



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

DATE: April 21, 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, Dist. 5
Rosalie Lines, Dist. 2
Randall Ferguson, Vice-Chairman, Dist. 3

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

ADVISORS: Kesia Morrison, Senior Yuma 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 March 17, 2026.**
- 4. Variance Case No. 24-10:** In accordance with the Yuma County Zoning Ordinance, Section 403.07(B), Michael Blood requests an extension of time for Variance Case No. 24-10 which allowed two parking spaces on a parcel 1,282 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-049, located at 11330 North Smoke Tree Road, Yuma, Arizona.

5. **Variance Case No. 26-05:** Chris Morris, agent for Morrin Trust 09-30-2009, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 35 feet on a parcel 1,237 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-167, located at 11398 North Mezquite Drive, Yuma, Arizona.

6. **Variance Case No. 26-06:** James E. and Loree L. Vandernick request a variance from the Yuma County Zoning Ordinance, Section 1106.00--Accessory Buildings, to allow an accessory structure to be placed on the property before establishing the principal residence, on a parcel 0.89 acres in size zoned Low Density Residential-12,000 square feet minimum (R-1-12), Assessor's Parcel Number 683-18-091, located on the east side of Evelyn Avenue approximately 200 feet south of Antelope Drive, Wellton, Arizona.

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

8. **Adjourn.**

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

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 March 17, 2026. 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, and Rosalie Lines. Joe Harper was absent. Others present: Planning Director Maggie Castro, AICP; Senior County Attorney Kesia Morrison; 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 meeting minutes from February 17, 2026.

MOTION (LINES/PANCRAZI): Approve as presented.

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

The motion carried 4-0.

ITEM No. 4: Variance Case No. 26-02: Matthew Thompson, agent for Foothills Utilities LLC, requests a variance from the Yuma County Zoning Ordinance, Section 601.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a side yard setback of ten feet on a parcel 2.87 acres in size zoned Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 198-14-004, located on the east side of the alignment of Avenue 14 E between 44th Street and 46th Street, Yuma, Arizona.

Amber Kelly, Associate Planner, presented Variance Case No. 26-02 recommending approval based on:

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

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.

Chairman Saltzer opened the discussion to the public.

Matthew Thompson, 13349 East 55th Drive, Yuma Arizona, applicant and wastewater operations manager for Foothills Utilities, spoke regarding the proposed setback adjustment. He expressed appreciation for staff's recommendation to amend the setback to 10 feet, but stated that the applicant is seeking full relief from the setback requirement.

He explained that the utility is in the process of planning significant site improvements, including tying two properties together through a lot tie and implementing major upgrades such as new odor control systems. Much of the existing site has already been allocated for future plant expansion, while the adjacent northern property is planned for large percolation basins.

Mr. Thompson also noted that surrounding land uses limit the likelihood of nearby development, with a golf course to the east and a wash to the west. Based on these factors, he reiterated the request for complete relief from the setback requirement.

Board member Lines asked for clarification if the north wall was where they were seeing the setback reduction variance.

Associate Planner Amber Kelly stated that was correct and stated that if the applicants were to do a lot tie, they would not need a variance.

Planning Director Maggie Castro, AICP, explained that from what the applicant stated, it seemed like they are going to be adding additional improvements once the properties are combined and if at that time they encroach into the setbacks, they are going to need another variance once the lots are combined.

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

MOTION (LINES/ FERGUSON): Approve as presented.

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

The motion carried 4-0.

ITEM No. 5: Variance Case No. 26-03: Richard A. and Nancy J. Miller request a variance from the Yuma County Zoning Ordinance, Section 604.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a south side yard setback of four feet on a parcel 11,040 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor's Parcel Number 700-30-063, located at 10761 South Hensley Boulevard, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 26-03 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 this request does not appear to have 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.

Chairman Saltzer asked staff about approval from 7 feet to 5 feet, it was because there was still enough room for fire access.

Associate Planner Roxanna Sanchez stated that it was correct, and the Building Official stated that as long as there is a firewall of at least one hour rating it would suffice for building safety.

Chairman Saltzer opened the discussion to the public.

Richard Miller, 10761 South Henson Boulevard, Yuma Arizona, applicant, spoke regarding the size and necessity of his RV structure. He explained that the dimensions were specifically chosen to accommodate his RV, which measures approximately 17 feet 3 inches in width when fully opened. The structure, built with 2 by 6 walls on each side, provides just enough space to allow for proper access, including loading, unloading, and trip preparation.

Mr. Miller emphasized that reducing the size of the structure would make it impractical for its intended use, as it would not allow sufficient clearance for the RV. He noted that without the current dimensions, he would need to seek alternative arrangements.

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

MOTION (FERGUSON/ LINES): Approve as presented.

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

The motion carried 4-0.

ITEM No. 6: Variance Case No. 26-04: Lois Jacobson, agent for Richard MacNevin, 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 seven feet on a parcel 6,930 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-55-154, located at 13635 East 53rd Street, Yuma, Arizona.

Amber Kelly, Associate Planner, presented Variance Case No. 26-04 recommending approval 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 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.

Chairman Saltzer opened the discussion to the public.

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

MOTION (LINES/ PANCRAZI): Approve as presented.

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

The motion carried 4-0.

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

Approved and accepted on this 21st day of April 2026.

Eric Saltzer, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

Yuma County Board of Adjustment

Item No. 4

AIR-14380

4.

BOA Agenda

Meeting Date: 04/21/2026

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 24-10: In accordance with the Yuma County Zoning Ordinance, Section 403.07(B), Michael Blood requests an extension of time for Variance Case No. 24-10 which allowed two parking spaces on a parcel 1,282 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-049, located at 11330 North Smoke Tree Road, Yuma, Arizona.

2. INTENT:

To allow an extension of time of one year for Variance Case No. 24-10 which was approved by the Board of Adjustment on May 21, 2024 and expires on June 20, 2026.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends the Board of Adjustment grant an extension of time of one year for Variance Case No. 24-10.

Attachments

Staff Report

Vicinity Map

Site Plan

Parking plans and home

Extension Request



MEMORANDUM

TO: Yuma County Board of Adjustment

FROM: Amber Kelly, Associate Planner

RE: Extension of time for Variance Case No. 24-10

DATE: April 2, 2026

Michael Blood requests an extension of time for Variance Case No. 24-10 which was approved by the Board of Adjustment on May 21, 2024. The expiration date is June 20, 2026. As of April 2, 2026, substantial construction has not commenced on the subject property.

Background

Variance Case No. 24-10 allowed two parking spaces on a parcel 1,282 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-049, located at 11330 North Smoke Tree Road, Yuma, Arizona.

Current Status

The expiration date for Variance Case No. 24-10 is June 20, 2026. As of April 2, 2026, no applications for building permits have been submitted and substantial construction has not commenced on the subject property. The applicant stated that they need to secure an appropriate funding source before submitting permits, but need additional time. Granting the request for extension would provide the property owners with additional time to move forward with the project without interruptions once construction begins.

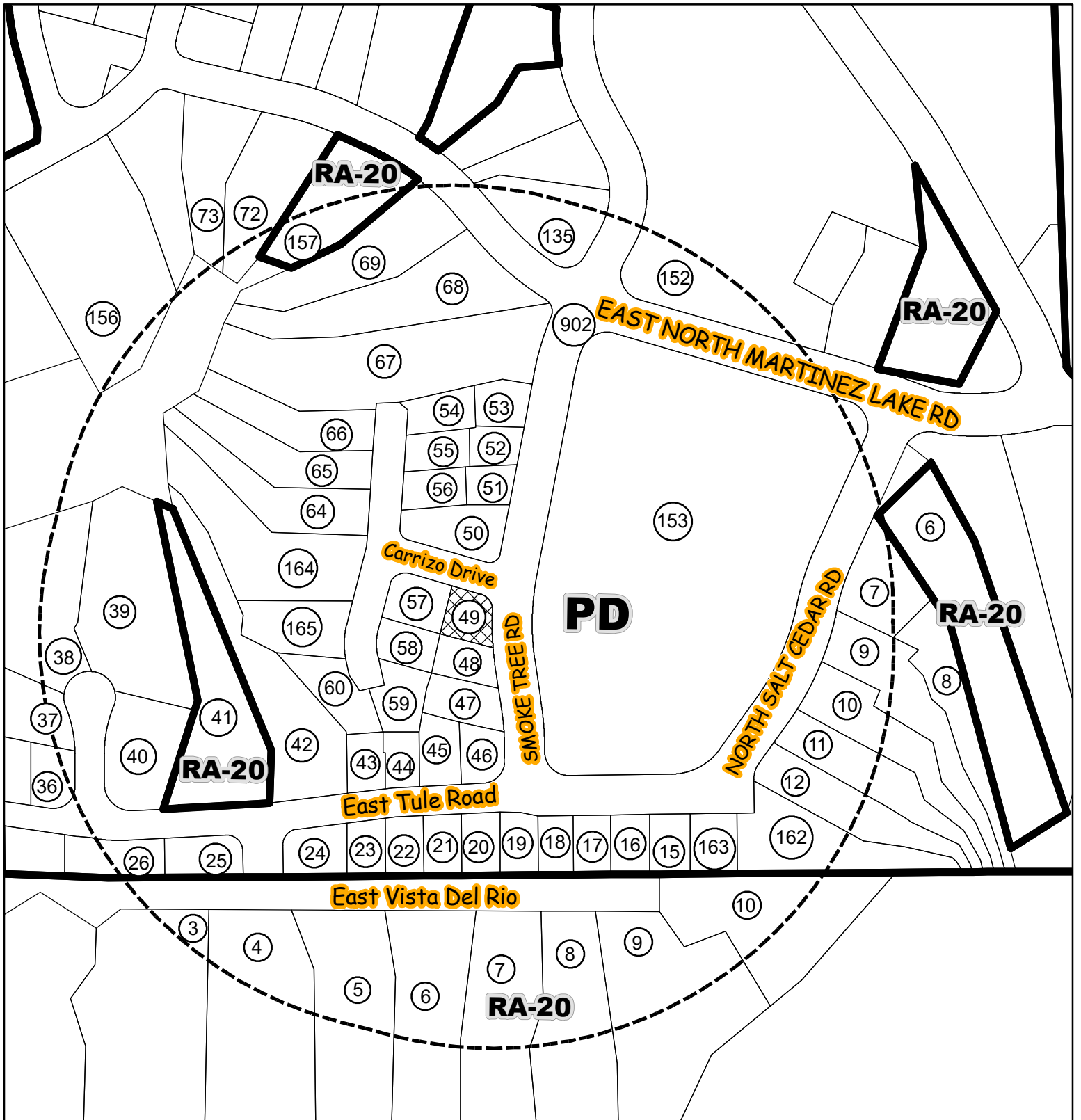
The Yuma County Zoning Ordinance, Section 403.07, states as follows:

- A. *A variance shall expire and shall be void one (1) year following the date on which the variance became effective unless, prior to the expiration of one (1) year, substantial construction is commenced. Substantial construction shall be defined as:*
1. *Having submitted plans for construction,*
 2. *Building permit issued and paid for,*
 3. *Having installed utilities such as electric, sewer, water and/or gas lines on the site,*
 4. *Having foundation or footings inspected and finished floor for at least the first floor of a building poured and laid, and,*

5. *That no lapse of construction has occurred for more than sixty (60) days from any time point of the items 1-4 above.*
- B. *A variance approval may be extended provided that, not earlier than thirty (30) days prior to the expiration date, a written request is made and presented at the next available Board of Adjustment meeting.*
- C. *The Board of Adjustment may grant, deny, or modify an application for extension of a variance.*

Staff Recommendation:

Staff recommends the Board of Adjustment grant an extension of time of one year for Variance Case No. 24-10.



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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED





CASE NO: VAR24-10
LOCATION: 11330 N. SMOKE TREE ROAD
APN: 459-50-049

Case Planner: AMBER KELLY
Drawn by : AMBER KELLY
Reviewed: JAVIER B 4-17-2024

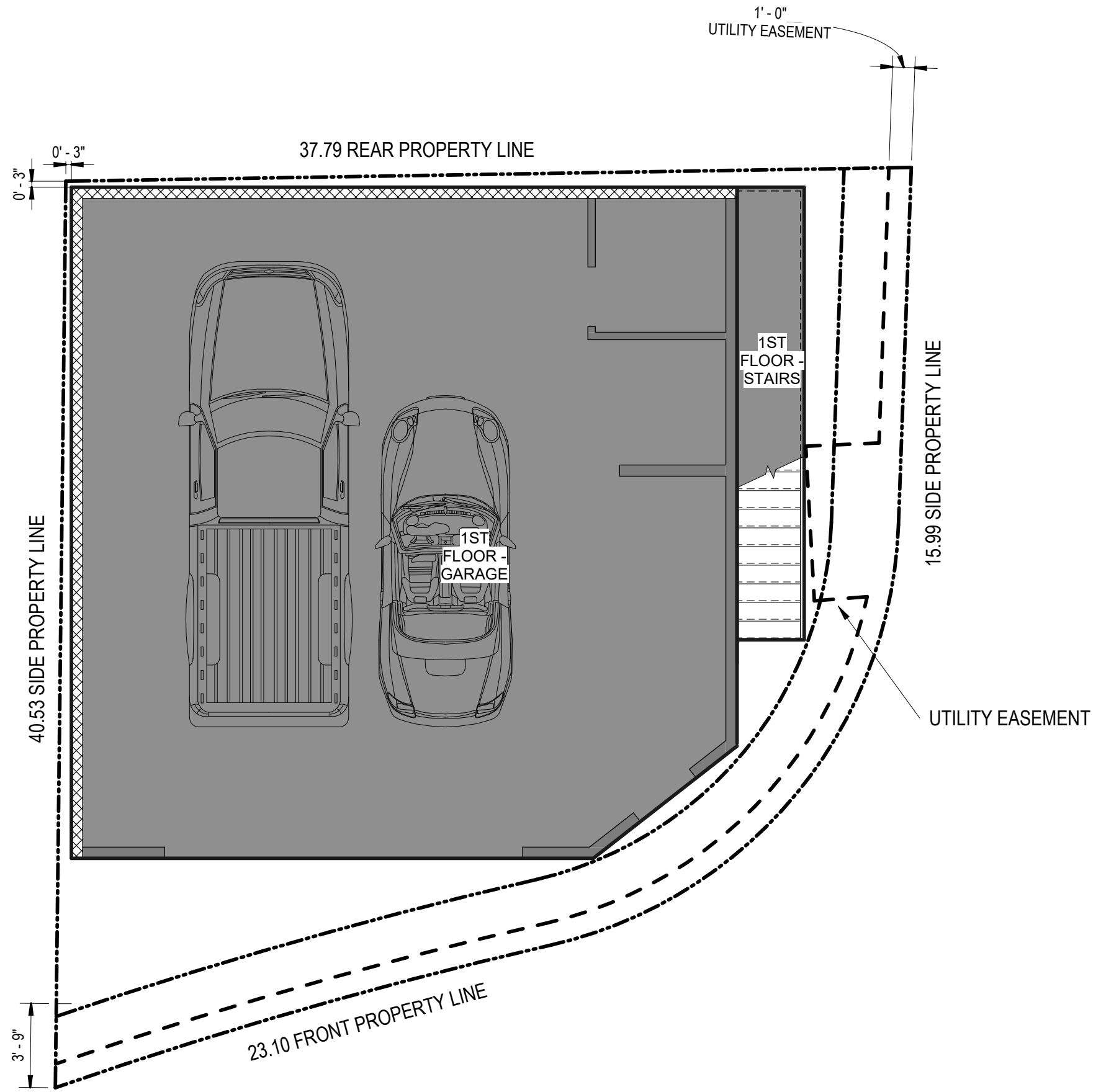
SCALE
1"=100'



Legend

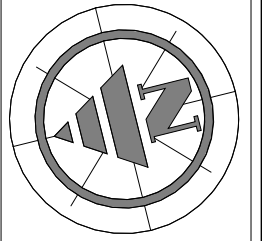
-  Subject Property
-  300' NOTIFICATION AREA
-  CITY OF YUMA
-  Zoning Boundary

SQUARE FOOTAGE CALCULATIONS	
1ST FLOOR - GARAGE	876.38 SF
1ST FLOOR - STAIRS	60.69 SF
2ND FLOOR - LIVING AREA	663.90 SF
COVERED BALCONY	213.07 SF
TOTAL COVERED AREA	1814.03 SF

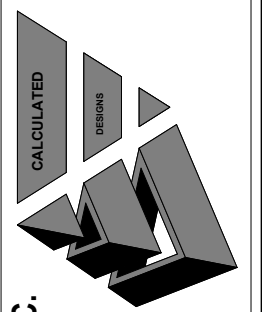


SITE PLAN

3/16" = 1'-0"



PROJECT	NEW RESIDENCE
JOB NUMBER:	23-0108
NAME:	BLOOD
ADDRESS	11330 N SMOKE TREE RD, MARTINEZ LAKE, AZ.
APN#	459-50-049



CALCULATED DESIGNS LLC.
291 S. MAIN ST. STE. E1
PHONE: 928.726.4600

SQUARE FOOTAGE CALCULATIONS	
1ST FLOOR - GARAGE	876.38 SF
1ST FLOOR - STAIRS	60.69 SF
2ND FLOOR - LIVING AREA	663.90 SF
COVERED BALCONY	213.07 SF
TOTAL COVERED AREA	1814.03 SF

DOOR & WINDOW SIZING CALLOUTS			
WIDTH		HEIGHT	
FEET	INCHES	FEET	INCHES

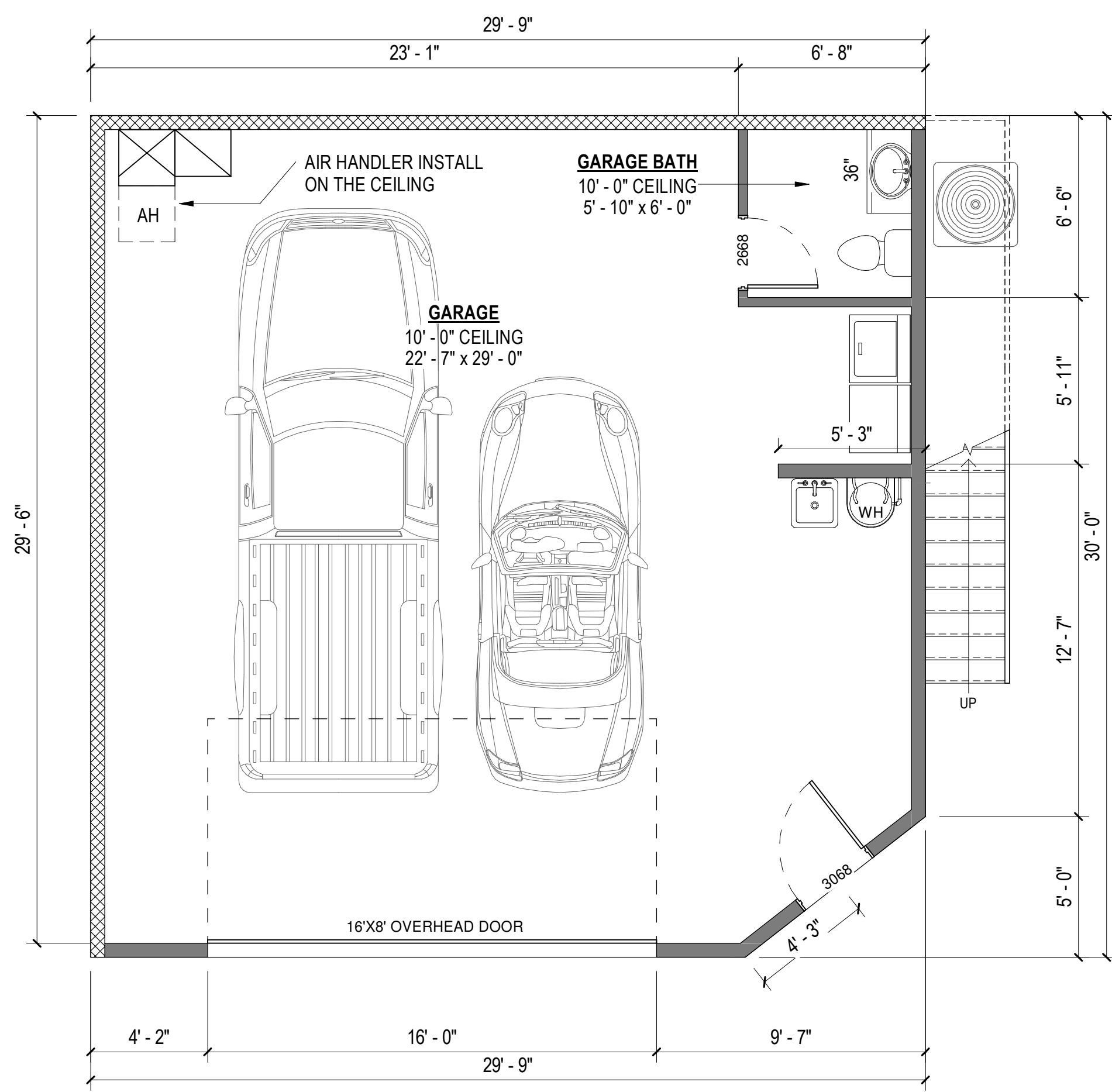
DOOR ROUGH OPENING SIZES		
STYLE	WIDTH	HEIGHT
SINGLE HINGED	DOOR WIDTH + 2"	DOOR HEIGHT + 2"
BIFOLD PRE-HUNG	DOOR WIDTH + 2"	DOOR HEIGHT + 2"
BIFOLD DOOR & HARDWARE	DOOR WIDTH + 1"	DOOR HEIGHT + 1"
BIPASS PRE-HUNG	DOOR WIDTH + 1"	DOOR HEIGHT + 3"
BIPASS DOOR & HARDWARE	DOOR WIDTH	DOOR HEIGHT + 2"
MIRROR BIPASS PRE-HUNG	DOOR WIDTH + 1"	DOOR HEIGHT + 2"
MIRROR BIPASS DOOR & HARDWARE	DOOR WIDTH	DOOR HEIGHT + 3/4"
DOUBLE HINGED	DOOR WIDTH + 3"	DOOR HEIGHT + 2"
POCKET DOOR	DOOR WIDTH X 2 + 2"	DOOR HEIGHT + 4"

REVISIONS

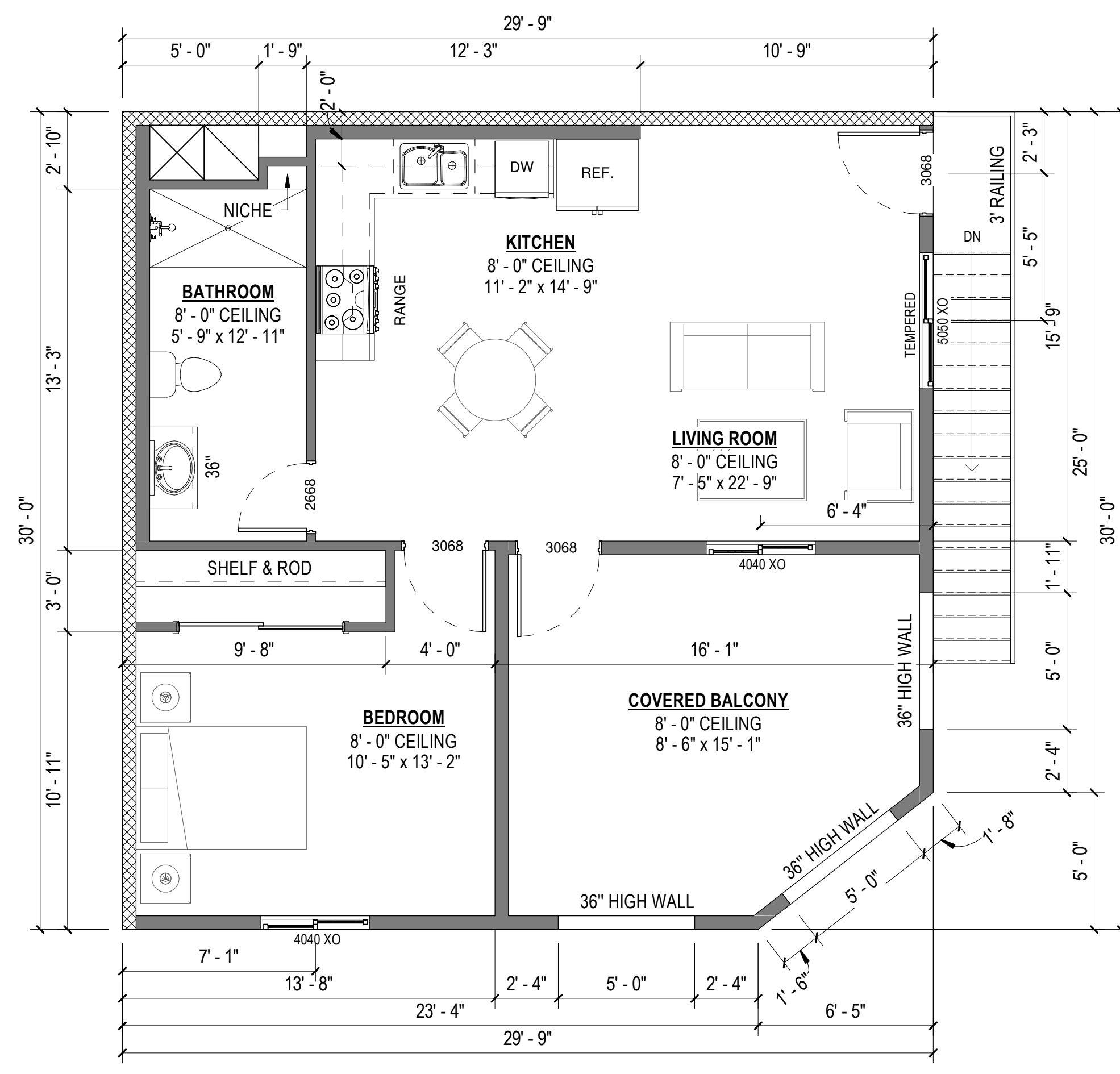
FLOOR PLAN

NEW PROJECT FOR: BLOOD
 PROJECT ADDRESS: 11330 N SMOKE TREE RD, MARTINEZ LAKE, AZ.
 DRAWN BY: C.A. & P.R.

APN: 459-50-049
 COMPLETED: 10/31/2023
 JOB NUMBER: 23-0108



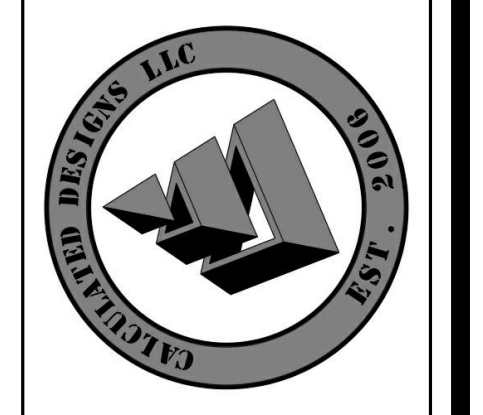
FLOOR PLAN 1ST FLOOR
 1/4" = 1'-0"



FLOOR PLAN 2ND FLOOR
 1/4" = 1'-0"

NEW RESIDENCE FOR:
BLOOD
 11330 N SMOKE TREE RD,
 MARTINEZ LAKE, AZ.
 APN: 459-50-049

CALCULATED DESIGNS LLC
 291 S. MAIN STREET STE. E1
 OFFICE: 928 • 726 • 4600



VARIANCE EXTENSION REQUEST / VAR24-0010

On behalf of the owner, we respectfully request a one-year extension for the Variance permit VAR24-0010 .

The project has experienced delays due to the need to secure an appropriate funding source. While the intent to proceed with construction remains unchanged, additional time is required to finalize financing arrangements and ensure the project can move forward without interruption once construction begins.

We are committed to completing the project in compliance with all applicable codes and regulations and anticipate moving forward as soon as funding is secured. Granting this extension will allow sufficient time to finalize these arrangements and proceed accordingly.

We appreciate your consideration of this request.

Please let us know if any additional information or documentation is required

Chris Morris

Calculated Designs LLC.

4. No Detriment to Public Welfare or Adjacent Properties

Granting the requested variance will not be detrimental to the public welfare or to surrounding properties. Approval of the variance would result in the structure being located slightly closer to **8th Street**, without increasing proximity to any adjacent residential properties. The request does not affect side or rear yard relationships and does not encroach toward neighboring structures.

Furthermore, the proposed setback does not create fire separation concerns and does not negatively impact privacy, access, light, or air for surrounding properties. The variance maintains compatibility with the existing neighborhood character and preserves established development patterns along the street. As such, approval of the variance will not result in adverse impacts to adjacent properties or the public at large.

Yuma County Board of Adjustment

Item No. 5

AIR-14391

5.

BOA Agenda

Meeting Date: 04/21/2026

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 26-05: Chris Morris, agent for Morrin Trust 09-30-2009, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 35 feet on a parcel 1,237 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-167, located at 11398 North Mezquite Drive, Yuma, Arizona.

2. INTENT:

The following deviation from the Martinez Lake Resort Unit No. 1 Planned Development:

1. A building height of 35 feet where 32 feet is the maximum height allowed.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 26-05 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.
-

Attachments

Staff Report V26-05

Vicinity Map

Site Plan/ Elevation

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
April 21, 2026
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 26-05
OWNER: Morrin Trust 09-30-2009
CASE PLANNER: Roxanna Sanchez, Associate Planner
DATE PREPARED: April 1, 2026

DESCRIPTION OF REQUEST: Chris Morris, agent for Morrin Trust 09-30-2009, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 35 feet on a parcel 1,237 square feet in size zoned Planned Development, Assessor's Parcel Number 459-50-167, located at 11398 North Mezquite Drive, Yuma, Arizona.

THE APPLICANT'S REASON FOR REQUESTING THIS VARIANCE: To build a residence 35 feet in height.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Martinez Lake Resort Unit No. 1 Planned Development:

1. A building height of 35 feet where 32 feet is the maximum height allowed.
-

BACKGROUND

The subject property is located within Martinez Lake Resort Unit No. 1 Planned Development (PD) consisting of 140 single family residential lots and 21 tracts. The property is located in the Martinez Lake Planning Area of the 2030 Comprehensive Plan. The property was rezoned to PD with Rezoning Case No. 02-39 approved by the Board of Supervisors on January 18, 2005. The purpose of the PD district is to encourage imaginative and innovative planning, particularly with respect to diversification in the land use and flexibility in site designs, respect to various features, including, but not limited to, spacing, heights, density, open space, circulation, preservation of natural features, and innovative development that results in the availability of a variety of residential/commercial/industrial opportunities. Martinez Lake Resort Unit No. 1 subdivision was rezoned to PD due to the unusual shape, topography, and configuration of the lots. The development standards allow for development of the lots with a setback of zero feet in the side and rear yards provided construction of dwelling units complies with the adopted fire code.

The Yuma County Zoning Ordinance, Section 616.07, states that any minor extensions, alterations or modifications of existing buildings, structures or elements of the plan may be authorized by the Planning Director if they are consistent with the purposes and intent of the plan. All other changes in the Development Plan must be approved under the procedures authorized by the Zoning Ordinance.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

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

Staff finds there are peculiar conditions applicable to the subject property. The development standards of the PD allow for development of the lots with a maximum height of 32 feet which does not accommodate adequately for the construction of the proposed home. The subject parcel is approximately 1,237 square feet in size (approximately 30 feet wide by 41 feet long). This area will be required to accommodate four parking spaces on the ground floor. Allowing an increase in the maximum height to 35 feet will permit flexibility in the construction of the upper level of the home that will be used as living area.

- 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 hardship arising from conditions or circumstances unique to the development of this property. The development standards of the PD limit development of the properties to units with parking on the ground floor and the dwelling above the parking area. However, the maximum height of 32 feet limits the construction options above the lower floor parking area. Increasing the maximum height to 35 feet will allow additional construction options to the upper level of the home dedicated to habitable space.

- 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 specific peculiar conditions applicable to this property to warrant granting of this variance. The unique characteristics in the Martinez Lake Resort Unit No. 1 PD require four parking spaces to be provided on the ground level of each unit thereby limiting the number of floors that can be used for habitable area. Increasing the maximum height to 35 feet will provide additional construction options dedicated to habitable space above the parking area.

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

Staff finds approval of this request will not have adverse effects on public health, safety, and welfare. The increase in the maximum height will allow development of the property with three floors.

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

Staff finds granting this variance does not appear to confer a special privilege since increasing the maximum height to 35 feet will facilitate the construction of a unit with the ground floor used for parking and two floors for habitable living space.

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 alternative is to amend the entire Martinez Lake Resort Unit No.1 Planned Development to allow a maximum height of 35 feet in the entire development.

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 Board of Adjustment approved the following variances allowing a height of over 32 feet in the Martinez Lake Resort PD subdivision:

- Variance Case No. 17-06 (05/16/2017)
- Variance Case No. 18-03 (03/20/2018)
- Variance Case No. 18-10 (07/17/2018)
- Variance Case No. 18-13 (08/21/2018)
- Variance Case No. 19-11 (10/15/2019)
- Variance Case No. 19-12 (10/15/2019)
- Variance Case No. 19-14 (11/19/2019)
- Variance Case No. 20-04 (05/04/2020)
- Variance Case No. 20-10 (06/16/2020)
- Variance Case No. 20-12 (08/18/2020)
- Variance Case No. 21-02 (03/16/2021)
- Variance Case No. 21-13 (06/20/2021)
- Variance Case No. 21-18 (10/19/2021)
- Variance Case No. 21-21 (11/16/2021)
- Variance Case No. 23-14 (11/17/2023)
- Variance Case No. 24-13 (06/18/2024)
- Variance Case No. 24-15 (07/16/2024)
- Variance Case No. 25-10 (07/15/2025)
- Variance Case No. 25-26 (07/16/2024)

ADDITIONAL COMMENTS:

- No comments
-

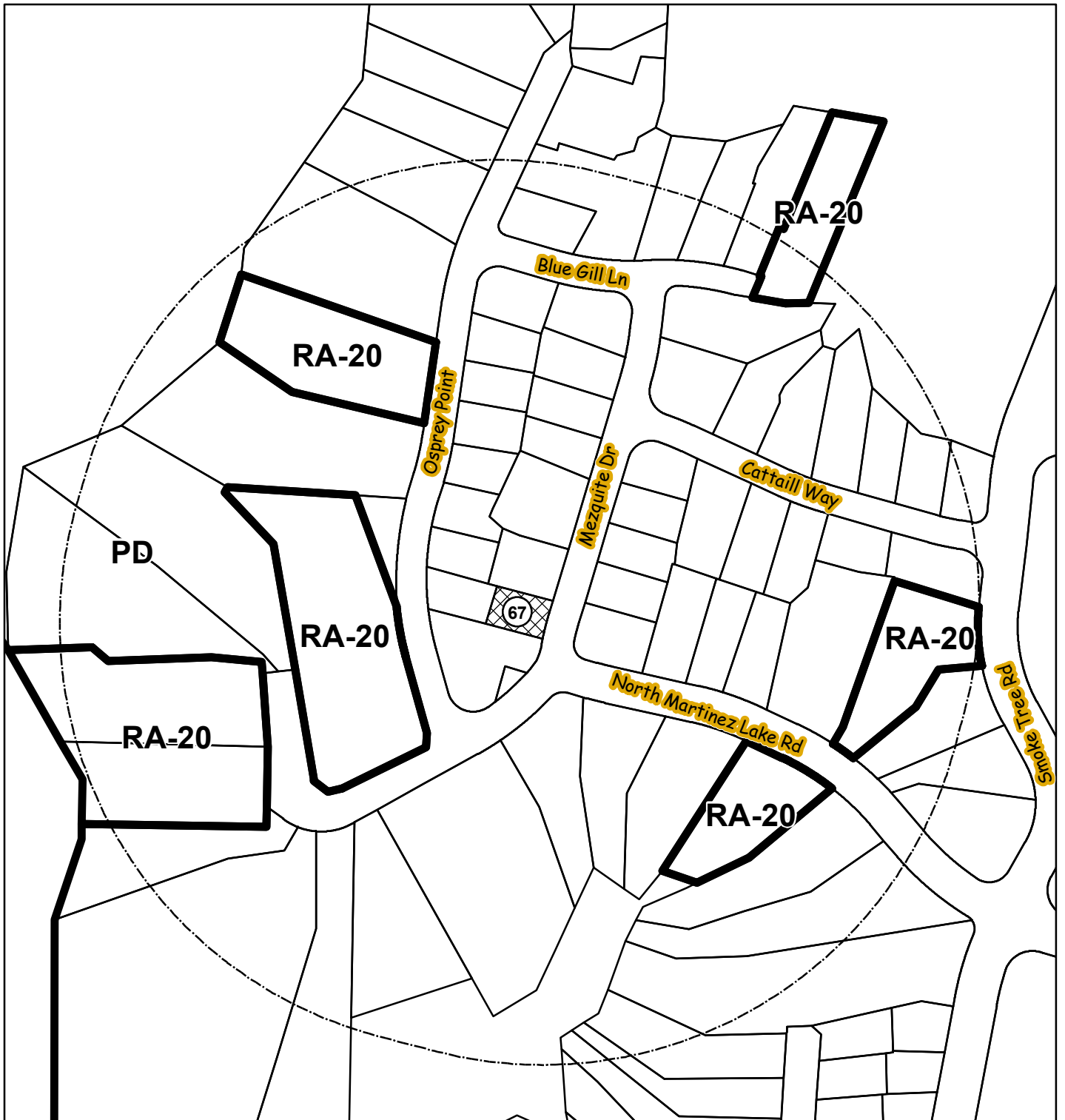
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 26-05 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.








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

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: VAR26-05
LOCATION: 11398 N Mezquite Dr
PARCEL: 459-50-167

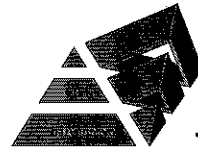
Case Planner: Roxanna Sanchez
 Drawn on: 03/23/26 by RS
 Reviewed by:

SCALE: 1" = 100'
 

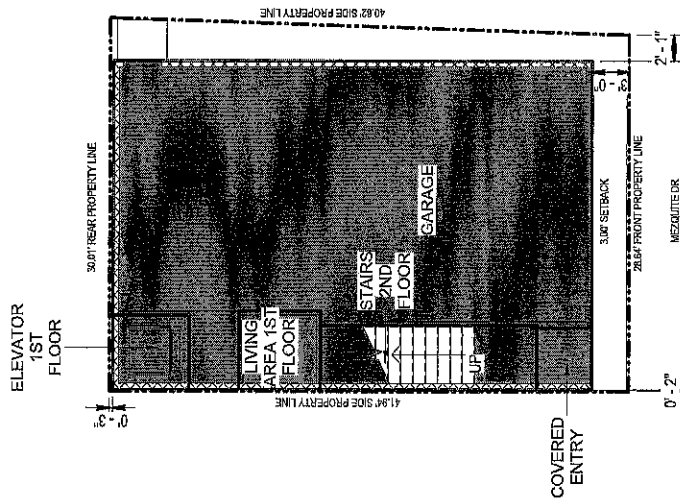
LEGEND
 SUBJECT PROPERTY 
 ZONING 
 MUNICIPALITY 



PROJECT	NEW RESIDENCE
JOB NUMBER:	26-0070
NAME:	MORRIN
ADDRESS	459-50-109
APN#	



CALCULATED DESIGNS LLC
 350 W 16TH ST. SUITE 204
 PHONE: 928.726.4800



SITE PLAN

1" = 10'-0"

SQUARE FOOTAGE CALCULATIONS	
LIVING AREA 1ST FLOOR	41.89 SF
LIVING AREA 2ND FLOOR	897.66 SF
LIVING AREA 3RD FLOOR	855.81 SF
COVERED ENTRY	22.08 SF
FRONT BALCONY 3RD FLOOR	128.64 SF
GARAGE	829.93 SF
ELEVATOR 1ST FLOOR	36.90 SF
ELEVATOR 2ND FLOOR	37.00 SF
ELEVATOR 3RD FLOOR	37.00 SF
STAIRS 1ST FLOOR	86.78 SF
STAIRS 2ND FLOOR	90.42 SF
TOTAL COVERED AREA	3063.91 SF

NOTE:
 ALL OUTDOOR ILLUMINATING DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE PROVISIONS OF THE YUMA COUNTY ZONING ORDINANCE, AND ANY APPLICABLE BUILDING CODES, WHERE ANY PROVISION OF ANY OF THE ARIZONA REVISED STATUTES, OR ANY FEDERAL LAW, OR ANY RELATED YUMA COUNTY REGULATION CONFLICTS WITH THE REQUIREMENTS OF THIS SECTION (623.00), THE MOST RESTRICTIVE SHALL GOVERN.

Yuma County Board of Adjustment

Item No. 6

AIR-14392

6.

BOA Agenda

Meeting Date: 04/21/2026

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 26-06: James E. and Loree L. Vandernick request a variance from the Yuma County Zoning Ordinance, Section 1106.00--Accessory Buildings, to allow an accessory structure to be placed on the property before establishing the principal residence, on a parcel 0.89 acres in size zoned Low Density Residential-12,000 square feet minimum (R-1-12), Assessor's Parcel Number 683-18-091, located on the east side of Evelyn Avenue approximately 200 feet south of Antelope Drive, Wellton, Arizona.

2. INTENT:

The following deviation from the Yuma County Zoning Ordinance:

1. To allow an accessory structure prior to establishing a principal residential building.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 26-06 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 V26-06

Vicinity Map

Site Plan

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
April 21, 2026
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 26-06

OWNER: James E. and Loree L. Vandernick

CASE PLANNER: Roxanna Sanchez, Associate Planner

DATE PREPARED: April 6, 2026

DESCRIPTION OF REQUEST: James E. and Loree L. Vandernick request a variance from the Yuma County Zoning Ordinance, Section 1106.00--Accessory Buildings, to allow an accessory structure to be placed on the property before establishing the principal residence, on a parcel 0.89 acres in size zoned Low Density Residential-12,000 square feet minimum (R-1-12), Assessor's Parcel Number 683-18-091, located on the east side of Evelyn Avenue approximately 200 feet south of Antelope Drive, Wellton, Arizona.

THE APPLICANT'S REASON FOR REQUESTING THIS VARIANCE: To allow placement of an accessory structure on the property before establishing the principal residential building.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Yuma County Zoning Ordinance:

1. To allow an accessory structure prior to establishing a principal residential building.
-

BACKGROUND

The subject property is Tract B within Antelope Heights subdivision which was established on October 29, 1962. The parent parcel was later subdivided to create the Antelope Acres subdivision on September 29, 1969 which is to the south leaving the subject property in its current parcel size and dimensions. The property is located in the Dome Valley/Wellton Planning Area of the 2030 Comprehensive Plan and is zoned Low Density Residential 12,000 square feet minimum (R-1-12). 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 subject parcel is approximately 38,768 square feet (0.89 acres) in size and is currently vacant. The applicant is proposing the placement of a storage shed on the property prior to establishing a principal residential building. The intent is to place the shed on the property and use it for the storage of tools and equipment that will be used for the proposed improvements to be made to the property prior to them building a residence. The property has an uneven terrain and consists of trash and dry overgrown brush that has accumulated throughout the years which the owners wish to work on clearing.

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

Section 1106.00--Accessory Buildings and Uses

- Accessory buildings, accessory uses or the storage of recreational vehicles are allowed upon a lot when the principal residential building, inclusive of recreational vehicles, manufactured homes and site-built homes, has been established.

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. The applicant is aware that a residence is required to be established prior to building an accessory structure. The intent is to place the accessory structure on the property to have access to tools and equipment that will be necessary to conduct improvements to the property and prepare it for the future build of their residence on this parcel.

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 lot meets the minimum size and dimension requirements of the zoning district. Due to it being vacant for an extended period of time, it appears to have accumulated trash, debris, and overgrown vegetation. If this request is to be granted, the owners will not have to bring tools and equipment back and forth to the property for the work that is going to be done on the parcel.

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. The parcel meets all of the minimum requirements of the zoning district in which it lies however, it has been abandoned for several years. The terrain on the property is uneven and consists of trash, debris, and dry overgrown brush which will be removed prior to the development of the principal residence.

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

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

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 appears to confer a special privilege not commonly enjoyed by others in the R-1-12 zoning district. However, staff finds approval of this request will not have a negative impact on the neighborhood. Adherence to establishing a principal residential building prior to an accessory use helps balance built and open spaces and preserves the aesthetics and environmental quality of neighborhoods. With the amount of work that will be required because of its much larger size, will take some time to prepare the parcel for the construction of a residence.

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. Owners do have the ability to build a principal residence on the parcel and then placing any accessory structure. This request is being made to allow the owners the opportunity of doing work on the property themselves and at their own pace as they plan to make improvements such as cleaning, clearing the property, and leveling the property to allow vehicle access.

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 R-1-12 zoning district. There has been one similar case previously approved by the Board of Adjustment:

- Variance Case No. 24-22 was approved by the Board of Adjustment to allow an accessory structure prior to establishing a principal residential building on APN 700-19-191.

ADDITIONAL COMMENTS:

- Ty Martinez, Chief Building/Fire Code Official: All the requirements of the Yuma County Comprehensive Building Safety Code shall be met.
-

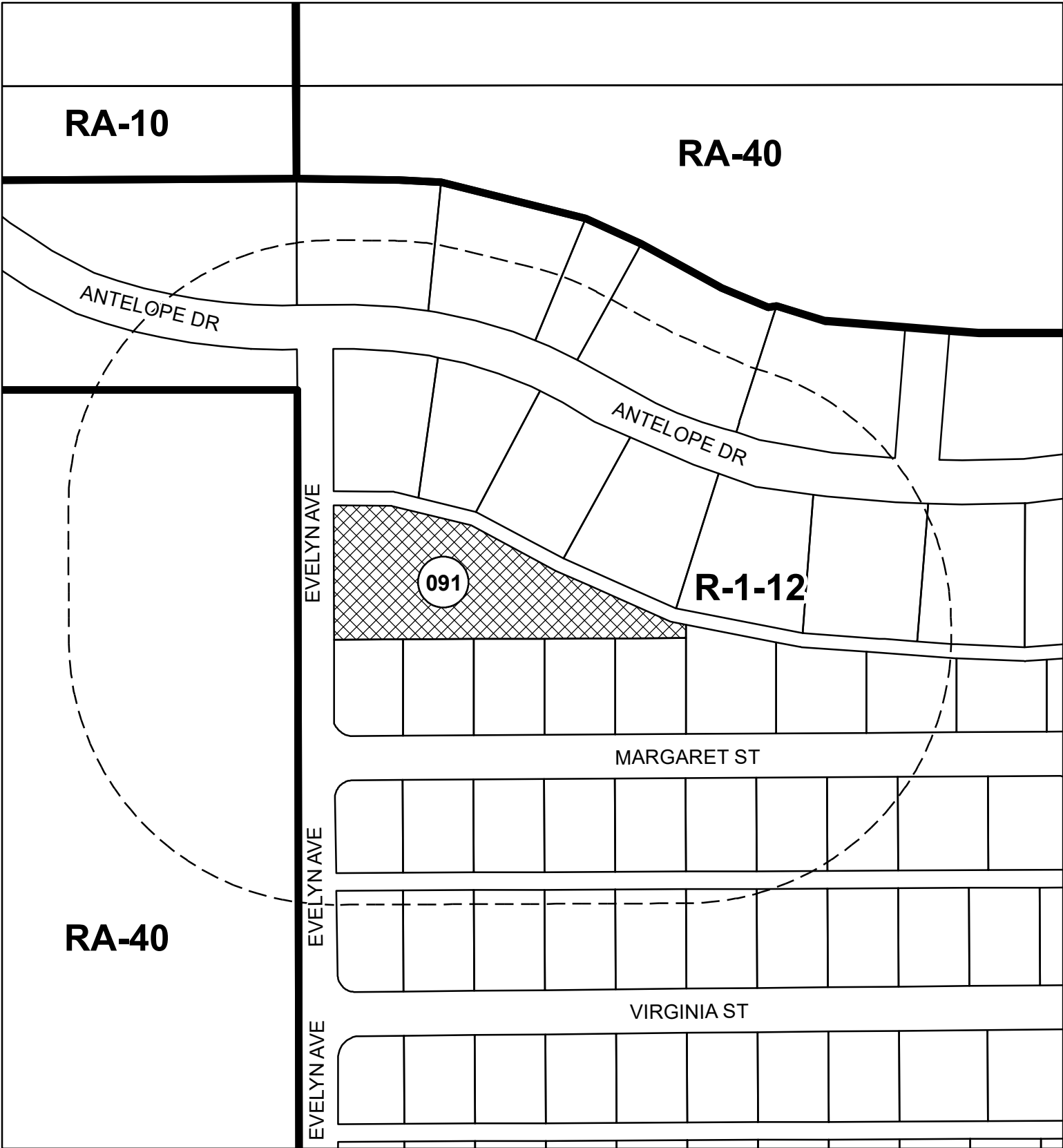
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 26-06 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 condition:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. 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: VAR26-06
LOCATION: Tract B of Antelope Heights
APNs: 683-18-091
Case Planner: Roxanna Sanchez
Drawn by : RS On 03-24-2026

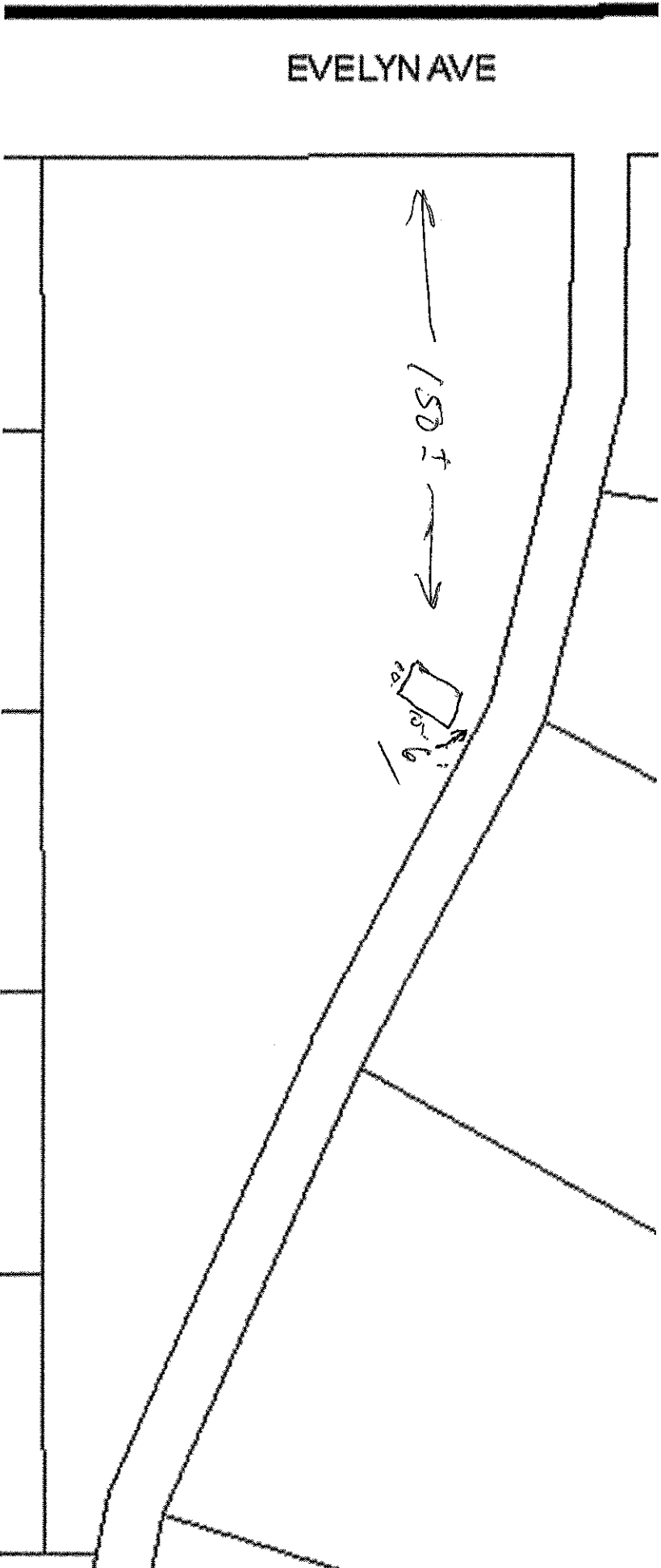
SCALE
1" = 150'



Legend

-  Subject Property
-  300' NOTIFICATION AREA

Site Plan



Vandersnick
APN# 1083-18-091