



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

DATE: January 20, 2026
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. **Elect a Chairman for the Yuma County Board of Adjustment for calendar year 2026.**
4. **Elect a Vice-Chairman for the Yuma County Board of Adjustment for calendar year 2026.**
5. **Approval of the Board of Adjustment meeting minutes from December 16, 2025.**

6. **Variance Case No. 25-27:** JM Residential Designs, agent for Joshua LaCroix, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a rear yard setback of five feet on a parcel 7,283 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-54-130, located at 13336 East 53rd Street, Yuma, Arizona.
7. **Variance Case No. 25-28:** Gerald Lee and Phyllis Ann Rose request a variance from the Yuma County Zoning Ordinance, Sections 609.05, to allow a west side yard setback of five feet, on a parcel 6,722 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 729-58-189, located at 14415 East 54th Drive, Yuma, Arizona.
8. **Review and approval of the 2026 Regular Meeting Schedule for the Board of Adjustment.**
9. **Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.**
10. **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

AIR-14195

3.

BOA Agenda

Meeting Date: 01/20/2026

Submitted For: Maggie Castro

Submitted By: Maggie Castro

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Elect a Chairman for the Yuma County Board of Adjustment for calendar year 2026.

2. INTENT:

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Attachments

No file(s) attached.

Yuma County Board of Adjustment

Item No. 4

AIR-14196

4.

BOA Agenda

Meeting Date: 01/20/2026

Submitted For: Maggie Castro

Submitted By: Maggie Castro

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Elect a Vice-Chairman for the Yuma County Board of Adjustment for calendar year 2026.

2. INTENT:

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Attachments

No file(s) attached.

Yuma County Board of Adjustment

Item No. 5

The Yuma County Board of Adjustment met in a regular session on December 16, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:03 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board members present: Eric Saltzer, Mike Pancrazi, Joe Harper, and Rosalie Lines. Board member Randy Ferguson was absent. Others present: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy, Associate Planner Amber Kelly, Associate Planner Roxanna Sanchez 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 November 18, 2025.

MOTION (PANCRAZI/HARPER): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Harper- AYE

The motion carried 3-0.

Board member Rosalie Lines joined the meeting at 1:15 p.m.

ITEM No. 4: Variance Case No. 25-25: Juanita McBroom requests a variance from the Yuma County Zoning Ordinance, Section 609.05--Minimum Lot Width and Principal Buildings Setback Requirements, to allow a front yard setback of nine feet and nine inches on a parcel 6,600 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-35-119, located at 12644 East 49th Street, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 25-25 recommending approval based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety and welfare.
2. Staff finds approval of this request will not have a negative impact on the neighborhood.
3. Staff finds that the approval of this variance will not have an adverse effect on public health, safety and welfare.

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

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.

Chairman Saltzer opened the discussion to the public.

Edward Craft, 12645 East 48th Drive, Yuma Arizona, member of the public, stated he was confused because a previous similar structure required the owner to go door to door and collect neighbor signatures, which was done and accepted as a one-time situation. He stated that in this case, the structure was already built without notifying neighbors or collecting signatures, raising concerns about a change in procedure. The main concerns are lack of neighbor communication, approval after construction, and potential negative impacts on property values if the metal structure is not maintained over time.

Greg Hennings, 13248 East 40th Drive, Yuma Arizona, member of the public, referenced a recently denied variance for a nearby property and appreciated that decision. Mr. Hennings expressed concerned that approving this variance would set a precedent leading to many similar structures in the neighborhood. He requested that the variance not be approved to remain consistent with the prior denial.

Alfredo Bustos, 12635 East 49th Street, Yuma Arizona, member of the public, stated that recent storms did not damage the structures and that potential risks exist with any structure or property. He explained that the homeowner is elderly and unable to go door to door, and that he personally contacted neighbors, with most being homeowners. Mr. Bustos expressed support allowing the awning due to the homeowner's age, health, and need for shade in extreme heat. He noted that similar structures exist in the community, some permitted for decades, and argues that allowing shade structures is reasonable for health, property protection, and safety in a high-heat environment in Yuma.

Juanita McBroom, 12644 East 49th Street, Yuma Arizona, applicant and homeowner, explained that she acted without intent to violate rules and lacked clear information about permitting requirements as a new resident after her husband's passing. She stated the structure was meant to cover her RV for safety and health reasons and was not built as she originally intended. She emphasized that she maintains her property, was unaware an engineer or permit was required, and received no guidance from neighbors, contractors, or officials. She expressed willingness to comply with regulations and remove or modify the structure if required, noting her actions were due to lack of information, not disregarding the rules.

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

Board member Harper requested to see the aerial view once again.

Chairman Saltzer asked staff as to what type of material would be used to cover the shade structure.

Associate Planner Roxanna Sanchez stated specifications would be submitted at the time of the permit application.

Chairman Saltzer commented it has been a recurring issue.

Board member Pancrazi stated the structure would only be coming out much further, like three inches from the sidewalk.

Chairman Saltzer commented he thought property owner has a right to put a shade up. They need to be within compliance, this is a different circumstance, and it's far enough back.

MOTION (LINES/ PANCRAZI): Approve as presented.

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

The motion carried 4-0.

ITEM No. 5: Variance Case No. 25-25: Michael and Brandie O'Hanlon request a variance from the Yuma County Zoning Ordinance, Section 1102.02 (E)--Setback Exceptions, to allow a side yard setback of one foot two inches on a parcel 8,910 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor's Parcel Number 700-15-269, located at 11642 East 27th Place, Yuma, Arizona.

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

1. Staff finds there are hardships arising from conditions or circumstances unique to the development of this property.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance.
3. Staff finds approval of this variance may not have an adverse effect on public health, safety, and welfare.

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

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.

Chairman Saltzer opened the discussion to the public.

Michael O'Hanlon, 11642 East 27th Place, Yuma Arizona, applicant, explained that a removable shade structure was built on his property in early 2024 to protect his RV. He stated that the structure is not attached to the house, is located behind a fence, does not obstruct neighboring views, and does not encroach onto adjacent properties. Prior to construction, he spoke with nearby neighbors and received no objections. Mr. O'Hanlon acknowledged that he was unaware a permit was required and accepted responsibility for the oversight, respectfully requesting consideration for approval.

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

MOTION (LINES/ SALTZER): Approve as presented.

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

The motion carried 4-0.

ITEM No. 6: Variance Case No. 25-26: Chris Morris, agent for Sharpe Family Trust No RLT 21-520M 7-23-2021, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 36 feet on a parcel 1,710 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-113, located at 11416 North Mezquite Drive, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 25-26 recommending denial based on:

1. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance
2. Staff finds there is hardship arising from conditions or circumstances unique to the development of this property.
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 condition:

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

Chairman Saltzer opened the discussion to the public.

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

Board member Pancrazi asked staff as to how high the buildings behind the proposed structure were since they looked like they were sitting higher.

Associate Planner Roxanna Sanchez commented she was unsure of the elevation of those buildings in the back, but it did seem like they were sitting higher.

Board member Pancrazi commented that it didn't look like the building would block any views.

Chairman Saltzer commented this was a standard issue in the area and they are trying to get vehicles off the street for the fire department even though they do not like the height, but at least they can access the roads.

MOTION (HARPER/ LINES): Approve as presented.

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

The motion carried 4-0.

The Regular Meeting Schedule was presented to the Board members and board member Lines requested to change meeting date of August 18, 2026.

Planning Director Maggie Castro, AICP, asked Board member what day she would like to have the meeting.

Board member Lines said the Tuesday before or after August 18, 2026.

Planning Director Maggie Castro, AICP, stated they propose either the August 11 or holding it on August 25. There would be no action taken until the next Board of Adjustment meeting on January 20, 2026. The item would be on the agenda.

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 20th day of January 2026.

Eric Saltzer, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

Yuma County Board of Adjustment

Item No. 6

AIR-14185

6.

BOA Agenda

Meeting Date: 01/20/2026

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-27: JM Residential Designs, agent for Joshua LaCroix, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a rear yard setback of five feet on a parcel 7,283 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-54-130, located at 13336 East 53rd Street, Yuma, Arizona.

2. INTENT:

The following deviation from the Zoning Ordinance:

1. 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 approval of Variance Case No. 25-27 based on:

1. Staff finds approval of this request may not have adverse effects on public health, safety, and welfare.
2. Staff finds this request does not appear to have a negative impact on the neighborhood.

Attachments

Staff Report

Vicinity Map

Site Plan

STAFF REPORT
Yuma County Planning and Zoning Division
Prepared for the Hearing of
January 20, 2026
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-27
OWNER: Joshua LaCroix
CASE PLANNER: Amber Kelly, Associate Planner
DATE PREPARED: December 29, 2025

DESCRIPTION OF REQUEST: JM Residential Designs, agent for Joshua LaCroix, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a rear yard setback of five feet on a parcel 7,283 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-54-130, located at 13336 East 53rd Street, Yuma, Arizona.

THE APPLICANT'S REASON FOR REQUESTING THIS VARIANCE: To allow the construction of a principal dwelling next to an enclosed metal carport.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Zoning Ordinance:

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

BACKGROUND

The subject property is located in Foothills Mobile Estates No. 20 subdivision in the Foothills Planning Area of the 2030 Comprehensive Plan. The parcel is the location of an enclosed metal carport. Permit activity shows Building Permit Number B21-1032 was approved for the construction of a metal enclosed carport 24 feet by 61 in size.

The owner intends to build a dwelling unit on the property attached to the existing metal carport. The applicant does not have room to place the dwelling unit elsewhere on the property that meets the minimum required principal building setbacks. The placement of the dwelling requires compliance with the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setback Requirements, which requires a minimum rear yard setback of 10 feet for principal buildings. There is an existing storage building that has a setback of five feet from the rear property line. The storage building is attached to the carport. Said structures meeting the minimum rear yard setback requirements for accessory structures pursuant to the Yuma County Zoning Ordinance, Section 1106.02.

The Yuma County Zoning Ordinance, Section 609.05— Principal Buildings Setback 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

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 67 feet wide and 110 feet deep (7,283 square feet). The parcel is of sufficient size to accommodate a dwelling unit within the building envelope required by the RVS zoning district. The variance is needed in order to attach the proposed dwelling to the existing carport and storage building.

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 existing carport and storage building met the required rear yard setback at the time of construction. The applicant does not have room to place a dwelling unit elsewhere on the property that meets the minimum required principal building setbacks. This results in the proposed dwelling needing to be attached to the existing carport which triggers a setback requirement of ten feet from the rear property line.

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. A variance is needed in order obtain a permit for the placement of a dwelling since the existing carport was built with a setback of five feet from the rear property line.

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 not have adverse effects on public health, safety, and welfare. If this request is approved, there will be a separation of approximately 25 feet from the dwelling on the property directly to the north of the subject property. The separation between the structures on rear

property can accommodate access for firefighting/emergency personnel in the event of a fire/emergency. The proposed structure will need to meet building and fire code requirements that will be addressed during the permit process.

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 confer a special privilege. However, this project does not appear to have a negative impact on the neighborhood since the separation between the structures on adjacent properties can accommodate access for firefighting/emergency personnel in the event of a fire/emergency.

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. However, based on the location of the existing improvements on the property, the applicant does not have room to place a dwelling elsewhere on the property that meets the minimum required principal building setbacks. The applicant does have the option of removing the existing storage building in order to meet the rear yard setback requirement.

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 have been approved by the Board:

- V22-03 – allowed a rear yard setback of seven feet for a change of occupancy of existing structure to dwelling – APN 728-48-169
- V18-17 – allowed a rear yard setback of five feet for a change of occupancy of existing structure to dwelling – APN 701-49-129
- V17-05 – allowed a rear and side yard setback of five feet and five inches for a change of occupancy of existing structure to dwelling – APN 728-40-202
- V15-13 – allowed a rear yard setback of five feet for a change of occupancy of existing structure to dwelling – APN 700-02-055
- V15-03 – allowed a rear yard setback of six feet and six inches and side yard setback of six feet and six inches for a change of occupancy of existing structure to dwelling – APN 728-54-098
- V07-24 – allowed a rear yard setback of eight feet and side yard setback of seven feet for a change of occupancy of existing structure to dwelling – APN 728-53-224
- V04-16 – allowed a rear yard setback of three feet for a change of occupancy of existing structure to dwelling – APN 702-25-316
- V23-02 – allowed a side yard setback of three feet and a rear yard setback of eight feet and one-half feet for a change of occupancy of existing structure to a dwelling – APN 728-31-084

- V24-01- allowed an east side rear setback of three feet and two inches for a change of occupancy of existing structure to dwelling – APN 728-21-175.
-

ADDITIONAL COMMENTS:

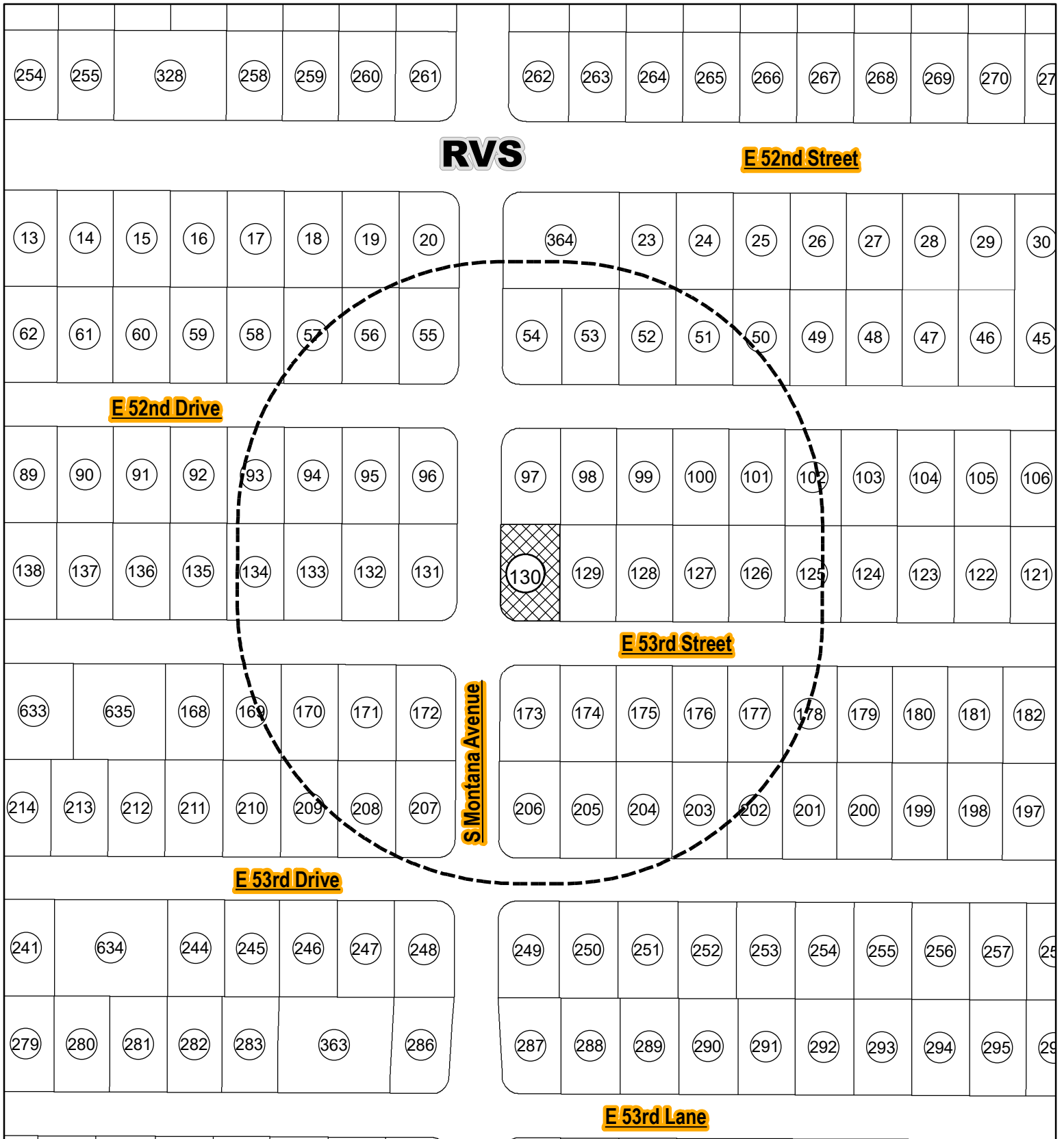
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 25-27 based on:

1. Staff finds approval of this request may not have adverse effects on public health, safety, and welfare.
2. 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. 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

CASE NO: VAR25-27
LOCATION: 13336 E. 53rd Street
APN: 728-54-130

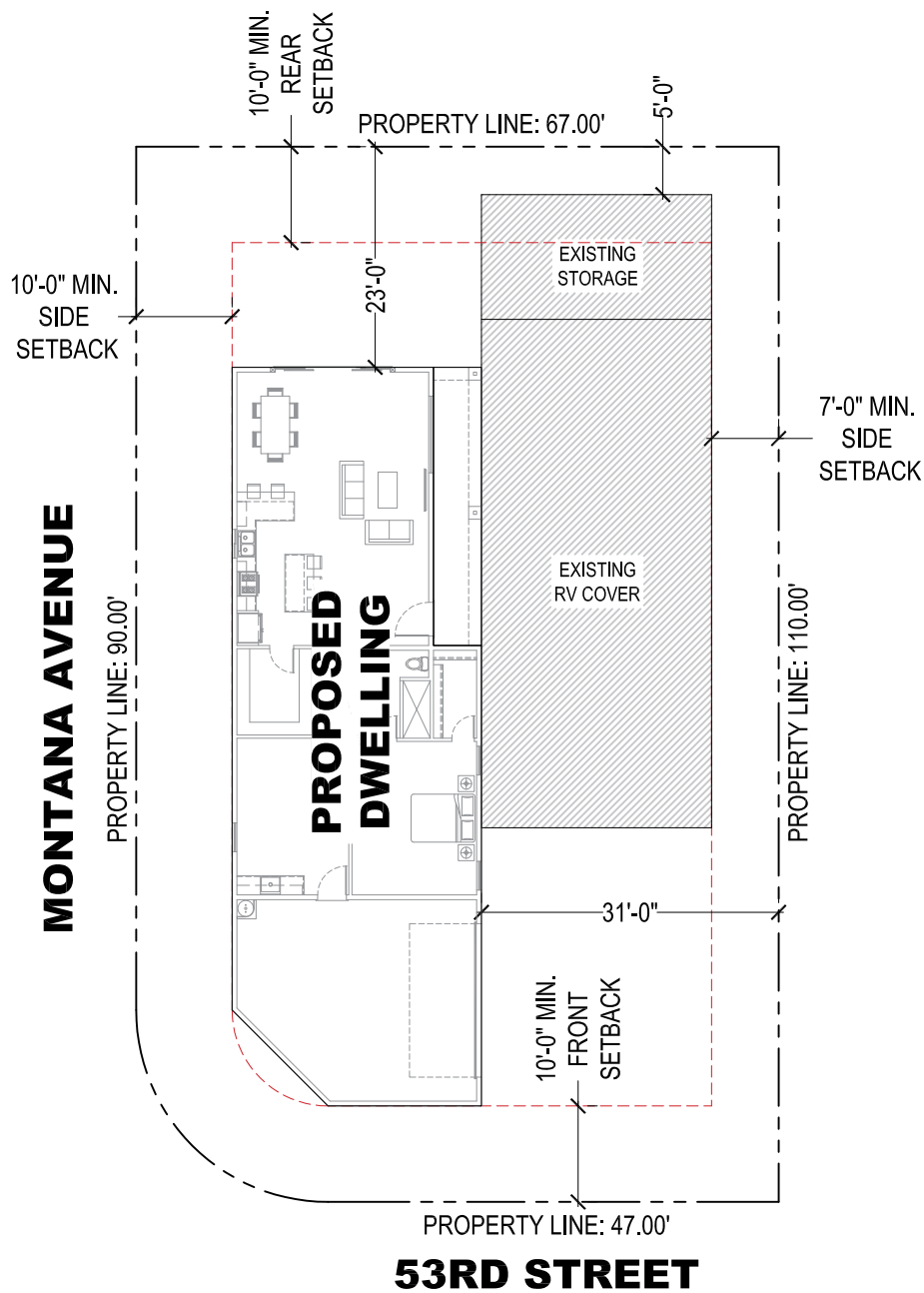
SCALE
 1"=150'

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

Legend

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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED



SITE PLAN

SCALE: 1"=20'-0"



RESIDENTIAL DESIGNS L.L.C.

"Professional home design services"

www.jmresidentialdesigns.com

LACROIX RESIDENCE

13336 EAST 53RD STREET
 FOOTHILLS MOBILE ESTATES 20, LOT: 6387
 YUMA, ARIZONA
 APN: 728-54-130

Yuma County Board of Adjustment

Item No. 7

AIR-14184

7.

BOA Agenda

Meeting Date: 01/20/2026

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-28: Gerald Lee and Phyllis Ann Rose request a variance from the Yuma County Zoning Ordinance, Sections 609.05, to allow a west side yard setback of five feet, on a parcel 6,722 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 729-58-189, located at 14415 East 54th Drive, Yuma, Arizona.

2. INTENT:

To allow a west side yard setback of 5 feet where 7 feet are required.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 25-28 based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety, and welfare.
2. Staff finds this request does not appear to have a negative impact on the neighborhood.

Attachments

Staff Report V25-28

Vicinity Map

Site Plan

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
January 20, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-28
OWNER: Gerald Lee & Phyllis Ann Rose
CASE PLANNER: Roxanna Sanchez, Associate Planner
DATE PREPARED: December 23, 2025

DESCRIPTION OF REQUEST: Gerald Lee and Phyllis Ann Rose request a variance from the Yuma County Zoning Ordinance, Sections 609.05, to allow a west side yard setback of five feet on a parcel 6,722 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 729-58-189, located at 14415 East 54th Drive, Yuma, Arizona.

THE APPLICANT'S REASON FOR REQUESTING THIS VARIANCE: The owner's intention is to build an attached RV garage on the west side of the existing RV support structure.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Zoning Ordinance:

1. A side yard setback of five feet where seven feet is required.
-

BACKGROUND

The subject property is located within Foothills Mobile Estates No. 27 subdivision which was established in October 2000. The property is in the Foothills Planning Area of the 2030 Comprehensive Plan and is zoned Recreational Vehicle Subdivision (RVS). The purpose of this district is to provide orderly development of subdivisions accommodating recreational vehicles as well as manufactured homes.

The subject parcel is 6,722 square feet in size and is currently the location of an RV support structure that was built in December of 2001 with permit number B01-1362. The RV support structure was placed in the center of the parcel leaving an east side setback of 23 feet and a west side setback of 18 feet. The applicant is proposing the construction of an attached RV garage 13 feet by 33 feet in size on the west side of the RV support structure. This would leave a setback of 5 feet on the west side of the property. During staff research, it was found that the underground plumbing for the RV support structure appears to be located on the east side of the RV support structure, thus being the reason for the placement of the proposed RV garage on the west side.

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

Section 202.00—Definitions:

- *Recreational Vehicle Support Structure: A single, detached structure in an RVS Zoning District, which is constructed with a minimum floor area of 120 square feet and has either of the following:
 - A. bath facilities including lavatory, toilet, shower or any combination thereof or;
 - B. laundry facilities including washing, drying, water heater or any combination thereof.*

An RV support structure shall meet the setback requirements as set forth in Section 609.5 of the Yuma County Zoning Ordinance.

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 property is flat terrain and meets the minimum parcel size requirements. The applicant is working on plans for the proposed RV garage and chose this location so that the structure does not interfere with the underground utilities on the east side of the RV support structure. The proposed RV garage will encroach two feet into the west side setback.

- 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 are no hardships arising from conditions or circumstances unique to the development of this property. The parcel meets the minimum lot size for the RVS zoning district. The applicant wishes to build the RV garage in a location where it would not interfere with the underground utilities which are on the east side of the RV support structure. Applicant has the option of reducing the size of the RV garage, yet it would not serve the purpose of storing the RV.

- 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 applicant can reduce the size of the RV garage or place the garage on the east side of the parcel. However, due to the placement of the underground utilities on the east, the applicant would prefer to place the building on the west side.

- 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. The adjacent property on the west side has a detached structure approximately 25 feet from the east property line.

- 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 confer a special privilege. However, this project does not appear to have a negative impact on the neighborhood since the separation between the structures on adjacent property can accommodate access for firefighting/emergency personnel in the event of a fire/emergency.

- 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 RV garage or build it on the east side of the property. However, these would not be suitable options for the purpose of the proposed structure.

- 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. 04-16 – allowed a rear yard setback of three feet for a change of occupancy of existing structure to dwelling – APN 702-25-316
- Variance Case No. 07-24 – allowed a rear yard setback of eight feet and side yard setback of seven feet for a change of occupancy of existing structure to dwelling – APN 728-53-224
- Variance Case No. 08-11 – allowed a side yard setback of seven inches for an awning structure on APN 700-13-043 zoned R-1-6.
- Variance Case No. 15-03 – allowed a rear yard setback of six feet and six inches and side yard setback of six feet and six inches for a change of occupancy of existing structure to dwelling – APN 728-54-098
- Variance Case No. 15-13 – allowed a rear yard setback of five feet for a change of occupancy of existing structure to dwelling – APN 700-02-055
- Variance Case No. 17-05 – allowed a rear and side yard setback of five feet and five inches for a change of occupancy of existing structure to dwelling – APN 728-40-202

- Variance Case No. 18-17 – allowed a rear yard setback of five feet for a change of occupancy of existing structure to dwelling – APN 701-49-129
- Variance Case No. 22-03 – allowed a rear yard setback of seven feet for a change of occupancy of existing structure to dwelling – APN 728-48-169
- Variance Case No. 23-02 – allowed a side yard setback of three feet and a rear yard setback of eight feet and one-half feet for a change of occupancy of existing structure to a dwelling – APN 728-31-084
- Variance Case No. 24-01- allowed an east side year setback of three feet and two inches for a change of occupancy of existing structure to dwelling – APN 728-21-175.
- Variance Case No. 24-25 - allowed a side yard setback of 1 foot and 2 inches where 3 feet is required for an attached awning.

ADDITIONAL COMMENTS:

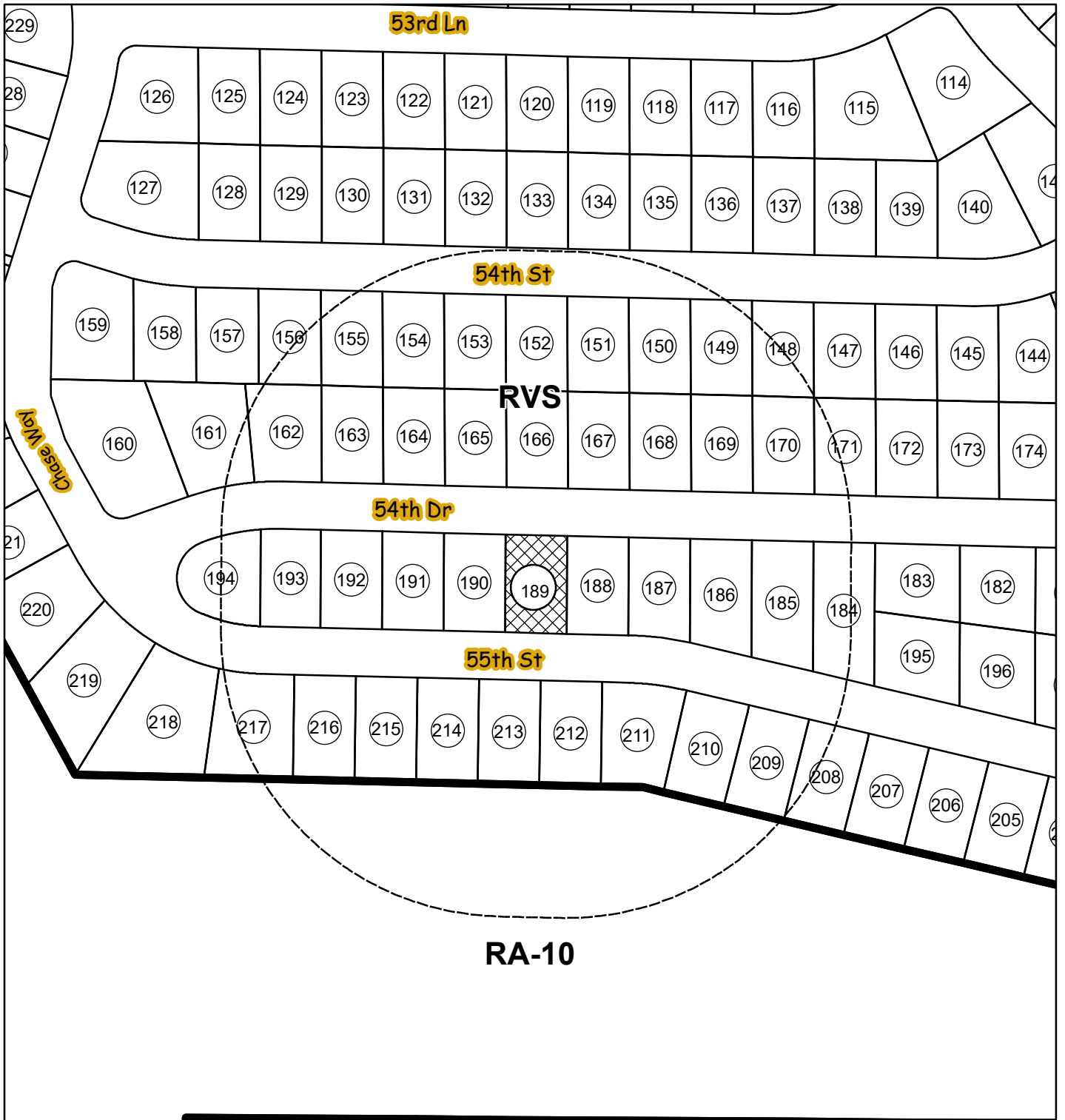
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 25-28 based on:

- 1.** Staff finds approval of this variance may not have an adverse effect on public health, safety, and welfare.
2. 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.** 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

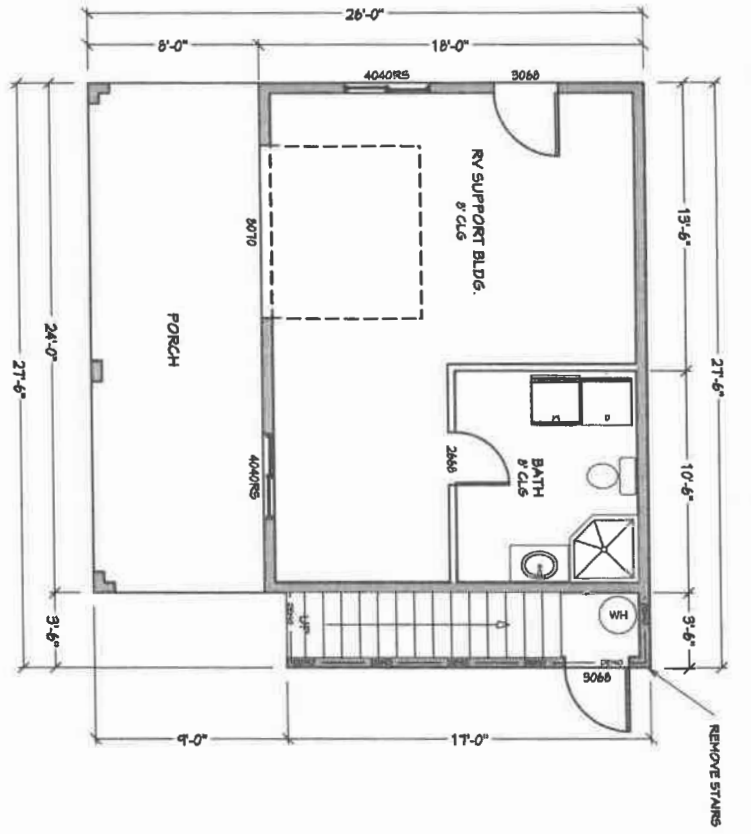
CASE NO: VAR25-28
LOCATION: 14415 E 54th Dr
PARCEL: 729-58-189

Case Planner: Roxanna Sanchez
 Drawn on: 12/09/25 by RS
 Reviewed by:

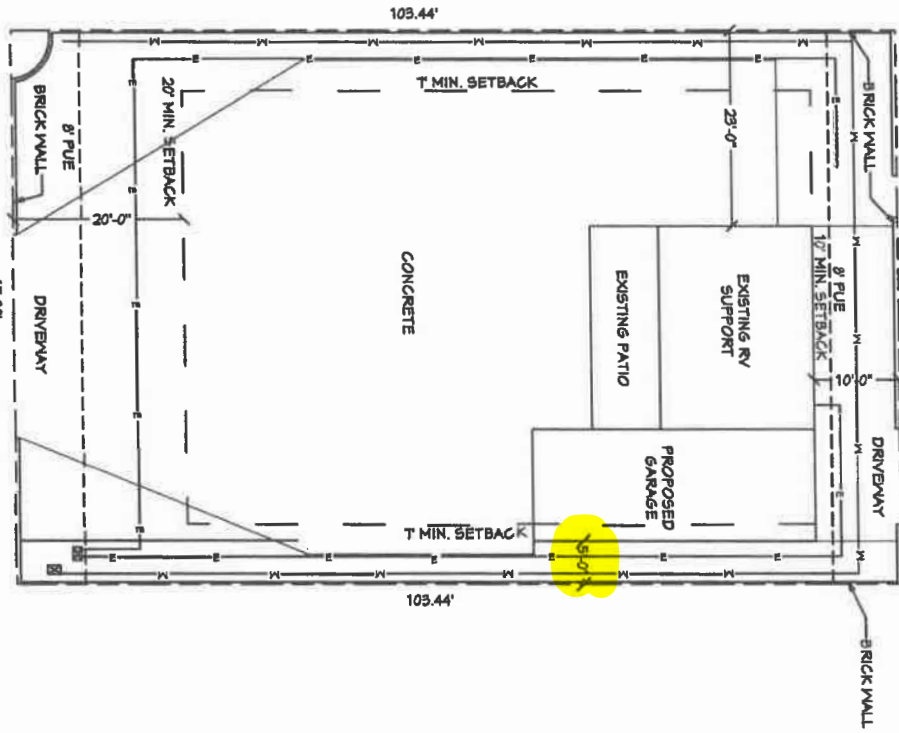
SCALE: 1" = 150' 

LEGEND

- SUBJECT PROPERTY 
- ZONING 
- MUNICIPALITY 

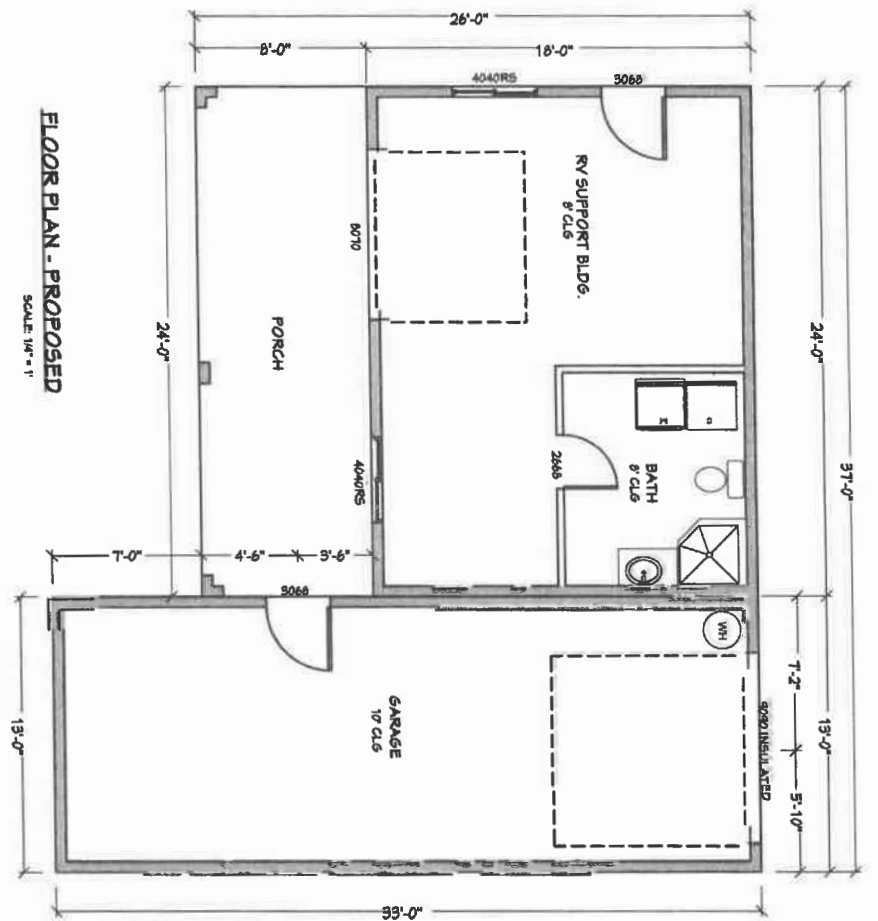


FLOOR PLAN - AS BUILT
SCALE: 1/4" = 1'

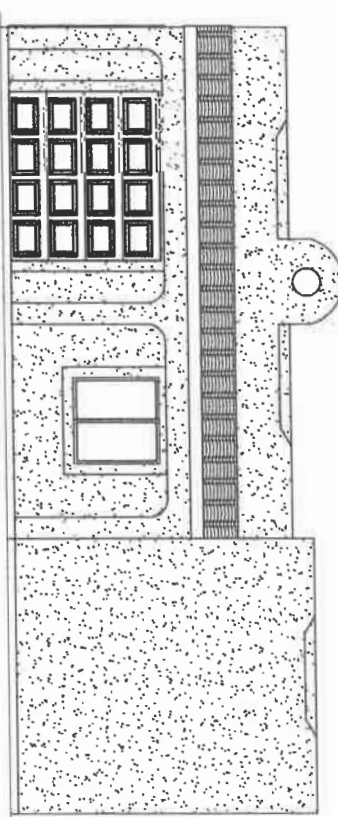


SITE PLAN
SCALE: 1/4" = 1'

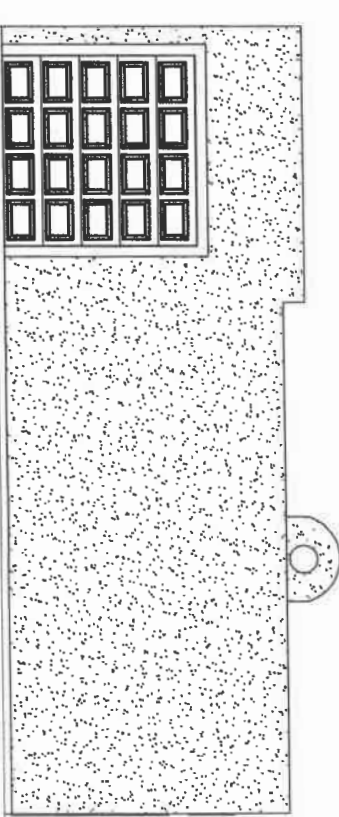
FOOTAGE CALC.	
SUPPORT BLDG.	432 S.F.
PORCH	143 S.F.
GARAGE ADDITION	428 S.F.
TOTAL ROOF COVERAGE	1,003 S.F.



FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'

Casa Bella Home Design, LLC
2661 E. County 15 1/4 Street
Yuma, AZ 85365
(428) 580-2882
casabellaplans@gmail.com

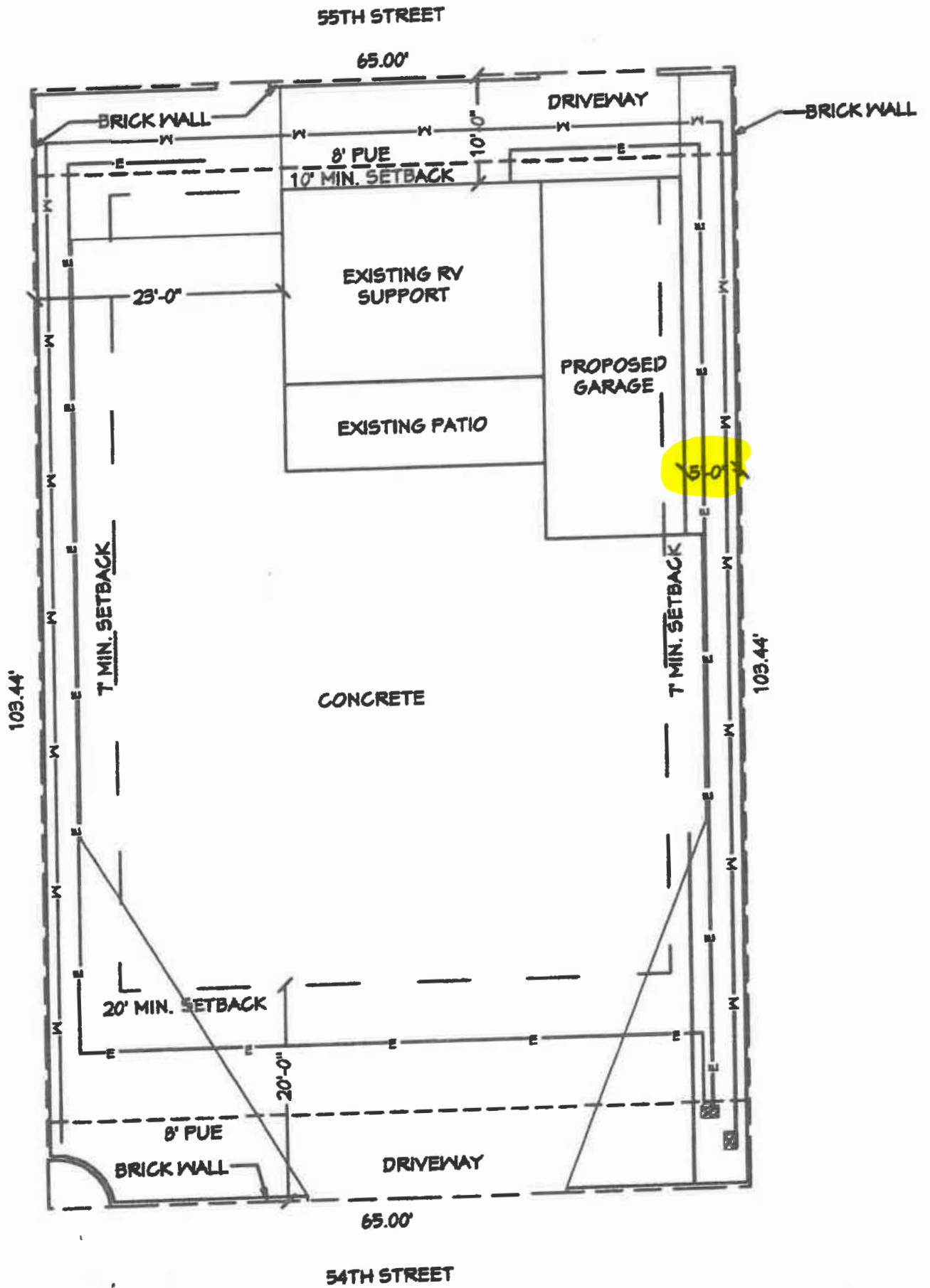
PRELIMINARY PLAN

JERRY ROSE
GARAGE ADDITION

DRAWN BY:
KIM BEELER
DATE:
01/01/2020
REVISION:
01/01/2020

SHEET #
1

to the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Casa Bella Home Design, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



SITE PLAN

SCALE: 1"=10'

Yuma County Board of Adjustment

Item No. 8

AIR-14197

8.

BOA Agenda

Meeting Date: 01/20/2026

Submitted For: Maggie Castro

Submitted By: Maggie Castro

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Review and approval of the 2026 Regular Meeting Schedule for the Board of Adjustment.

2. INTENT:

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of the 2026 Regular Meeting Schedule for the Board of Adjustment.

Attachments

BOA Meeting Schedule 2026



YUMA COUNTY
BOARD OF ADJUSTMENT
2026 Regular Meeting Schedule

Tuesday, January 20, 2026

Tuesday, February 17, 2026

Tuesday, March 17, 2026

Tuesday, April 21, 2026

Tuesday, May 19, 2026

Tuesday, June 16, 2026

Tuesday, July 21, 2026

Tuesday, August 18, 2026

Tuesday, September 15, 2026

Tuesday, October 20, 2026

Tuesday, November 17, 2026

Tuesday, December 15, 2026

All Yuma County Board of Adjustment meetings start at 1:00 p.m.

Meetings are held at the Yuma County Department of Development Services, Aldrich Auditorium, 2351 West 26th Street (West entrance), Yuma, Arizona.

Additional special meetings and/or work sessions may be scheduled throughout the calendar year. Changes to meeting location shall be advertised in accordance with State law. For further information, contact Department of Development Services, Planning & Zoning Division at (928) 817-5000.