



**YUMA COUNTY BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA**

DATE: October 21, 2025
TIME: 1:00 P.M.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Eric Saltzer, Chairman, Dist. 1
Joe Harper, Dist. 4
Mike Pancrazi, Vice-Chairman, Dist. 5
Rosalie Lines, Dist. 2
Randall Ferguson, Dist. 3

STAFF: Maggie Castro, AICP, Planning Director
Amber Kelly, Associate Planner
Roxanna Sanchez, Associate Planner
Heidi Ramirez, PZ Commission Admin Specialist

ADVISORS: Minda Davy, 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 September 16, 2025.**
4. **Variance Case No. 25-16:** Clifford Lee Goodlett requests a variance from the Yuma County Zoning Ordinance, Section 1102.02(E)--Setback Exceptions, to allow a side yard setback of 6 inches on a parcel 6,807 square feet in size zoned Medium Density Residential (R-2), Assessor's Parcel Number 700-24-117, located at 11733 East Calle Gaudi, Yuma, Arizona.

5. **Variance Case No. 25-17:** Axel Sanchez, agent for Robert U. and Lucinda A. Carrasco, requests a variance from the Yuma County Zoning Ordinance, Section 601.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a rear yard setback of 29 feet 8 inches on a parcel 0.38 acres in size zoned Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 747-52-028, located at 15620 South Avenue 3 E, Yuma, Arizona.
6. **Variance Case No. 25-18:** Michael Miller, agent for Sedona Miller, requests a variance from the Yuma County Zoning Ordinance, Section 1102.02(E) Setback Exceptions, to allow a side yard setback of 6 inches on a parcel 9,286 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor's Parcel Number 701-25-080, located at 12191 East Via Loma Vista, Yuma, Arizona.
7. **Variance Case No. 25-19:** Jacob Fletcher, agent for BCLS Investments LLC, requests a variance from the Yuma County Zoning Ordinance, Section 302.01-Transitional Buffer Yards and Screening, to allow buffer yard of five feet on a parcel 21,800 square feet in size zoned Local Commercial (C-1), Assessor's Parcel Number 701-52-225, located at 11666 South Foothills Boulevard, Yuma, Arizona.
8. **Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.**
9. **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).

Pursuant to A.R.S. §38-431.02(H), the public will have access to the meeting room at 12:30 p.m. Persons with disabilities may request reasonable accommodations by contacting Erica Lopez, Enterprise Risk Coordinator, at 928.373.1079 or by email at erica.lopez@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 September 16, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board members present: Eric Saltzer, Mike Pancrazi, Randy Ferguson, Rosalie Lines. Board member Harper was absent. Others present: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy, Associate Planner Amber Kelly and PZ Commission Administrative Specialist Heidi Ramirez.

PLEDGE OF ALLEGIANCE: Chairman Saltzer led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of August 19, 2025.

MOTION (LINES /PANCRAZI): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Ferguson- AYE; Lines- AYE

The motion carried 4-0.

ITEM No. 4: Variance Case No. 25-15: Chris Thompson, agent for Jaime and Debra Meza, requests a variance from the Yuma County Zoning Ordinance, Section 906.00 (A)—Parking Area Paving and Surfacing, to not comply with paving and surfacing requirements for a community facility on a parcel 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 212-02-030, located on the south side of County 16 th Street approximately 800 feet of Avenue 2½ E, Yuma, Arizona.

Amber Kelly, Associate Planner, presented Variance Case No. 25-15 recommending denial of based on:

1. Staff finds approval of this variance may have an adverse effect of public health, safety and welfare.
2. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of this variance.
3. Staff finds 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. The approval of this variance is based on the site plan submitted by the applicant. Any change from the site plan will require approval of a new variance by the Board of Adjustment.
3. Provide a maintenance plan for compacted gravel or crushed stone to stabilize the ADA areas to stay level and firm.
4. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Board member Lines asked staff what the meaning of PM10 was.

Chairman Saltzer explained it was Particular Matter of ten microns or larger, meaning it was dust and dust control.

Chairman Saltzer opened the discussion to the public.

Chris Thompson, 675 West 16th Street, Yuma Arizona, agent for Debra and Jaime Meza, 2613 E. County 16th Street, Yuma Arizona, approached the board requesting a variance to allow a hybrid parking design for their event venue. Their proposal includes paving the driveway, roundabout, and ADA-accessible spaces while using crushed gravel (AB cover) for the stationary parking spots to maintain a natural, Tuscan-style aesthetic. The design addresses dust control and ADA access, but Mr. Thompson noted a misunderstanding from Ty Martinez and Mr. Fell, clarifying that they are not leaving areas as raw dirt, but providing surfacing that controls dust. They emphasized that the site is low-volume and low-use, and agreed to staff's proposed conditions and maintenance plan, and expressed willingness to accept additional conditions if required.

Board member Pancrazi inquired if in the parking spaces, there was black top through and the dimension and it would fit two cars.

Mr. Thompson stated the dimensions were 26 feet and it was a two-way driveway. Mr. Thompson also noted they needed to have it that way for fire department access to the building and also the turn-around that is in the site plan would be paved.

Board member Pancrazi asked if the parking stalls were to be lined, graveled or concreted.

Mr. Thompson explained that permanent tire stops would be installed to designate and separate each parking space. He also clarified that the ADA spaces would be paved in concrete, painted, and striped for proper accessibility.

Board member Pancrazi asked where the drainage would be in the property, due to the property size.

Mr. Thompson noted that all drainage would remain on the parcel, with water naturally draining into the parking lot area itself. He explained that the gravel surface helps water percolate into the ground rather than sheet off, allowing the entire site to serve as water retention instead of relying on small basins. Since the site consists of sandy soil with a high percolation rate, they believe the gravel design will improve water dissipation.

Chairman Saltzer asked Mr. Thompson if the proposal for the hybrid paving solution got a chance to be reviewed.

Mr. Thompson stated the proposal was submitted with the variance request and believed it was important to clarify that their variance request was misunderstood as a proposal for a dirt parking lot. Mr. Thompson emphasized that their plan is more developed, with paved driveways, ADA spaces, gravel surfacing, and other improvements, and that this intent may have been lost in translation during the review process. They reiterated that they are not proposing 120 unpaved spaces, but rather a hybrid design.

Board member Ferguson asked if the turn-around was graveled or paved.

Mr. Thompson confirmed that paving would extend from the driveway through the main drive and around the turnaround. The ADA spaces would also be paved and connected to the sidewalk, which then connects to a paved concrete path leading directly to the building entrance.

Board member Pancrazi inquired what was on the far right of the parking areas.

Mr. Thompson discussed the use of gravel for the overflow perimeter, noting it would provide an option for vehicles to turn around or pass through designated breaks without needing to exit fully. While most of the area would remain gravel, the section intended for fire truck access must be paved in compliance with code requirements, but the applicants are open to other conditions the Board may approve.

Mr. Thompson also emphasized the importance of guest experience upon arrival, noting this venue will be the first of its kind in Yuma. Rather than stepping from asphalt directly into the Tuscan-Italian inspired setting, the design envisions guests arriving onto firm natural gravel, which better supports the desired aesthetic. However, the plan also ensures compliance with all building code requirements, including fire department access and ADA accessibility and the request pertains specifically to the zoning ordinance.

Board member Pancrazi asked if the applicants thought about the idea of paving the other side of the parking lot, rather than gravel.

Mr. Thompson acknowledged that the Board may request additional paving. The design presented reflects the applicant's ideal preference, but they would be open to a condition requiring the other side also to be paved if necessary.

Board member Pancrazi commented the PM10 was concerning.

Mr. Thompson commented dust from nearby farming, noting that fields adjacent to the site create significant dust and mentioned that while paving is often suggested as a dust-control measure, doing so across dunes or farmland is not practical.

Mr. Thompson also noted that the area is not a street or high-speed roadway, but rather a low traffic setting where vehicles move at approximately five miles per hour or less, with pedestrian activity expected. Given the site-specific nature of the variance, this supports the suitability of leaving portions of the area unpaved.

Chairman Saltzer inquired about the variance that was proposed, why the hybrid solution was not included in the variance.

Mr. Thompson clarified it should have been, since they submitted the information with the variance.

Planning Director Maggie Castro, AICP, stated the request that was before the Board was to not comply with the county parking requirements, which would require that the whole parking and circulation area be paved. They are proposing paving the driveway, the circulation area, but not the parking spaces. They're proposing gravel for the parking spaces.

Debra Meza, owner, explained that events at the venue are typically limited to Saturday evenings and generally involve a modest number of guests and vehicles. Large gatherings occur only occasionally, with most events hosting 50–100 attendees. Traffic impact is therefore expected to be minimal, and all activities will remain within the agreed-upon code requirements.

There being no one else to come forward, Chairman Saltzer closed the discussion to the public.

Chairman Saltzer inquired staff regarding variance request related to paving requirements under the Yuma County Zoning Ordinance.

Planning Director Maggie Castro, AICP, noted that Yuma County Zoning Ordinance requires circulation and parking areas to be paved with Portland cement or asphalt concrete. The applicant proposed to pave the driveway and cul-de-sac, where most traffic will occur, while using gravel for the parking spaces since vehicles enter them at very low speed and there may have been a misunderstanding—particularly from ADOT which may have been under the impression that no parking lot improvements were being proposed and there are.

Chairman Saltzer commented there being similar areas in the County where you see agricultural trucks parked in large lots, where there is no gravel and assumed those fall out of the dust compliance issues.

Planning Director Maggie Castro, AICP, indicated that those were agriculture exemptions, exempt from zoning.

Board member Pancrazi inquired staff if the Board could add further stipulations if needed for example another lane of asphalt.

Planning Director Maggie Castro, AICP, clarified that the proposed driveway and cul-de-sac are wide enough to accommodate two-way traffic, eliminating the need for an additional entrance or exit lane. The intent of the proposal is for all vehicles to enter and exit through the improved driveway.

Chairman Saltzer inquired if the new EPA standards are what do not comply with the proposal.

Planning Director Maggie Castro, AICP, explained that the comments from ADOT had to do with the fact that they were under the impression that the applicants were not proposing any improvements to the parking and circulation.

Board member Lines disclosed that upon initial review, there was concern because they lacked details in the initial report regarding hybrid work, painting, and ADA compliance. Further review clarified that substantial compliance with the issue was being addressed.

Board member lines also commented that at the Crossing Park, parking occurs on gravel areas without clear delineation and at Tuscan Plaza, for example, similar patterns are observed throughout the week with vehicles accessing doctor's offices, making travel potentially problematic if there was gravel, but something like the proposal seems reasonable.

MOTION (LINES/ PANCRAZI): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Ferguson- AYE; Lines- AYE

The motion carried 4-0.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:36 p.m.

Approved and accepted on this 21st day of October, 2025.

Eric Saltzer, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

DRAFT

Yuma County Board of Adjustment

Item No. 4

AIR-14015

4.

BOA Agenda

Meeting Date: 10/21/2025

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-16: Clifford Lee Goodlett requests a variance from the Yuma County Zoning Ordinance, Section 1102.02(E)--Setback Exceptions, to allow a side yard setback of 6 inches on a parcel 6,807 square feet in size zoned Medium Density Residential (R-2), Assessor's Parcel Number 700-24-117, located at 11733 East Calle Gaudi, Yuma, Arizona.

2. INTENT:

To allow the following deviations from the Yuma County Zoning Ordinance:

1. A side yard setback of 6 inches where 3 feet is required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends denial of Variance Case No. 25-16 based on:

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

Attachments

Staff report

Vicinity Map

Site Plan

Letters in Support

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 21, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-16
OWNER: Clifford Lee Goodlett
CASE PLANNER: Amber Kelly, Associate Planner
DATE PREPARED: October 06, 2025

DESCRIPTION OF REQUEST: Clifford Lee Goodlett requests a variance from the Yuma County Zoning Ordinance, Section 1102.02(E)--Setback Exceptions, to allow a side yard setback of 6 inches on a parcel 6,807 square feet in size zoned Medium Density Residential (R-2), Assessor's Parcel Number 700-24-117, located at 11733 East Calle Gaudi, Yuma, Arizona.

THE APPLICANT'S REASON FOR REQUESTING THIS VARIANCE: The owner constructed an attached awning without obtaining a permit. Their intent is to allow the awning to remain within the current side yard setback.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Zoning Ordinance:

1. A side yard setback of 6 inches where 3 feet is required.
-

BACKGROUND

The subject property is located within Sienna at Mesa Del Sol subdivision. The property is located in the Foothills Planning Area of the 2030 Comprehensive Plan and is zoned Medium Density Residential (R-2). The purpose of this district is to provide areas for medium density, single family residential on minimum lot sizes of four thousand (4,000) square feet and maximum densities or permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

The parcel is 6,807 square feet in size and is the location of a site built home with an attached awning and a pool. The following permits are on file for the subject property: Permit number B03-1168 was approved for a site built home; permit number B03-1894 was approved for a pool. Zoning Violation Case Number HO25-0153 is currently open for having an attached awning constructed without permits and having it placed in the side yard setback. Property owners adjacent to the left and right of the subject property have submitted letters in support of the awning. A building permit application is pending

awaiting the results of this variance request.

The following sections of the Yuma County Zoning Ordinance apply to this case:

- *1102.02 - Setback Exceptions: Every part of a principal building or its attachments shall meet the required setbacks of the district in which they rest, except as follows: (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.*
-

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 property is flat terrain and is not unusual in shape. The owner constructed the carport without obtaining a permit.

- 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 parcel meets the minimum lot size for the R-2 zoning district. The owner constructed the carport without obtaining a permit.

- 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 owner could have applied for the permit prior to building the awning and would have become aware of the side yard setback requirements. However, the applicant applied for the variance to bring the subject property into compliance.

- 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 have an adverse effect on public health, safety, and welfare. The adjacent property on the west side also has an awning that is three feet from the property line. Therefore, the separation between the two structures will only be three feet six inches

- 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 approval of this request will confer a special privilege not enjoyed by others in the R-2 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 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 property owners constructed the awning prior to obtaining the required permit. Approval of this variance will bring the property into compliance.

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. The following cases in a similar zoning district have been heard by the BOA:

- Variance Case No. 08-11 was a request to allow a side yard setback of seven inches for an awning structure on APN 700-13-043 zoned R-1-6. The case was approved by the BOA.
- Variance Case No. 23-12 was a request to allow a side yard setback of zero feet for an attached awning on APN 701-09-041 zoned R-1-8. The case was denied by the BOA.
- Variance Case No. 24-19 was a request to allow a side yard setback of zero feet for an attached awning on APN 700-15-172 zoned R-1-6. The case was denied by the BOA.

ADDITIONAL COMMENTS:

- Staff received two letters in support. Both letters are from the adjacent properties on the west and east side of the subject property.

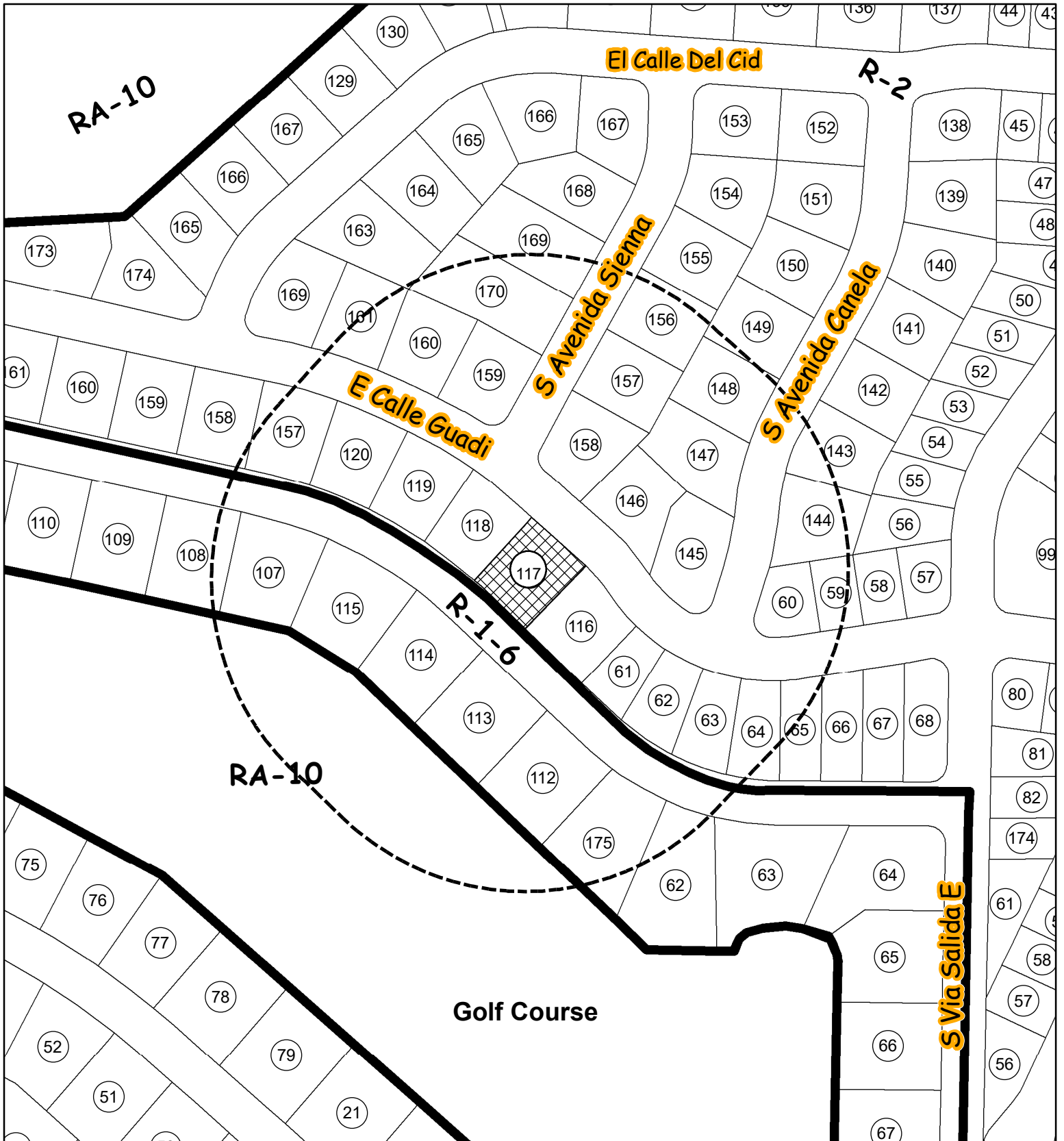
STAFF RECOMMENDATION

Staff recommends denial of Variance Case No. 25-16 based on:

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

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

1. 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: VAR25-16
LOCATION: 11733 East Calle Guadi
APN: 700-24-117

Case Planner: Amber Kelly
Drawn by : Amber Kelly
Reviewed: Amber Kelly

SCALE
1"=150'



Legend

-  Subject Property
-  300' NOTIFICATION AREA
-  City of Yuma
-  Zoning Boundary

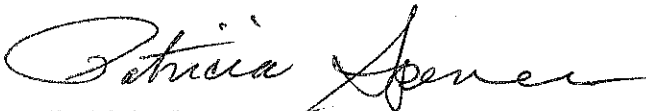
September 9, 2025

To Whom it May Concern:

My name is Patricia Spencer, and I live on the west side of Cliff and Joy Goodlett, at 11725 E Calle Gaudi. My neighbors, the Goodlett's, recently installed a carport cover. The structure is well built and is NOT an eye sore to me; I have no issues with it or where it is located on their property at 11733 E Calle Gaudi.

Please contact me at 928-446-4870 or by mail if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Spencer". The signature is written in black ink and is positioned above the printed name.

Patricia Spencer

September 4, 2025

To whom it may concern,

My name is Stephen Parrish and I reside at 11739 E. Calle Gaudi. My neighbor Cliff Goodlett, 11733 E. Calle Gaudi, recently installed a carport cover. The cover is well built and attractive. I have no issues with this cover or its location.

Regards,

A handwritten signature in blue ink that reads "Stephen Parrish". The signature is written in a cursive style with a large initial 'S'.

Stephen Parrish

760/693-2016

Yuma County Board of Adjustment

Item No. 5

AIR-14022

5.

BOA Agenda

Meeting Date: 10/21/2025

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-17: Axel Sanchez, agent for Robert U. and Lucinda A. Carrasco, requests a variance from the Yuma County Zoning Ordinance, Section 601.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a rear yard setback of 29 feet 8 inches on a parcel 0.38 acres in size zoned Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 747-52-028, located at 15620 South Avenue 3 E, Yuma, Arizona.

2. INTENT:

The following deviation from the Yuma County Zoning Ordinance:

- A rear yard setback of 29 feet 8 inches where 34 feet are required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 25-17 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 this variance.
 3. Staff finds granting this variance will not confer a special privilege not commonly enjoyed by others in the RA-10 district.
-

Attachments

Staff Report V25-17

Vicinity Map

Site Plan

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 21, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-17

OWNER: Robert U. and Lucinda A. Carrasco

CASE PLANNER: Roxanna Sanchez, Associate Planner

DATE PREPARED: October 8, 2025

DESCRIPTION OF REQUEST: Axel Sanchez, agent for Robert U. and Lucinda A. Carrasco, requests a variance from the Yuma County Zoning Ordinance, Section 601.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a rear yard setback of 29 feet 8 inches on a parcel 0.38 acres in size zoned Rural Area-10 acre minimum (RA-10), Assessor’s Parcel Number 747-52-028, located at 15620 South Avenue 3 E, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: To allow for the proposed construction of a rear patio on the west side of the property.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Yuma County Zoning Ordinance:

- A rear yard setback of 29 feet 8 inches where 34 feet are required.
-

BACKGROUND

The subject property is located in the Yuma Mesa Planning Area of the 2030 Comprehensive Plan. The parcel is zoned Rural Area 10-acre minimum (RA-10). The parcel was established prior to the adoption of the Yuma County Zoning Ordinance and is nonconforming. The subject parcel is 0.38 acres in size and is the location of a single-family residence of approximately 1,500 square feet in size established in 1965 per the Assessor’s records.

The RA-10 zoning district requires a rear yard setback of 34 feet. The Yuma County Zoning Ordinance (YCZO), Section 1011.00 Nonconforming Lots states as follows:

The following provisions apply to lots of record:

1. *Any lot of record, which does not conform to the minimum lot area or width requirements for the zoning district in which it is located, may be used for any use permitted in the zoning district. Each side yard setback on lots of nonconforming width may be reduced to ten percent (10%) of the width of the lot, but in no case shall the side yard setbacks be less than*

five (5) feet on each side. This section does not apply to nonconforming mobile home parks, nonconforming manufactured home parks or nonconforming recreational vehicle parks. Nonconforming mobile home parks, nonconforming manufactured home parks and nonconforming recreational vehicle parks must comply with setback requirements of Section 1004.00.

2. *Any lot of record shall not be reduced in any manner below the lot area and dimension requirements of this Ordinance for the zoning district in which it is located, or if a lot is already less than the minimums so required, such lot area or dimension shall not be further reduced.*
3. *Any lot of record shall not be reduced or diminished so as to cause the yards, lot coverage or other open spaces to be less than that required by this Ordinance or to decrease the lot area per dwelling unit except in conformity with this Ordinance.*

In this case, the variance is being requested for the rear yard setback for which Section 1011.00 being noted does not apply.

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 peculiar conditions applicable to the property. The property's unusual size deprive it of privileges enjoyed by other property owners in the RA district. The RA-10 zoning district requires a rear yard setback of 34 feet. The subject property a pre-ordinance nonconforming lot approximately 104 feet in depth therefore, the minimum rear yard setback of 34 feet prohibits the improvement onto the property. The small parcel size hinders the ability to develop within the building envelope required by the RA district.

- 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 the unusual size of the subject parcel creates a hardship for development. The RA-10 district requires a minimum parcel size of 10 acres, however, it is a pre-ordinance nonconforming lot 0.38 acres in size. The depth of the lot is approximately 104 feet, therefore causing hardship for the proposed improvements of the parcel. The unusual size of the lot hinders the ability to develop the property within the required building envelope required by the RA-10 district.

- 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 this property which exist to cause granting of this variance. The property's unusual size and small square footage restrict development within the required building envelope.

- 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 an adverse effect on public health, safety, and welfare.

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 commonly enjoyed by others in the RA-10 district. Property is surrounded by much larger parcels established in more recent years which all conform to their current zoning districts.

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 owner could reduce the size of the structure in order to meet the required side yard setbacks.

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.

There are no other properties near or adjacent to the subject property which do not meet the minimum parcel size for the zoning district, but this factor was not the basis for staff's recommendation.

The following cases have been approved by the Board of Adjustment:

- Variance Case No. 02-02 allowed a rear yard setback of 18 feet and a side yard setback of three feet four inches on APN 459-59-031
- Variance Case No. 02-03 allowed a front yard setback of three feet six inches, rear yard setback of 25 feet, and a side yard setback of six feet on APN 459-59-028.
- Variance Case No. 04-01 allowed a front yard setback of five feet and rear yard setback of ten feet on APN 459-59-026
- Variance Case No. 05-07 allowed a front yard setback of 26 feet and rear yard setback of 22 feet on APN 459-59-025
- Variance Case No. 06-04 allowed a front yard setback of 20 feet and rear yard setback of 29 feet and six inches on the subject property
- Variance Case No. 07-04 allowed a rear yard setback of eight feet on APN 459-51-008
- Variance Case No. 08-08 allowed a rear yard setback of five feet, side yard setback of zero feet, front yard setback of 20 feet on APN 459-51-008
- Variance Case No. 08-12 allowed a front yard setback of 18 feet and side yard setback of ten feet on APN 459-51-017
- Variance Case No. 10-01 allowed a side and rear yard setback of three feet on APN 459-51-004
- Variance Case No. 10-07 allowed a front yard setback of ten feet and rear yard setback of five feet on APN 470-02-001
- Variance Case No. 14-11 allowed a front yard setback of four feet and a side yard setback of five feet for a detached garage addition on APN 459-59-010.

- Variance Case No. 24-14 allowed a front yard setback of 20 feet and a side yard setback of 2 feet on the north side on APN #459-58-001.
-

ADDITIONAL COMMENTS:

- No additional comments received.
-

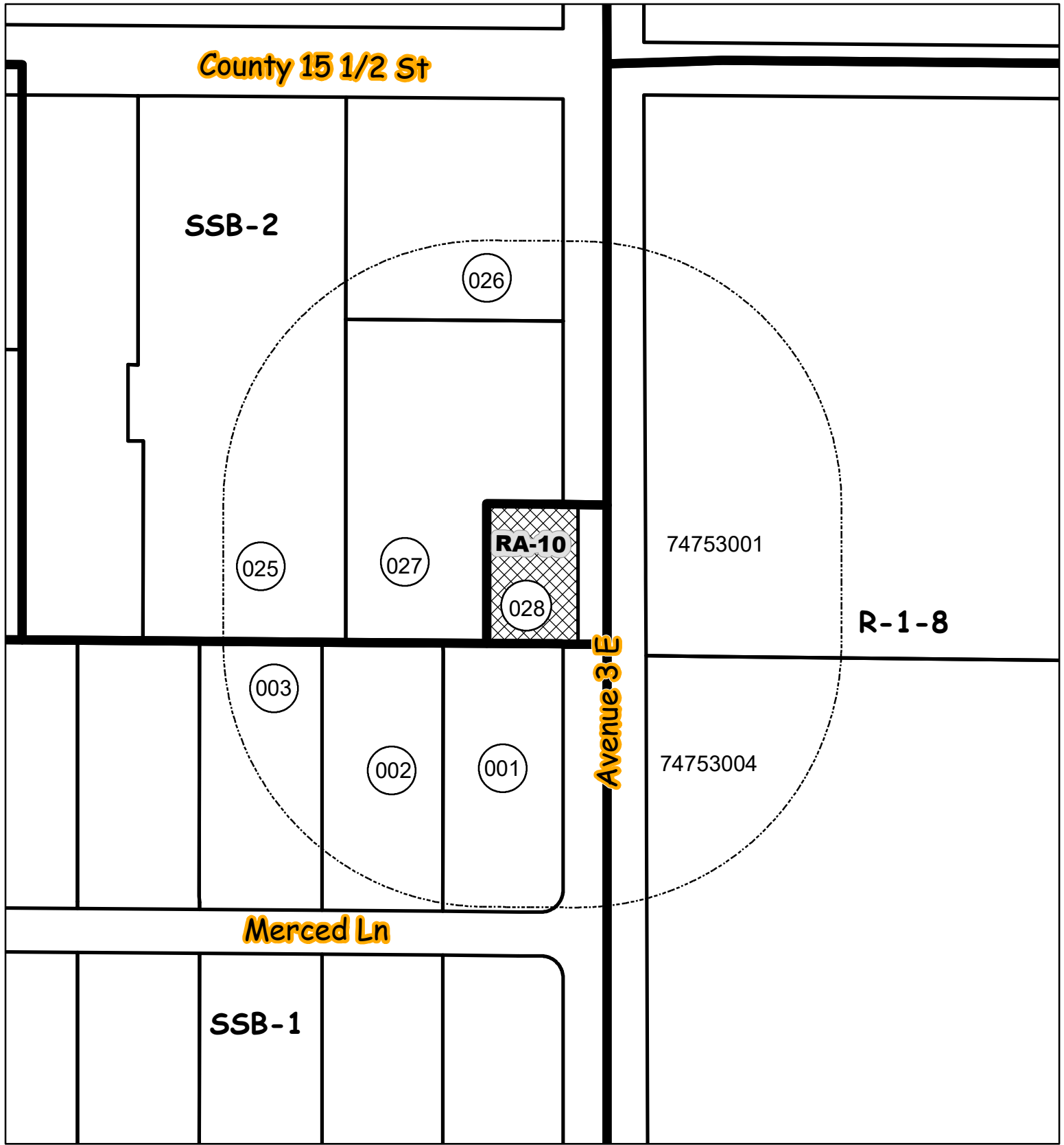
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 25-17 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 this variance.
3. Staff finds granting this variance will not confer a special privilege not commonly enjoyed by others in the RA-10 district.

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

1. 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: VAR25-17
LOCATION: 15620 S Avenue 3 E
APN: 747-52-028

Case Planner: Roxanna Sanchez
Drawn by : Roxanna Sanchez
Reviewed:

SCALE 1"=150'

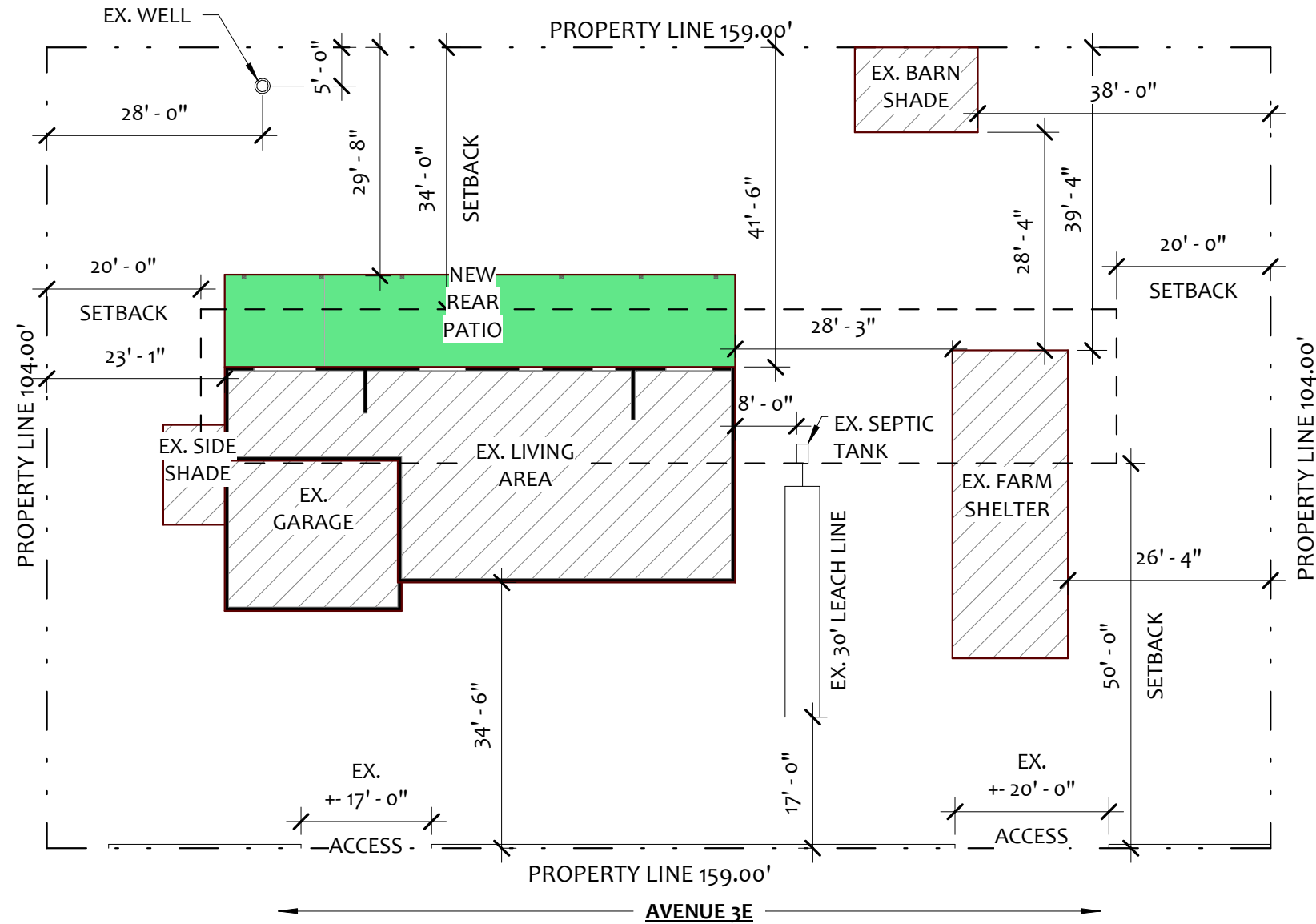


Legend

-  Subject Property
-  300' NOTIFICATION AREA
-  water
-  Zoning Boundary

ROBERT'S NEW PATIO

15620 S AVENUE 3 E
 YUMA AZ, 85365
 APN: 747-52-028



SITE PLAN

1" = 20'-0"



NEW REAR PATIO	---	796.00 SF
EX. LIVING AREA	---	1501.07 SF
EX. GARAGE	---	440.58 SF
EX. FARM SHELTER	---	600.00 SF
EX. BARN SHADE	---	176.00 SF
EX. SIDE SHADE	---	104.00 SF
TOTAL CONSTRUCTION	---	3617.66 SF

C:\Users\Axe\Dropbox\Drawings\Designs\2025\Owner\25-0016 Robert's Rear Patio\DWGs\Robert's Patio.rvt

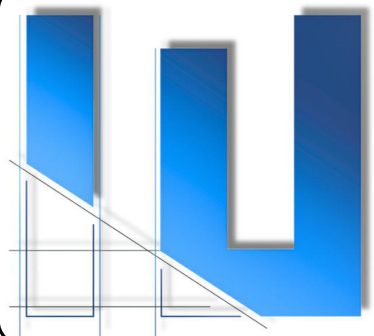
CONTACT

ETAPAS RESIDENTIAL DESIGNS, LLC

(928) 615-4586

EtapasResidential@gmail.com

DRAWN BY: A.S.
 JOB #: R25-0016



PLAN

A4.1

Yuma County Board of Adjustment

Item No. 6

AIR-14016

6.

BOA Agenda

Meeting Date: 10/21/2025

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-18: Michael Miller, agent for Sedona Miller, requests a variance from the Yuma County Zoning Ordinance, Section 1102.02(E) Setback Exceptions, to allow a side yard setback of 6 inches on a parcel 9,286 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor's Parcel Number 701-25-080, located at 12191 East Via Loma Vista, Yuma, Arizona.

2. INTENT:

To allow the following deviations from the Yuma County Zoning Ordinance:

1. A side yard setback of 6 inches, where 3 feet is required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends denial of Variance Case No. 25-18 based on:

1. Staff finds there are no peculiar conditions applicable to the property.
2. Staff finds there are no hardships arising from conditions or circumstances unique to the development of this property.
3. Staff finds the condition is self-imposed.

Attachments

Staff Report

Vicinity Map

Site Plan

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 21, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-18
OWNER: Sedona Miller
CASE PLANNER: Amber Kelly, Associate Planner
DATE PREPARED: October 06, 2025

DESCRIPTION OF REQUEST: Michael Miller, agent for Sedona Miller, requests a variance from the Yuma County Zoning Ordinance, Section 1102.02(E)-Setback Exceptions, to allow a side yard setback of 6 inches on a parcel 9,286 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor’s Parcel Number 701-25-080, located at 12191 East Via Loma Vista, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: The owner constructed an attached awning without obtaining a permit. Their intent is to allow the awning to remain within the current side yard setback.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Zoning Ordinance:

1. A side yard setback of 6 inches where 3 feet is required.
-

BACKGROUND

The subject property is located within Mesa Del Sol No. 3 subdivision. The property is located in the Foothills Planning Area of the 2030 Comprehensive Plan and is zoned Low Density Residential- 6,000 square foot minimum (R-1-6). The purpose of this district is to provide areas for low density single-family residential. Only those additional uses that are permitted which are complimentary and subordinate to, and can exist in harmony with, a residential neighborhood.

The parcel is 9,286 square feet in size and is the location of a site built home with an attached awning. The following permits are on file for the subject property: Permit number B22-0343 was approved for a site built home; permit number H22-0124 was approved for a new septic system, and EP22-0224 was approved for a residential driveway. Zoning Violation Case Number HO25-0058 is currently open for having an attached awning constructed without permits and having it placed in the side yard setback. A

building permit application is pending awaiting the results of this variance request.

The following sections of the Yuma County Zoning Ordinance apply to this case:

- *1102.02 - Setback Exceptions; Every part of a principal building or its attachments shall meet the required setbacks of the district in which they rest, except as follows: (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.*

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 property is flat terrain and meets the minimum parcel size requirements. The shape of the parcel is a trapezoid shape in which the front of the property is wider than the rear of the property. However, this request is the result of a zoning violation complaint due to the owner constructing the carport without obtaining a building permit within the side yard setback.

- 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 are no hardships arising from conditions or circumstances unique to the development of this property. The parcel meets the minimum lot size for the R-1-6 zoning district. However, relocation of the awning is not an option because the east side yard is the location of the septic system. this request is the result of a zoning violation complaint due to the owner constructing the carport without obtaining a building permit within the side yard setback.

- 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 owner could have applied for the permit prior to building the awning and would have become aware of the side yard setback requirements. However, the applicant applied for the variance to bring the subject property into compliance.

- 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 have an adverse effect on public health, safety, and welfare. The adjacent property on the west side also has an awning that is three feet from the property line.

Therefore, the separation between the two structures will only be three feet six inches.

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 approval of this request will confer a special privilege not enjoyed by others in the R-1-6 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 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 property owner constructed the awning prior to obtaining the required permit. Approval of this variance will bring the property into compliance.

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. The following cases in a similar zoning district have been heard by the BOA:

- Variance Case No. 08-11 was a request to allow a side yard setback of seven inches for an awning structure on APN 700-13-043 zoned R-1-6. The case was approved by the BOA.
- Variance Case No. 23-12 was a request to allow a side yard setback of zero feet for an attached awning on APN 701-09-041 zoned R-1-8. The case was denied by the BOA.
- Variance Case No. 24-19 was a request to allow a side yard setback of zero feet for an attached awning on APN 700-15-172 zoned R-1-6. The case was denied by the BOA.

ADDITIONAL COMMENTS:

STAFF RECOMMENDATION

Staff recommends denial of Variance Case No. 25-18 based on:

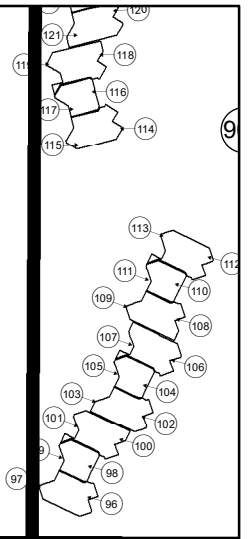
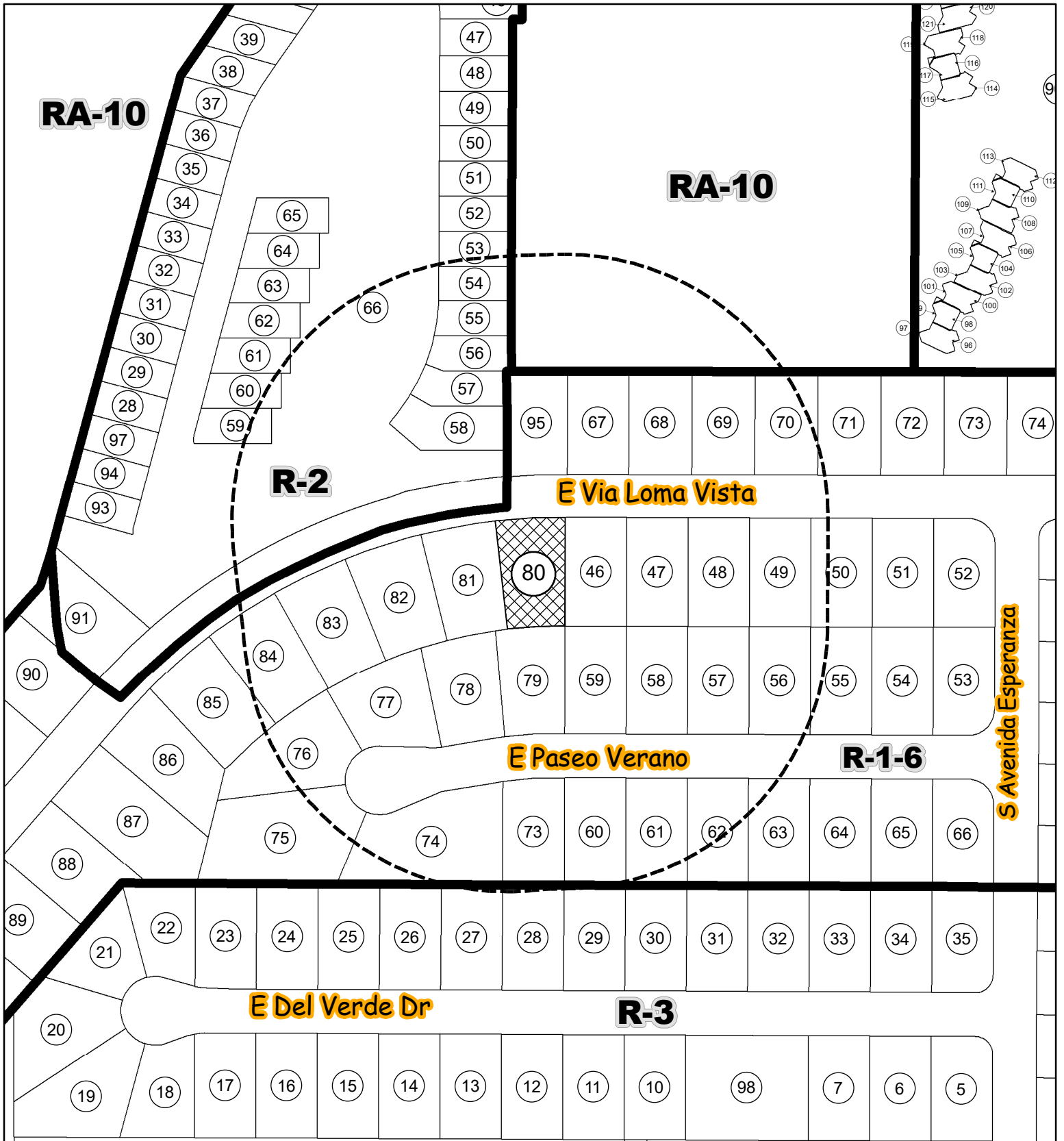
1. Staff finds there are no peculiar conditions applicable to the property.
2. Staff finds there are no hardships arising from conditions or circumstances unique to the

development of this property.

3. Staff finds the condition is self-imposed.

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

1. 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.



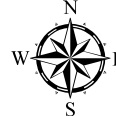

**DEPARTMENT OF
DEVELOPMENT
SERVICES**
PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364





FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: VAR25-18
LOCATION: 12191 E Via Loma Vista
APN: 701-25-080

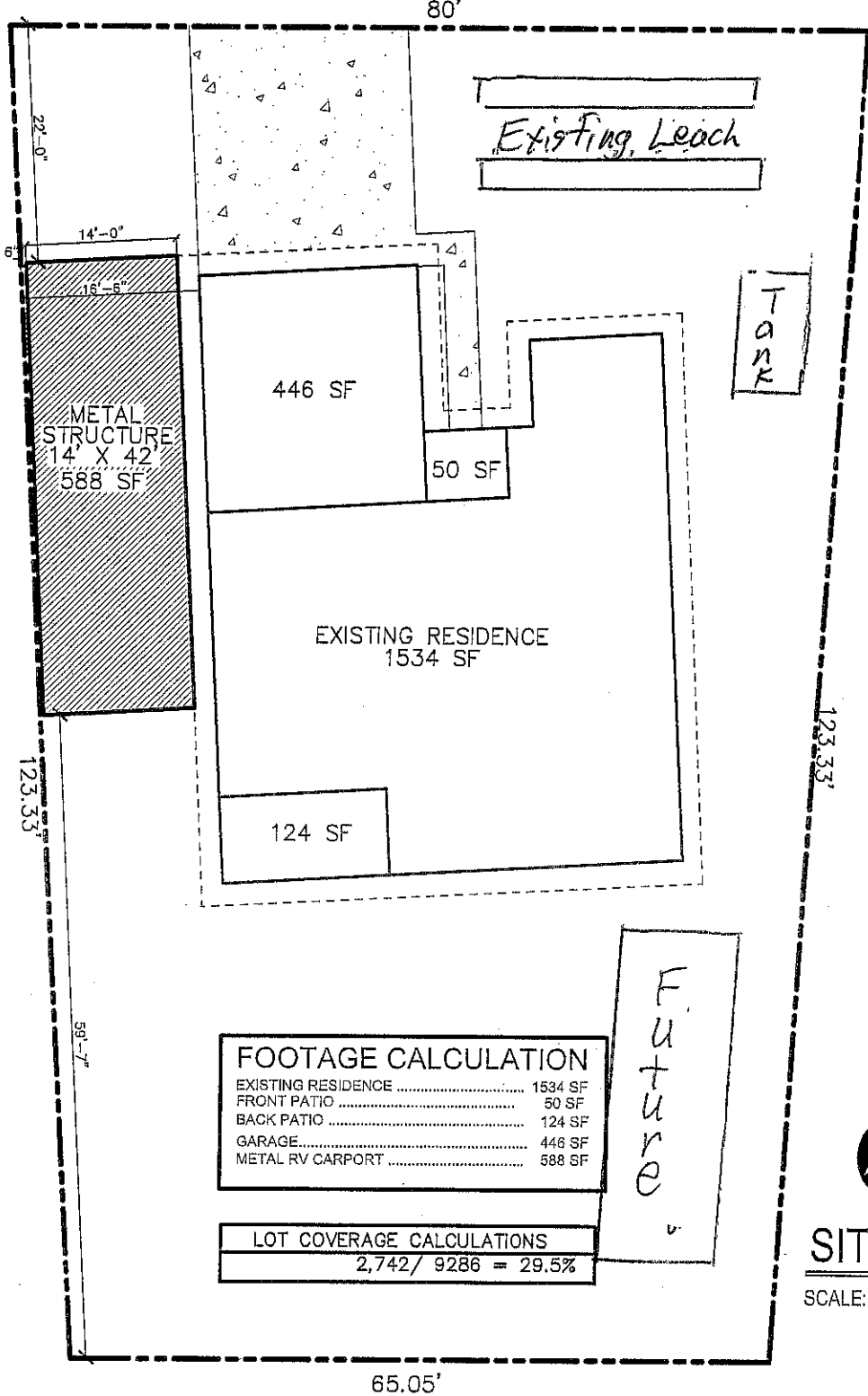
Case Planner: Amber Kelly
Drawn by : Amber Kelly
Reviewed: Amber Kelly

SCALE
1"=150'



Legend
 Subject Property
 300' NOTIFICATION AREA
 City of Yuma
 Zoning Boundary

VILLA LOMA VISTA



FOOTAGE CALCULATION	
EXISTING RESIDENCE	1534 SF
FRONT PATIO	50 SF
BACK PATIO	124 SF
GARAGE.....	446 SF
METAL RV CARPORT	588 SF

LOT COVERAGE CALCULATIONS	
$2,742 / 9286 = 29.5\%$	



SITE PLAN

SCALE: 1/16"=1'-0"

(928) 271-1905

TPD LLC

DESIGN STUDIO

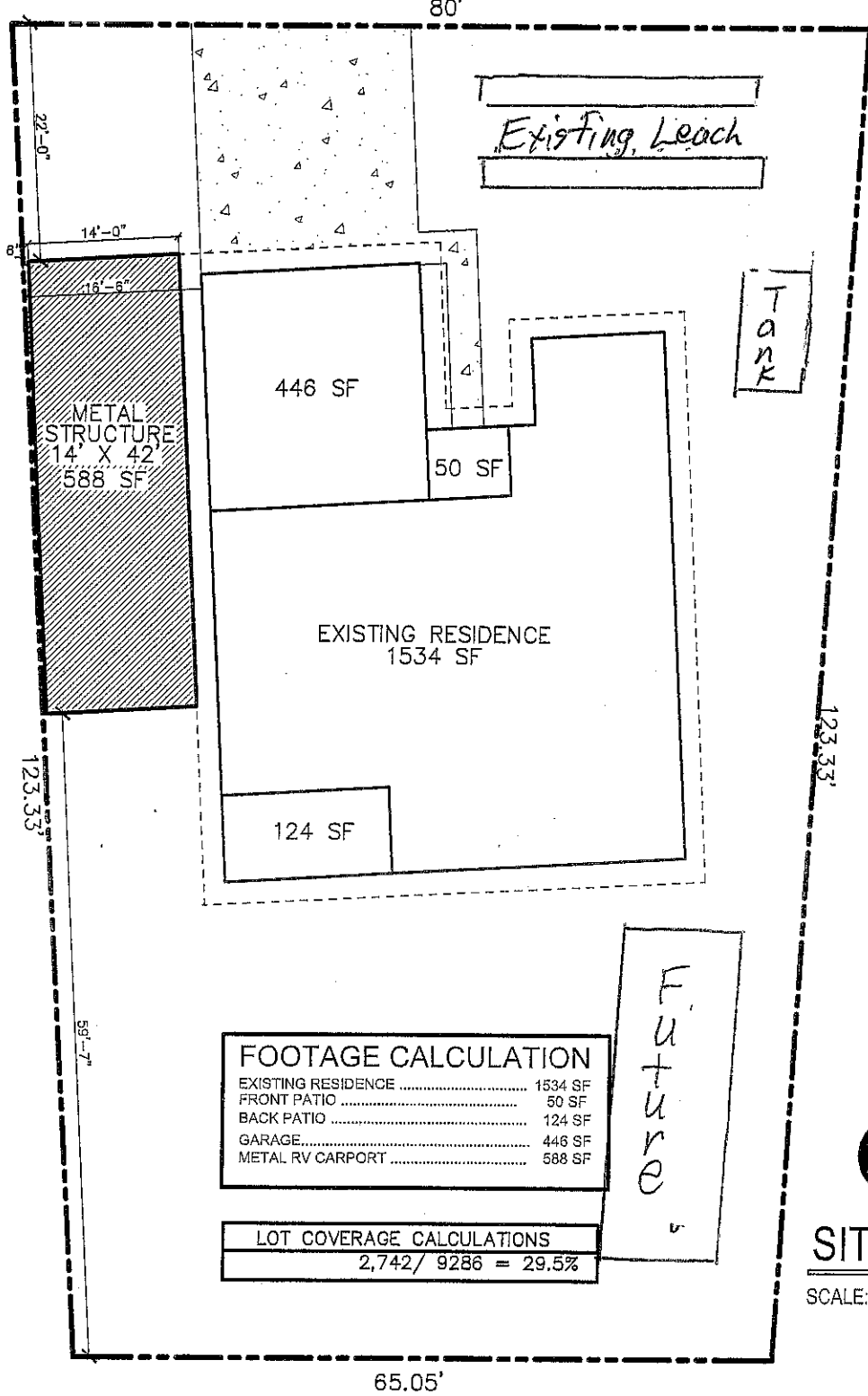
DRAFTING SERVICES

Address: 12191 E LOMA VISTA
A.P.N: 701-25-080

Legal description:
MESA DEL SOL 3 LOT 213
Section: 04 Township 09S Range 21W.

4-01-25

VILLA LOMA VISTA



FOOTAGE CALCULATION	
EXISTING RESIDENCE	1534 SF
FRONT PATIO	50 SF
BACK PATIO	124 SF
GARAGE.....	446 SF
METAL RV CARPORT	588 SF

LOT COVERAGE CALCULATIONS	
$2,742 / 9286 = 29.5\%$	



SITE PLAN

SCALE: 1/16"=1'-0"

(928) 271-1905

TPD LLC

DESIGN STUDIO

DRAFTING SERVICES

Address: 12191 E LOMA VISTA
A.P.N: 701-25-080

Legal description:
MESA DEL SOL 3 LOT 213
Section: 04 Township 09S Range 21W.

4-01-25

Yuma County Board of Adjustment

Item No. 7

AIR-14023

7.

BOA Agenda

Meeting Date: 10/21/2025

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-19: Jacob Fletcher, agent for BCLS Investments LLC, requests a variance from the Yuma County Zoning Ordinance, Section 302.01-Transitional Buffer Yards and Screening, to allow buffer yard of five feet on a parcel 21,800 square feet in size zoned Local Commercial (C-1), Assessor's Parcel Number 701-52-225, located at 11666 South Foothills Boulevard, Yuma, Arizona.

2. INTENT:

The following deviation from the Yuma County Zoning Ordinance:

- A buffer yard of five feet where a buffer yard of 20 feet and Type A screening are required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends denial of Variance Case No. 25-19 based on:

1. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of this variance.
2. Staff finds approval of this request does appear to confer a special privilege not commonly enjoyed by others in the C-1 zoning district.
3. Staff finds the condition is self-imposed.

Attachments

Staff Report V25-19

Vicinity Map

Site Plan

Applicant's Narrative

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
October 21, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-19

OWNER: BCLS Investments LLC

CASE PLANNER: Roxanna Sanchez, Associate Planner

DATE PREPARED: October 8, 2025

DESCRIPTION OF REQUEST: Jacob Fletcher, agent for BCLS Investments LLC, requests a variance from the Yuma County Zoning Ordinance, Section 302.01-Transitional Buffer Yards and Screening, to allow buffer yard of five feet on a parcel 21,800 square feet in size zoned Local Commercial (C-1), Assessor’s Parcel Number 701-52-225, located at 11666 South Foothills Boulevard, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: The intent is to allow a buffer yard of 5 feet where 20 feet are required.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Yuma County Zoning Ordinance:

1. A buffer yard of five feet where a buffer yard of 20 feet and Type A screening are required.
-

BACKGROUND

The subject property is located in the Foothills Planning area, Foothills No. 6 subdivision, which was recorded in 1969. The property was rezoned from RVS to C-1 with Rezoning Case No. 05-60 and Special Use Permit Case No. SUP25-10 was approved by the Board of Supervisors on August 4, 2025 to allow a food court with outdoor seating and entertainment on the property. The parcel is currently developed with two food trucks, a stage, benches, a repurposed bus utilized as seating, and a pet grooming business. The subject property is served by Foothills Utilities for potable water.

Food sales have been in operation on this parcel for approximately 8 years. The property owners were issued a Notice of Violation January 17, 2025 for a complaint received on the property due to outdoor noise. At this point several violations were cited and it led the owners to work with Yuma County Development Services staff and follow the required procedures to correct the violations and obtain the required permits.

The owners have submitted their application for the improvements and during the permit review process, staff found there was not an adequate amount of buffer yard depicted on the site plan for the property that is required by the Yuma County Zoning Ordinance.

The Yuma County Zoning Ordinance, Section 202.00, defines Buffer Yard as: *An area of land having thereon, specified dimensions, types, and amounts of vegetation or structures that may be required to reduce or eliminate adverse effects of land uses upon adjoining land uses or streets.*

The Yuma County Zoning Ordinance, Section 302.01--Transitional Buffer Yards and Screening, states as follows:

A. Purpose

B. These regulations are intended to:

- 1. Preserve the value of buildings and protect their occupants' privacy by requiring spacing and screening between different types of uses or intensities.*
- 2. Utilize spacing and screening together to buffer uses of one intensity from aspects of uses of a higher intensity and reduce the adverse effects of traffic, noise, dust, or odor.*
- 3. Tailor transitional Buffer yard requirements to suit the intensity of the use and adjacent uses. The greater the difference in intensities, the deeper the transitional Buffer yard; the less the difference in intensities, the shallower the transitional Buffer yard.*
- 4. Require adequate screening of commercial and industrial uses along streets both to preserve building values and to promote scenic beauty along transportation corridors of the County.*

C. Application

- 1. Any new non-residential use or high density residential use (see footnotes to Table I), any change in a non-residential use to a more intensive class of use, or expansion of an existing non-residential or high density residential use by at least twenty-five percent (25%) of the floor area and/or impervious surface, associated with the use that is proposed on a lot adjoining a lot containing a less intensive class of existing use or a vacant lot zoned for less intensive uses, shall provide a transitional Buffer yard and screening meeting the requirements of this Section.*

Whenever a non-residential use is proposed next to a residential use, a ten (20) foot deep transitional Buffer yard and Type A screening on the perimeter of the lot is required pursuant to the Yuma County Zoning Ordinance, Section 302.01(Table 1).

Whenever a non-residential use is proposed along a major street, a ten (10) foot deep transitional Buffer yard and Type B screening shall be required adjacent to the major street right-of-way pursuant to the Yuma County Zoning Ordinance, Section 302.01(L)(2).

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 subject property that deprive it of a privilege enjoyed by other property owners in the C-1 zoning district. The property is 200 feet wide by 111 feet

deep. The purpose of screening commercial uses adjacent to residential uses is to preserve the value of buildings and protect their occupants' privacy as well as to buffer uses of one intensity from aspects of uses of a higher intensity and reduce the adverse effects of traffic, noise, dust, or odor.

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 property is not of unusual shape or topography. The property has ample room to accommodate the requirements by making modifications and reconfiguring the proposed site plan.

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 this variance.

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 may have adverse effects on public health, safety, and welfare. Buffer yards are intended to reduce or eliminate adverse effects between different types of uses or intensities.

E. A variance shall not be granted if, in granting the variance 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 appear to confer a special privilege not commonly enjoyed by others in the C-1 zoning district. Staff finds approval of this request may have a negative impact on the neighborhood since buffer yards are intended to reduce or eliminate adverse effects of land uses upon adjoining land uses or streets.

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. A reasonable use of the land can be made if the improvements to the property are reconfigured.

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 a similar zoning district.

The following cases have been approved by the Board of Adjustment:

- V09-07 – eliminated the buffer/screen requirements on APN 198-18-011 zoned General Commercial. The property is located at 12284 South Fortuna Road.

ADDITIONAL COMMENTS:

- One anonymous comment received in opposition of this request
- No other comments received

STAFF RECOMMENDATION

Staff recommends denial of Variance Case No. 25-19 based on:

1. Staff finds there are no specific peculiar conditions applicable to this property to warrant granting of this variance.
2. Staff finds approval of this request does appear to confer a special privilege not commonly enjoyed by others in the C-1 zoning district.
3. Staff finds the condition is self-imposed.

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

1. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.





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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED


CASE NO: VAR25-19
LOCATION: 11666 S Foothills BLVD
PARCEL: 701-52-225


Case Planner: Roxanna Sanchez
 Drawn on: 09/24/25 by RS
 Reviewed by:


SCALE: 1"=150



LEGEND

SUBJECT PROPERTY 

ZONING 

MUNICIPALITY 

To whom it may concern,
We are requesting to minimize the 20ft Buffer to 5ft due to the 20ft would impact our onsite parking, it would also impact our seating. If the variance is not granted it would cause neighbor complaints due to parking.

Thank you for your time.
Also moving our stage would affect/direct the sound\$ of bands toward the neighborhood which we are trying to avoid.