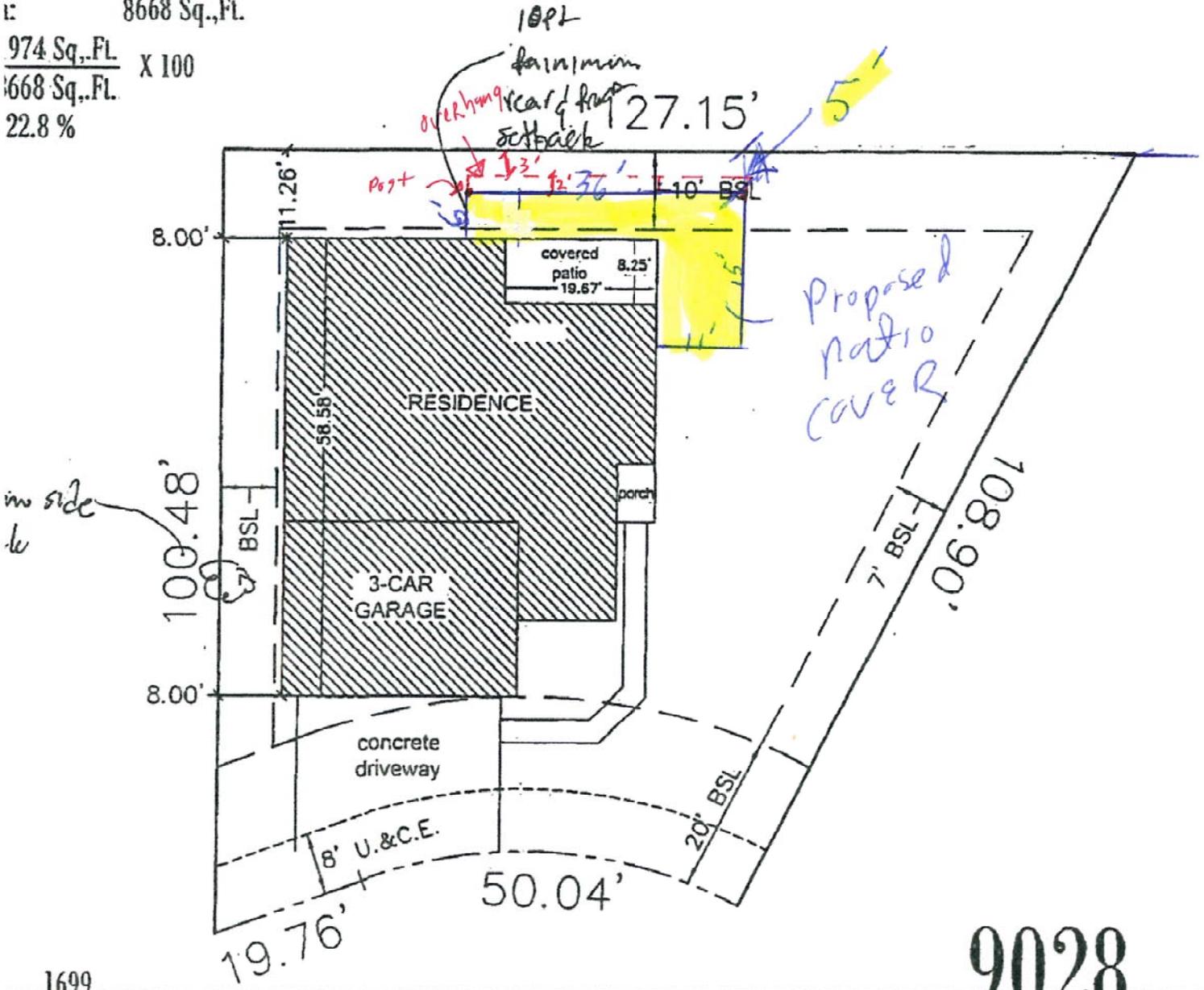
Average

8668 Sq.,Fl.
 1974 Sq.,Fl. X 100
 1668 Sq.,Fl.
 22.8 %

1974
 + 495

 2469

 8668



1699
 n: A

47TH DRIVE.

9028

#9028



To: Yuma County
Planning and Zoning

From: Brandon Dievendorff
and Shelli Dievendorff

Property Address: 14787 E 47TH DR Yuma Arizona 85367

Phone Number: (928)-273-9895

To whom this may concern

My name is Brandon Dievendorff and I reside at the above address. I am twenty-seven years old I recently got back from a deployment and bought my first home. After purchasing my new home I realized that there was no shade in my back yard, so I built a patio cover to bring my family shade for my newborn daughter and myself because we have fair skin and get burned from the sun very easily. I know it is not an excuse, but I was ignorant and didn't know that I needed to request a permit to build something in my own backyard. Now Per section 403.03 "a variance shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the zoning ordinance deprives such property of privilege enjoyed by other property owners in the zoning District." Because of where the builder positioned my house on my lot, I am deprived of being able to have a patio cover and the joy of being able to play in my backyard with my daughter without being burned by the sun. My house is the only house in my neighbor hood that is eleven feet from the back wall. All other houses around me have at least fifteen feet or more and have patio covers.

Below you will find a Neighborhood Petition signed by surrounding neighbors who are not bothered by and approve of the structure.

My wife and I are respectfully requesting the Yuma County Planning and Zoning Department to grant us a variance due to our peculiar conditions to leave the structure in place. Thank you for your kind understandings.

Thank you,

Brandon Dievendorff



Shelli Dievendorff



Anson Lihosit

From: Pat Headington
Sent: Monday, August 31, 2020 1:42 PM
To: Anson Lihosit
Subject: RE: AMENDED - VAR20-03 Request for Comments

Building Safety comments remain

From: Anson Lihosit
Sent: Monday, August 31, 2020 1:10 PM
To: Anne.camacho@aps.com; grcopeland@antelopeunion.org; sjones@town.wellton.az.us; rjasm09@msn.com; Bfenske@azdot.gov; Ldoering@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; magibili@up.com; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil; Anne.camacho@aps.com; grcopeland@antelopeunion.org; sjones@town.wellton.az.us; rjasm09@msn.com; Bfenske@azdot.gov; Ldoering@craneschools.org; dponder@craneschools.org; agui2400@yahoo.com; Gen@yumaairport.com; gramirez@azdot.gov; IGarcia@azdot.gov; Jeff_humphrey@fws.gov; jennifer.albers@yumaaz.gov; esperodriguez@ssd11.org; jcampa@cityofsanluis.org; JTheidrich@aol.com; mstraub@wmidd.org; sjohnson@mohawk17.org; rmolenar@yumasun.com; Rick.rohrick@swgas.com; bryank@unitBIRR.com; Tom Tyree <ttyree@apsc.org>; yid@mindspring.com; Pmorgan@ymidd.org; gthompson@yumaunion.org; Cgutierrez@ympo.org; daniel.m.steward.civ@mail.mil; Stephanie.Laborin@aps.com; Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>; lkillman@town.wellton.az.us; info@ssd11.org; Robert.blevins@yumaaz.gov; sfajardo@mohawk17.org; tony.lomboy@charter.com; usarmy.ypg.atec.list.public-affairs-office@mail.mil; openunuri@ycwua.org; golivas@yumaunion.org; stephen.eckert@azwestern.edu; Javier Barraza <Javier.Barraza@yumacountyaz.gov>; Fernando Villegas <Fernando.Villegas@yumacountyaz.gov>; Juan Leal Rubio <Juan.Leal-Rubio@yumacountyaz.gov>; Arturo Alvarez <Arturo.Alvarez@yumacountyaz.gov>; Pat Headington <Pat.Headington@yumacountyaz.gov>; Rachel Stallworth <Rachel.Stallworth@yumacountyaz.gov>; George Amaya <George.Amaya@yumacountyaz.gov>; joseph.a.garcia46.civ@mail.mil; bobette.m.bauermann.civ@mail.mil; Mary.e.finch@usmc.mil; jperez@cityofsanluis.org; kleonard@azstateparks.gov; Ed.Alupay@CenturyLink.com; contact@ngvidd.com; egrubaugh@wmidd.org; magibili@up.com; carmenjuarez@somertonaz.gov; antonio.martinez1@usmc.mil; dponder@craneschools.org
Cc: Anson Lihosit <Anson.Lihosit@yumacountyaz.gov>
Subject: AMENDED - VAR20-03 Request for Comments

Good Afternoon,

Please discard the previous Request for Comments for Variance 20-03. An amendment has been made to the application information. Attached is the new Request for Comments for this project. My mistake.

Thank you for understanding. Please provide a response and any comments you may have by the deadline: Friday, September 18, 2020. Have a good day.

Anson Lihosit

Associate Planner/Deputy Zoning Inspector

Department of Development Services/Planning & Zoning Division

2351 W. 26th Street Yuma, AZ 85364

Telephone: (928) 817-5090 X 25090

Email: Anson.Lihosit@yumacountyaz.gov





YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

August 31, 2020

CASE NUMBER: VARIANCE CASE NO. 20-03

Attached for your consideration is a **Variance**. The Planning & Zoning staff would appreciate your review of this proposal and any comments you may have. Please check the applicable response below and return this form to me along with your comments (if applicable) by the deadline below. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a “no comment” response. If you cannot respond by the deadline, please contact me.

CASE SUMMARY: Brandon Dievendorff, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks Requirements to allow a rear setback reduction of 3 feet where 10 feet is required, on a parcel 8,665 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor’s Parcel Number 729-28-058, located at 14787 East 47th Drive, Yuma, Arizona.

Intent:

To allow construction of a new patio cover overhang to an existing home be placed at a three foot setback, rather than the required ten.

PUBLIC HEARING: October 20, 2020

COMMENTS DUE: September 18, 2020

COMMENT NO COMMENT

Construction shall meet the requirements of the 2018 International Residential Code

DATE: PRINTED NAME: Safety, CN=Patrick Headington

AGENCY/DIVISION: _____

RETURN TO: Anson Lihosit, Associate Planner/Deputy Zoning Inspector
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928) 817-5150
Anson.Lihosit@yumacountyaz.gov

Attachments: Case Map and Site Plan

Yuma County Board of Adjustment

Item No. 5

AIR-10137

5.

BOA Agenda

Meeting Date: 10/20/2020

Submitted By: Anson Lihosit

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 20-13: Suzanne Durrett, agent for Joseph Hayward, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks, to allow a side yard setback of six feet, and Section 1102.02A—Setback Exceptions, to allow the eave of the structure to project three feet into the side yard, on a parcel 7,800 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 702-18-059, located at 14388 East 28th Place, Yuma, Arizona.

2. INTENT:

The following deviations from the Zoning Ordinance:

1. A side yard setback of six feet where seven feet is required.
2. An eave to project three feet into the side yard where two feet is permitted.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 20-13 based on:

1. Staff finds approval of this request will not have adverse effects on public health, safety, and welfare.
 2. Staff finds approval of this variance does not confer a special privilege since the current condition of the structure was not created by the applicants.
 3. Staff finds this request does not appear to have a negative impact on the neighborhood.
-

Attachments

Staff Report

Zoning Map

Site Plan

Owner Letter

Building Safety Comments

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 20, 2020
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 20-13
OWNER: Joseph Hayward
CASE PLANNER: Anson Lihosit, Associate Planner
DATE PREPARED: September 8, 2020

DESCRIPTION OF REQUEST: Suzanne Durrett, agent for Joseph Hayward, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks, to allow a side yard setback of six feet, and Section 1102.02A—Setback Exceptions, to allow the eave of the structure to project three feet into the side yard, on a parcel 7,800 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 702-18-059, located at 14388 East 28th Place, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE:

The property owner intends to convert an existing garage into a dwelling and construct an Arizona room addition.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Zoning Ordinance:

1. A side yard setback of six feet where seven feet is required.
2. An eave to project three feet into the side yard where two feet is permitted.

BACKGROUND

The subject property is located within Foothills North No. 4 subdivision in the Foothills Planning Area of the 2020 Comprehensive Plan. The subdivision consists of 211 lots and was recorded on February 24, 1995. The property is zoned Recreational Vehicle Subdivision (RVS) and is 7,800 square feet in size. The parcel is the location of a garage structure, a paved patio, and a storage shed. The parcel is served by Far West Water & Sewer Inc. for potable water and has an individual sewage disposal system.

Permit activity shows Yuma County Public Health Department Permit No. 95-0354 was issued on May

18, 1995 for an individual sewage disposal system. A building permit (B98-0558) for the construction of a garage structure 576 square feet in size was issued March 30, 1998. An electrical permit for the addition of electrical fixtures and mini-split air conditioner system to the garage structure was issued February 4, 2020.

The owner intends to change the occupancy of the existing garage structure to a dwelling. Yuma County Zoning Ordinance Section 609.05—Principal Building Setbacks, requires a minimum side yard setback of seven feet for principal buildings. The garage currently has a setback of six feet in the side yard which is adequate for an accessory structure (Section 1106.02).

The Yuma County Zoning Ordinance, Section 609.05— Principal Building Setbacks Requirements, requires the following setbacks in the RVS zoning district:

Type of Units	Minimum Lot Width	Minimum Front yard Setback	Minimum Side yard Setback	Minimum Rear yard Setback	Minimum Side street Setback
Principal Structure	40 feet	10 feet	7 feet	10 feet	10 feet

Section 1102.02A-Setback Exceptions, requires the following: Ordinary projections of window sills, cornices, eaves and other ornamental features may project a distance not exceeding two feet (2') into any required yard. The eaves of the structure project three feet into the side yard setback.

The maximum lot coverage for all principal and accessory buildings in the RVS district is fifty percent (50%). The lot coverage of the proposed site plan would be 17.3%.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variiances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are no peculiar conditions applicable to the property. The lot is flat terrain and the topography is not unusual. The subject property is 65 feet wide and 120 feet deep (7,800 square feet). The parcel is of sufficient size to accommodate a dwelling unit within the building envelope required by the RVS zoning district. Approval of a variance is required in order to obtain a change of occupancy permit to convert the structure to a dwelling due to the fact that the garage was built with a setback of six feet from the side property line.

- B. *Variiances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property. The proposed use of the structure as a dwelling triggers setback requirements of seven feet in the side yard setback and an eave projection of two feet into the side yard for the existing garage.

C. Any motion to grant a Variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a Variance.

Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of a variance. The property is not of unusual shape or topography.

D. A variance shall not be granted which will have an adverse effect on public health, safety and welfare.

Staff finds approval of this request will not have adverse effects on public health, safety, and welfare. The existing setback of six feet on the east side of the property is adequate for fire and emergency personnel access. There will be approximately 28 feet of separation between the proposed dwelling unit and the closest structure on the property to the east. If this variance is approved, the proposed dwelling shall meet the requirements of the 2018 International Residential Code.

E. A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.

Staff finds granting this variance does not confer a special privilege since the current condition of the structure was not created by the applicants. This project does not appear to have a negative impact on the neighborhood.

F. The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

G. Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.

Staff finds the condition is self-imposed. The applicant has room to construct a dwelling elsewhere on the property that meets the minimum required principal building setbacks. The existing development scheme was created by the previous owner which restricts the applicant on alternative configurations if the existing garage and patio are to remain.

H. The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the same zoning district.

ADDITIONAL COMMENTS:

Yuma County Building Safety/Fire Code Division provided the following comment: Change of Occupancy shall meet the requirements of the 2018 International Residential Code.

Yuma County Environmental Programs Division, Flood Control District, Engineering Department, and Assessor's Office provided no comments.

STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 20-13 based on:

1. Staff finds approval of this request will not have adverse effects on public health, safety, and welfare.
2. Staff finds approval of this variance does not confer a special privilege since the current condition of the structure was not created by the applicants.
3. Staff finds this request does not appear to have a negative impact on the neighborhood.

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The owner shall obtain a change of occupancy permit within 60 days of approval by the Board of Adjustment and shall meet the requirements of the 2018 International Residential Code.
3. Approval of this variance is based on the site plan submitted. Any deviation from the site plan will require approval of a new variance by the Board of Adjustment.




DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
 2351 W. 26TH STREET
 YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: VAR20-13
LOCATION: 14388 East 28th Place
APN(s): 702-18-059

CASE PLANNER: ANSON LIHOSIT
DATE DRAWN: 08-28-2020
REVIEWED BY: JAVIER BARRAZA

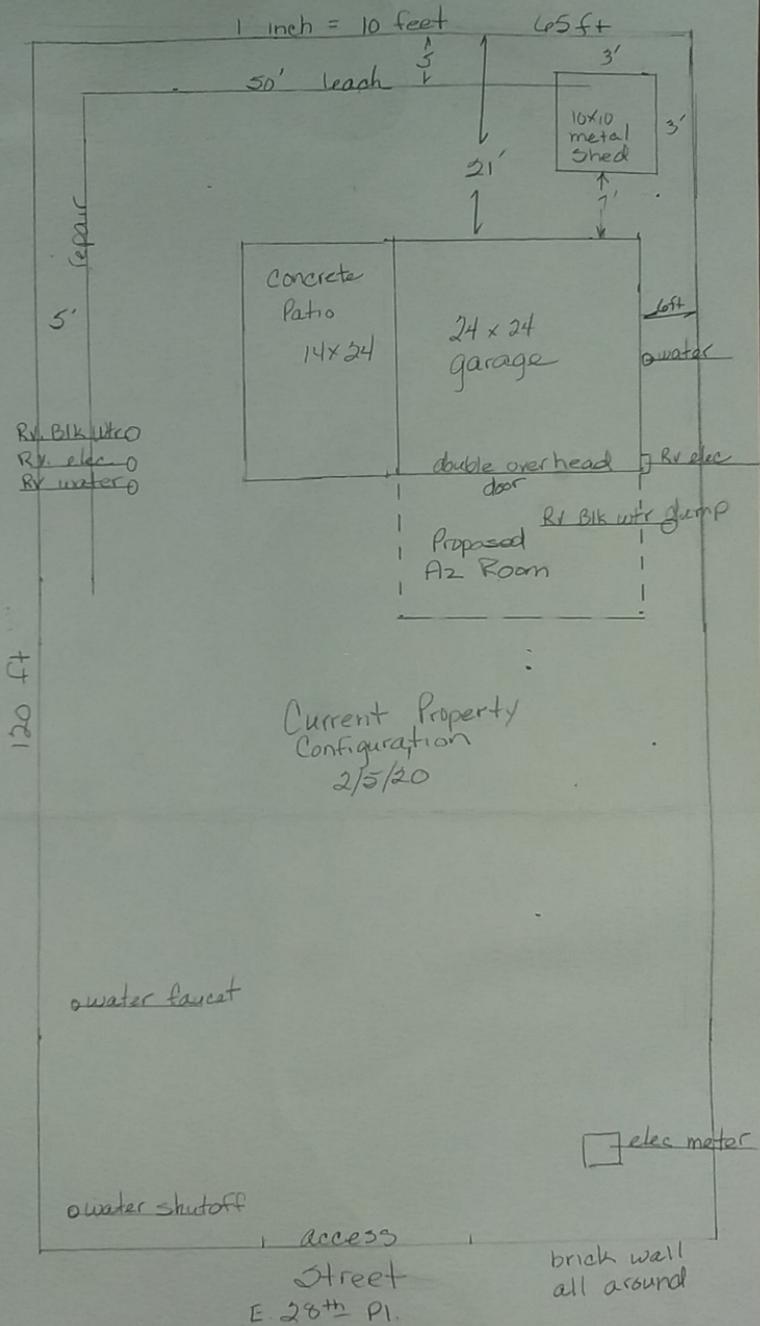
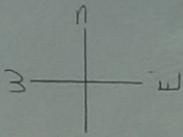
SCALE: 1"= 150'



Legend

-  300' BUFFER
-  SUBJECT PROPERTY
-  Zoning Boundary

EXHIBIT A



February 7, 2020

Department of Development Services
Planning and Zoning Division

To the Board of Adjustment,

Re: the property at 14388 E. 28th Pl., Yuma, Arizona 85367

We are offering this letter with our application for a variance, as we probably will not be able to be present at the hearing for our request. We live in Oregon and have other obligations happening over the next couple of months. We are asking for a variance to change the existing structure use from garage to a residential dwelling. Currently the only thing prohibiting approval is the 6 foot set back from the side property line. Since the required setback for a dwelling is 7 feet, we are 1 foot short of our goal.

Other considerations for this request is the current property configuration. It requires the house to be set on the front of the lot with the garage in the back. Since the CC&Rs require a minimum of 900 sq. ft. for stick built dwelling this would block access to the garage and also block our ability to park our modest 24 foot travel trailer with slide out at the required distance of 14 feet from the dwelling. The other restriction is the brick wall surrounding the entire property with only a 20 foot entrance.

Essentially, the current configuration denies our ability to use the property as originally intended by the original developer, allowing every owner the ability to have one or two RVs, a dwelling and a garage with the correct configuration. The garage builder apparently didn't take any of this into consideration. Since the garage is a permitted structure it never occurred to us that one foot would completely deny us our intended use of the property. Another interesting anomaly of the garage is that for some reason, the overhead garage door was altered, shortening the top panel by about two inches. So, it's about two inches too short for us to get our trucks through the garage door. The structure is also wired and plumbed but was never permitted, so we will remedy that situation and bring everything up to code during the transition to a dwelling. (If it is approved.)

We propose an Arizona room on the front of the garage bringing the square footage of the building up to 912 square feet, meeting the CC&R requirements. We also propose a new 2 car garage out front 24 X 24 with an opening large enough to accommodate our trucks. The new garage will be small enough to get around with the trailer. The overhead garage door will face the west and give better access.

Originally we had intended to use the garage as a garage, but because of the barriers we have encountered, we hope you can remedy our dilemma by approving our request for variance and sincerely appreciate all the help the entire staff has offered us in trying to make this possible.

If you need to contact either of us, Suzanne can be reached at 541-510-2971 and Joe can be reached at 541-961-4363.

Sincerely,

Suzanne Durrett and Joe Hayward
24084 Woods Creek Rd.
Philomath, Oregon 97370



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

August 31, 2020

CASE NUMBER: VARIANCE CASE NO. 20-13

Attached for your consideration is a **Variance**. The Planning & Zoning staff would appreciate your review of this proposal and any comments you may have. Please check the applicable response below and return this form to me along with your comments (if applicable) by the deadline below. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a “no comment” response. If you cannot respond by the deadline, please contact me.

CASE SUMMARY: Suzanne Durrett, agent for Joseph Hayward, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setbacks, to allow a side yard setback of 6 feet on a parcel 7,800 square feet in size zoned Recreational Vehicle Subdivision, Assessor's Parcel Number 702-18-059, located at 14388 East 28th Place, Yuma, Arizona.

Intent:

To allow the change of occupancy of an existing garage into livable space at a six foot setback, rather than the required seven feet.

PUBLIC HEARING: October 20, 2020

COMMENTS DUE: September 18, 2020

COMMENT NO COMMENT

Change of Occupancy shall meet the requirements of the 2018 International Residential Code

DATE: PRINTED NAME: _____

AGENCY/DIVISION: _____

RETURN TO: Anson Lihosit, Associate Planner/Deputy Zoning Inspector
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928) 817-5150
Anson.Lihosit@yumacountyaz.gov

Attachments: Case Map and Site Plan

Yuma County Board of Adjustment

Item No. 6

AIR-10136

6.

BOA Agenda

Meeting Date: 10/20/2020

Submitted For: Maggie Castro

Submitted By: Jesus Carrillo

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 20-14: Peggy Hanson, agent for Hanson Living Trust 11-30-2017, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a side yard and rear setback of five feet on a parcel 8,050 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 729-42-490, located at 14438 East 51st Drive, Yuma Arizona.

2. INTENT:

The following deviations from the Zoning Ordinance:

1. A side yard of five feet where seven feet is required.
2. A rear yard setback of five feet where ten feet is required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends denial of Variance Case No. 20-14 based on:

1. Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property.
 2. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of a variance.
 3. The condition is self-imposed.
-

Attachments

STAFF REPORT

Vicinity Map

Site Plan

Building Safety Comments

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 20, 2020
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 20-14
OWNER: Hanson Living Trust 11-30-2017
CASE PLANNER: Jesus Carrillo, Associate Planner/Deputy Zoning Inspector
DATE PREPARED: September 11, 2020

DESCRIPTION OF REQUEST: Peggy Hanson, agent for Hanson Living Trust 11-30-2017, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a side yard and rear setback of five feet on a parcel 8,050 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 729-42-490, located at 14438 East 51st Drive, Yuma Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: The owner constructed a patio without an approved permit thereby attaching the dwelling to the workshop and triggering principal building setback requirements for the workshop.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Zoning Ordinance:

1. A side yard of five feet where seven feet is required.
2. A rear yard setback of five feet where ten feet is required.

BACKGROUND

The subject property is located within Foothills Mobile Estates No. 28 subdivision. The subdivision was recorded on December 5, 2001 and is zoned PD. The parcel is 8,050 square feet in size and is the location of a site built home and workshop structure.

The following permits are on file for the subject property: Permit Numbers B19-0060 and B19-0061 were issued on February 15, 2019 for the dwelling and the workshop. Permit No. PEM20-0363 was issued on June 18, 2020 for installation of solar panels. The site plan submitted and approved for the dwelling indicates a separation of eight feet from the patio attached to the dwelling to the workshop. The portion of the patio between the north side of the dwelling and workshop was added at a later date

without an approved permit.

Yuma County Zoning Ordinance (YCZO), Section 1106.02—Setbacks, requires that accessory buildings less than three feet from the principal residential building must meet principal building setbacks. Because the patio that was added without a permit is not three feet from the workshop, the workshop is considered attached and needs to meet principal building setbacks. YCZO, Section 609.05--Minimum Lot Width and Principal Buildings Setback Requirements, requires a minimum side yard setback of seven feet and a minimum rear yard setback of ten feet for principal buildings. The workshop does not meet the minimum development standards of the YCZO so a variance is required.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are no peculiar conditions applicable to the property. The lot is flat terrain and the topography is not unusual. The subject property is a corner lot measuring 70 feet wide by 115 feet deep. The parcel 8,050 square feet in size. The need for this variance arose when the patio located between the dwelling and workshop was constructed thereby causing the workshop to be attached to the dwelling and requiring adherence to principal building setbacks.

- B. *Variances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property. The owner constructed the patio without an approved permit which causes the workshop to be considered attached pursuant to Section 1106.02 of the Zoning Ordinance. The workshop was approved and constructed as a detached structure. A portion of the patio was added at a later date without an approved permit. The owner does not want to remove the unpermitted patio and is requesting this variance to allow a reduction of the principal building setback requirements.

- C. *Any motion to grant a Variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a Variance.*

Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of a variance. The property is not of unusual shape or topography.

- D. *A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this variance may not have an adverse effect on public health, safety, and

welfare. Approval of this request would allow the owner to obtain a permit for the portion of the patio that was built without a permit. If this request is approved, the west end of the workshop will be approximately 13 feet from the residence on the property directly to the west and eight feet to the detached structure on the property directly to the north. Both of these separations are sufficient for fire and emergency personnel access.

E. A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.

Staff finds granting this variance will not confer a special privilege not enjoyed by others in the RVS zoning district. There have been two variance requests for a reduction of side yard setback for attached accessory structures as follows:

- Variance Case No. 19-08 was approved by the BOA on 07/16/2019 to allow a setback of five feet for a garage on APN 701-58-061.
- Variance Case No. 07-24 was denied by the BOA on 01/16/2008. The request was to allow a reduction of the side yard setback to four feet for the conversion of a utility building to a dwelling on APN 728-53-224.

Staff finds that variances have been both denied and approved for similar self-imposed circumstances in this zoning district. The reduction of the side and rear yard setbacks to five feet does not appear to have a negative impact on the neighborhood.

F. The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

G. Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.

Staff finds the condition is self-imposed. The workshop was approved and constructed as a detached structure. A portion of the patio was added by the current owner without a permit. The owner does not want to remove the unpermitted patio and is requesting this variance to allow a reduction of the principal building setback requirements. If this variance is denied, the portion of the patio that was built without a permit will need to be removed and structures on the property can continue to be used for their permitted uses.

H. The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the same zoning district.

ADDITIONAL COMMENTS:

Chief Building/Fire Code Official Pat Headington stated that a permit is required for the construction of the patio.

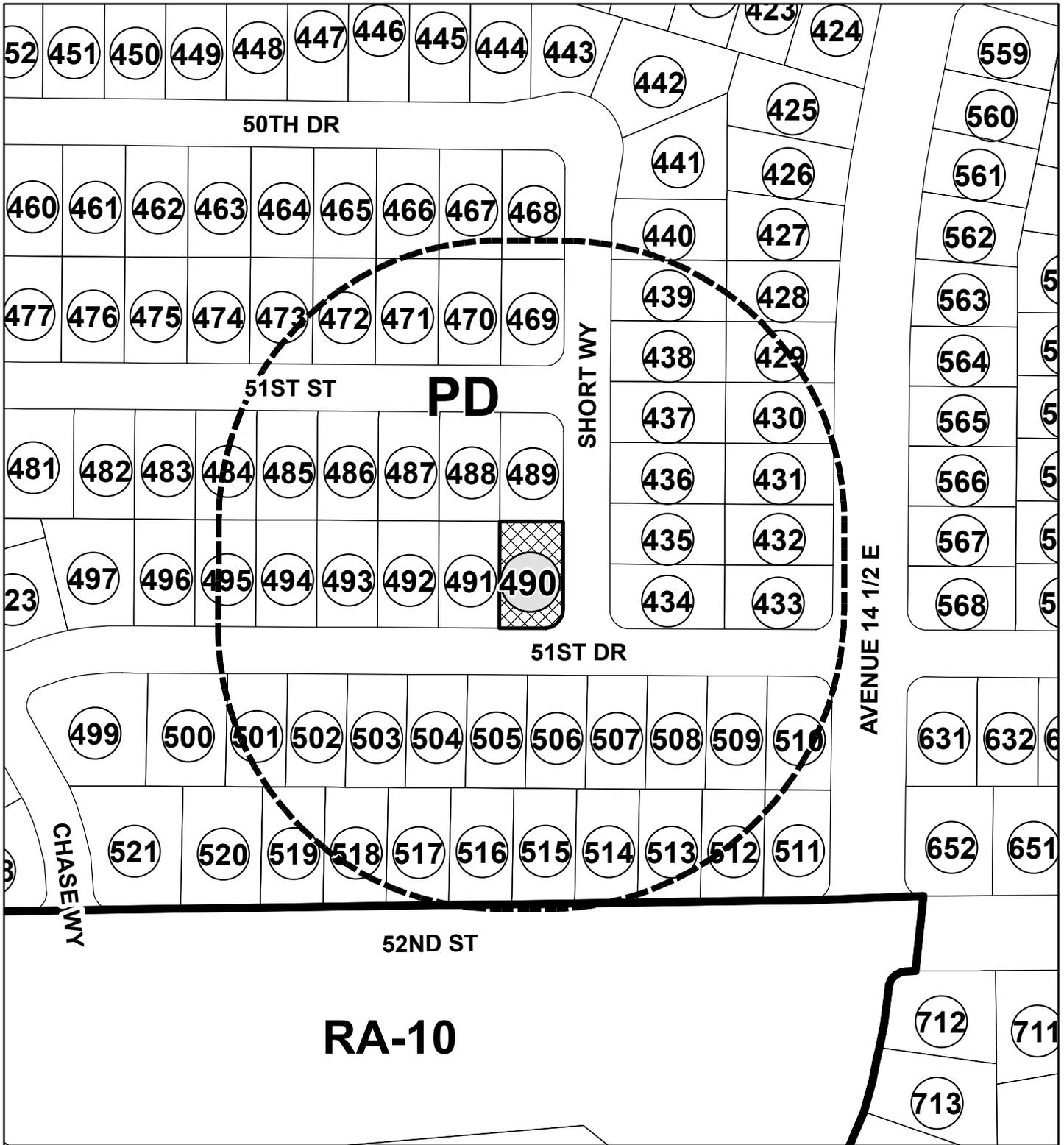
STAFF RECOMMENDATION

Staff recommends denial of Variance Case No. 20-14 based on:

1. Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property.
2. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of a variance.
3. The condition is self-imposed.

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. **A permit must be obtained for the patio that was constructed without a permit with 60 days of approval of this variance.**
3. All required permits must be issued and finalized according to adopted 2018 international building code requirements of Yuma County.
4. Approval of this variance is based on the site plan submitted. Any deviation from the site plan will require approval of a new variance by the Board of Adjustment.



DEPARTMENT OF
DEVELOPMENT
SERVICES
PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: VAR20-14
LOCATION: 14438 East 51st Drive
APN(s): 729-42-490

CASE PLANNER: JESUS CARRILLO
DATE DRAWN: 08-31/2020
REVIEWED BY: JLR



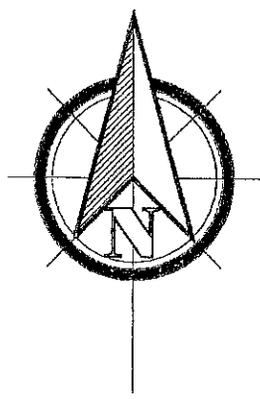
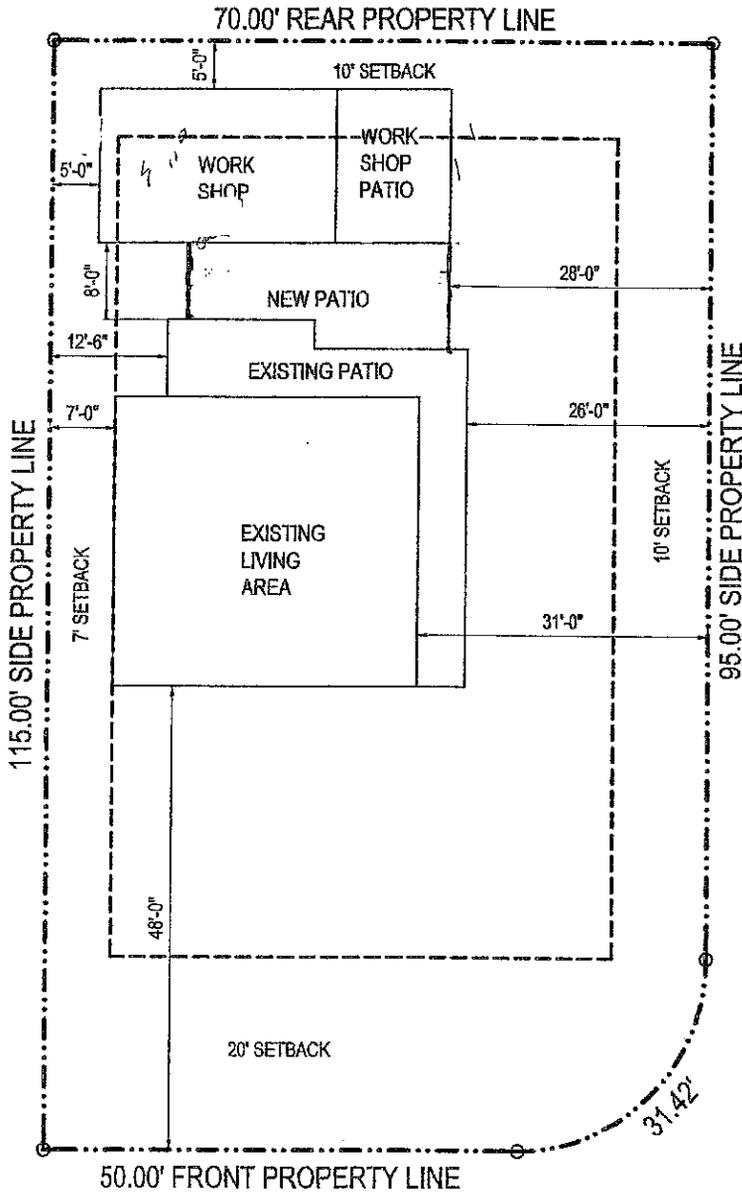
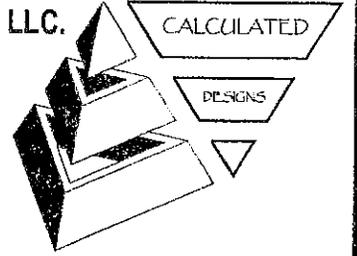
SCALE: 1" = 150'

Legend

-  150' BUFFER
-  SUBJECT PROPERTY
-  Zoning Boundary

PROJECT	NEW PATIO
NAME:	HANSON
ADDRESS	14438 E. 51ST DR.
APN#	14-729-42-490

CALCULATED DESIGNS LLC.
 2615 E. 24TH ST. STE.5
 PHONE: 928.726.4600



SQUARE FOOTAGE CALCULATIONS	
AREA NAME:	SQUARE FOOTAGE
NEW PATIO	179.50 SQ. FT.
EXISTING LIVING AREA	960.00 SQ. FT.
EXISTING PATIO	354.00 SQ. FT.
WORK SHOP	400.00 SQ. FT.
WORK SHOP PATIO	192.00 SQ. FT.
TOTAL COVERED AREA	2085.50 SQ. FT.

SITE PLAN
 SCALE: 1"=20'



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

August 31, 2020

CASE NUMBER: VARIANCE CASE NO. 20-14

Attached for your consideration is a **Variance**. The Planning & Zoning staff would appreciate your review of this proposal and any comments you may have. Please check the applicable response below and return this form to me along with your comments (if applicable) by the deadline below. You may also provide your response and comments (if any) by e-mail. If you have no comment, please provide a “no comment” response. If you cannot respond by the deadline, please contact me.

CASE SUMMARY: Variance Case No. 20-14: Richard and Peggy Hanson request a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a side yard setback of five feet and a rear yard setback of five feet on a parcel 8,050 square feet in size zoned Planned Development (PD), Assessor’s Parcel Number 729-42-490, located at 14438 East 41st Drive, Yuma, Arizona

Intent:

To allow a rear yard setback of five feet where ten feet is the minimum allowed and a side yard setback of five feet where seven feet is the minimum allowed.

PUBLIC HEARING: Tentatively scheduled for October 20, 2020

COMMENTS DUE: ASAP

COMMENT NO COMMENT

All work shall mee the requirements of the 2018 International Residential Code

DATE: _____ PRINTED NAME: _____

AGENCY/DIVISION: _____

RETURN TO: Jesus Carrillo
2351 West 26th Street
Yuma, Arizona 85364
Fax: (928)817-5157
Jesus.Carrillo@yumacountyaz.gov

Attachments: Case Map and Site Plan