



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

DATE: May 19, 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
Amber Kelly, Associate Planner
Heidi Ramirez, PZ Commission Admin Specialist

ADVISORS: Minda Davy, 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 April 21, 2026.**
- 4. Variance Case No. 26-07:** Gerald Lee and Phyllis Ann S. Rose request a variance from the Yuma County Zoning Ordinance, Section 609.05, to allow an east 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.

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

6. 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 April 21, 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; 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 March 17, 2026.

MOTION (PANCRAZI/ FERGUSON): 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. 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.

Amber Kelly, Associate Planner, recommends the Board of Adjustment grant an extension of time of one year for Variance Case No. 24-10.

Chairman Saltzer opened the discussion to the public.

Chris Morris, Calculated Designs, 350 West 16th Street, Yuma Arizona, stated that although he initially attended for another case, he wanted to express support as the intended contractor for the project. He noted ongoing discussions with Mr. Blood who still plans to proceed, but is not ready at this time due to certain circumstances. He confirmed that no conditions have changed since the original approval and expressed full support for granting the extension.

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

MOTION (FERGUSON/ PANCRAZI): 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. 26-05: 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, Assessor's Parcel Number 459-50-167, located at 11398 North Mezquite Drive, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 26-05 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 there is hardship arising from conditions or circumstances unique to the development of this property.
3. Staff finds of this request will not have adverse effects on public health, safety, and welfare.

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

1. 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.

Chris Morris, Calculated Designs, 350 West 16th Street, Yuma Arizona, stated that the firm has worked on the project for Mr. Morrin in the Martinez Lake area, noting that limited parcel sizes and parking requirements necessitate vertical construction. Mr. Morris explained that the project is consistent with others in the area, complies with all Yuma County and fire separation requirements, and includes firewalls for added protection between adjacent properties. Mr. Morris indicated no concerns with the proposed conditions and offered to answer any questions from the Board.

Board member Pancrazi asked Mr. Morris whether the building would have sprinkler fire suppression.

Mr. Morris noted that a sprinkler system was not included in the design, but is typically recommended. He explained that fire separation requirements vary based on the presence of sprinklers and without them, a double-layer firewall is required to provide additional protection. Mr. Morris confirmed that the project remains in full compliance with building and fire codes.

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. 26-06: James E. and Loree L. Vandersnick 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.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 26-06 recommending approval based on:

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

Chairman Saltzer asked staff if could put the notices or letters on the agenda and requested to see the letters and have copies and have them emailed to be reviewed beforehand.

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 commented that it looked like the applicant needed to have something to put their tools in and to clean up and it looked more like dozer-type work.

Chairman Saltzer requested to see the picture of the property from the road.

Chairman Saltzer raised a question to staff regarding whether the property owners intend to construct a primary residence before the accessory structure, and if there are plans to move forward with building a home on the property.

Associate Planner Roxanna Sanchez stated that per the conversation she had with the applicant, he is planning to do an owner-builder home, so it would take some time, and the applicant wants to make the necessary improvements to the property and have access.

Chairman Saltzer asked staff if there was any evidence that the applicant is moving forward with the building of the home or any permits or planning.

Associate Planner Roxanna Sanchez stated that she knew the applicant purchased the property and that was the information she had at the moment, the applicant purchased the land and applied for the variance shortly after.

Board member Lines stated that it seemed clear that the parcel for is for the construction of the residence and where to store his tools to keep them safe and on-site.

Chairman Saltzer commented that it was the owner's responsibility for the water drainage, and it seemed like a small shed.

Board member Lines asked staff regarding one of the opposition letters and how it points that the neighbors thought it was a retention basin for the neighborhood and now they find out it could bear a home and how water gathers in that property and how it would affect adjacent homes.

Planning Director Maggie Castro, AICP, explained that the parcel was originally designated as Tract B of the subdivision, but staff could not find documentation specifying its intended use. Ms. Castro noted that a representative from the Flood Control district was present and may be able to provide additional information regarding drainage for the parcel or subdivision.

David Ruvalcaba, Yuma County Flood Control, stated that the subdivision, established around 1965, has no recorded designation indicating that Tract B was intended for retention or drainage purposes. He explained that the area was later partially developed, reducing the original tract size, and that no documentation shows a formal drainage function for the remaining parcel. He further noted that runoff in the area is largely influenced by surrounding undeveloped southern land. Mr. Ruvalcaba added that residential lots are generally exempt from grading permit requirements, limiting the agency's authority to impose water retention or drainage controls, and confirmed that Flood Control has no jurisdiction to regulate grading or water handling on the site under current conditions.

Board member Lines asked that if flooding happens, the neighbors don't know what was going to be built, and who would be liable if there was water damage to the properties. If there was eroding to their fences if the water is diverted their way.

David Ruvalcaba, Flood Control district, stated that drainage concerns between neighboring properties would be considered a civil matter between property owners. He explained that water naturally flows northwest and that runoff reaching the site is influenced by conditions to the south. He noted that constructing a berm could help prevent water from entering the property and reduce potential impacts to adjacent parcels, though coordination with neighboring property owners would be necessary. He reiterated that residential lots are generally exempt from grading permit requirements and indicated that the project is unlikely to trigger regulatory oversight as there is no defined drainage channel and no evidence of significant water flow impacting the property.

Board member Lines stated she couldn't see Antelope Drive and if the two homes were in that vicinity.

Board member Pancrazi inquired if the water flow was to the houses or away from the houses.

David Ruvalcaba stated that to his understanding, the water naturally flows from southeast to northwest, but he would have to verify. The Gila River is on the north side and that's mainly where the natural flow goes unless there was localized grading that didn't adhere to the natural slope. Mr. Ruvalcaba also acknowledged that altering the site could redirect water flow and noted that runoff would need to be evaluated in relation to surrounding elevations, such as along Evelyn Avenue. He indicated that water could potentially divert elsewhere before reaching the property, but clarified that a detailed analysis had not been conducted.

Board member Lines asked if there were any provision in the code from the County that could help in case of a water abatement and in case of erosion to different people's properties.

David Ruvalcaba noted that the subdivision predates current Public Works Standards, which makes evaluation more challenging. He reiterated that Flood Control would only become involved if specific conditions trigger an exception to the residential grading permit exemption, otherwise, the agency has no authority to intervene.

Board member Pancrazi commented that the drainage issue does not appear to be significant, noting the site is not a large basin and that leveling the property would likely redirect water elsewhere, consistent with existing flow patterns. Mr. Pancrazi also stated that drainage would continue through alleys and surrounding areas and there was general agreement that the parcel was not originally intended for drainage and indicated he sees limited concern regarding development.

Chairman Saltzer also commented that all of those concerns would be assessed when the applicant submits applications for permits and the focus should be the shed in the property.

Board member Pancrazi stated he agreed with the applicant putting a shed up so the applicant can clean up and work there at the site.

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 1:28 p.m.

Approved and accepted on this 19th day of May 2026.

Eric Saltzer, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

Yuma County Board of Adjustment

Item No. 4

AIR-14432

4.

BOA Agenda

Meeting Date: 05/19/2026

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 26-07: Gerald Lee and Phyllis Ann S. Rose request a variance from the Yuma County Zoning Ordinance, Section 609.05, to allow an east 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 the following deviations from the Zoning Ordinance:

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

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 26-07 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

Site Plan

Vicinity Map

Comments from MCAS

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
May 19, 2026
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 26-07
OWNER: Gerald Lee & Phyllis Ann Rose
CASE PLANNER: Amber Kelly, Associate Planner
DATE PREPARED: May 05, 2026

DESCRIPTION OF REQUEST: Gerald Lee and Phyllis Ann S. Rose request a variance from the Yuma County Zoning Ordinance, Section 609.05, to allow an east 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 east 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 2001 with permit number B01-1362. The RV support structure was built in the center of the parcel leaving an east side setback of 18 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 east side of the RV support structure. This would leave a setback of 5 feet on the east side of the property. Variance Case No. 25-28 was approved on January 20, 2026 which allowed a west side yard setback of five feet where seven feet is required to allow construction of an RV garage. The applicant is now proposing to place the RV garage on the east side yard instead of the west side yard. Therefore, a new

variance request is required.

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 proposed RV garage will encroach two feet into the east side setback. A variance is needed in order to build an RV garage on the subject property because the existing RV support structure was built in the center of the 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 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. However, due to the location of the existing RV support structure the location of the proposed RV garage will encroach into the east side yard setback. The 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. However, a smaller structure would not allow storage of the RV.

- 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 east side has a structure approximately 10 feet from the property line. Therefore, the separation between structures will be 15 feet which allows enough room for access for firefighting/ emergency personnel.

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. However, this would not be a suitable option for the purpose of storing an RV. The applicant could also build the proposed RV garage in the northern two-thirds of the subject property.

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 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 inches for a change of occupancy of existing structure to a dwelling – APN 728-31-084
- Variance Case No. 24-01- allowed an east side yard 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.
- Variance Case No. 25-28 – allowed a west side yard setback of 5 feet where 7 feet is required.

ADDITIONAL COMMENTS:

- Belinda Bodnar, Yuma County Assessor’s office provided the following comment: Our records show the ownership as: ROSE FAMILY REVOCABLE LIVING TRUST 1-20-2026.
- Antonio Martinez, MCAS provided the following comment: Subject parcel is 0.15 miles from the Barry M. Goldwater Range (BMGR) northern boundary. No comment.

STAFF RECOMMENDATION

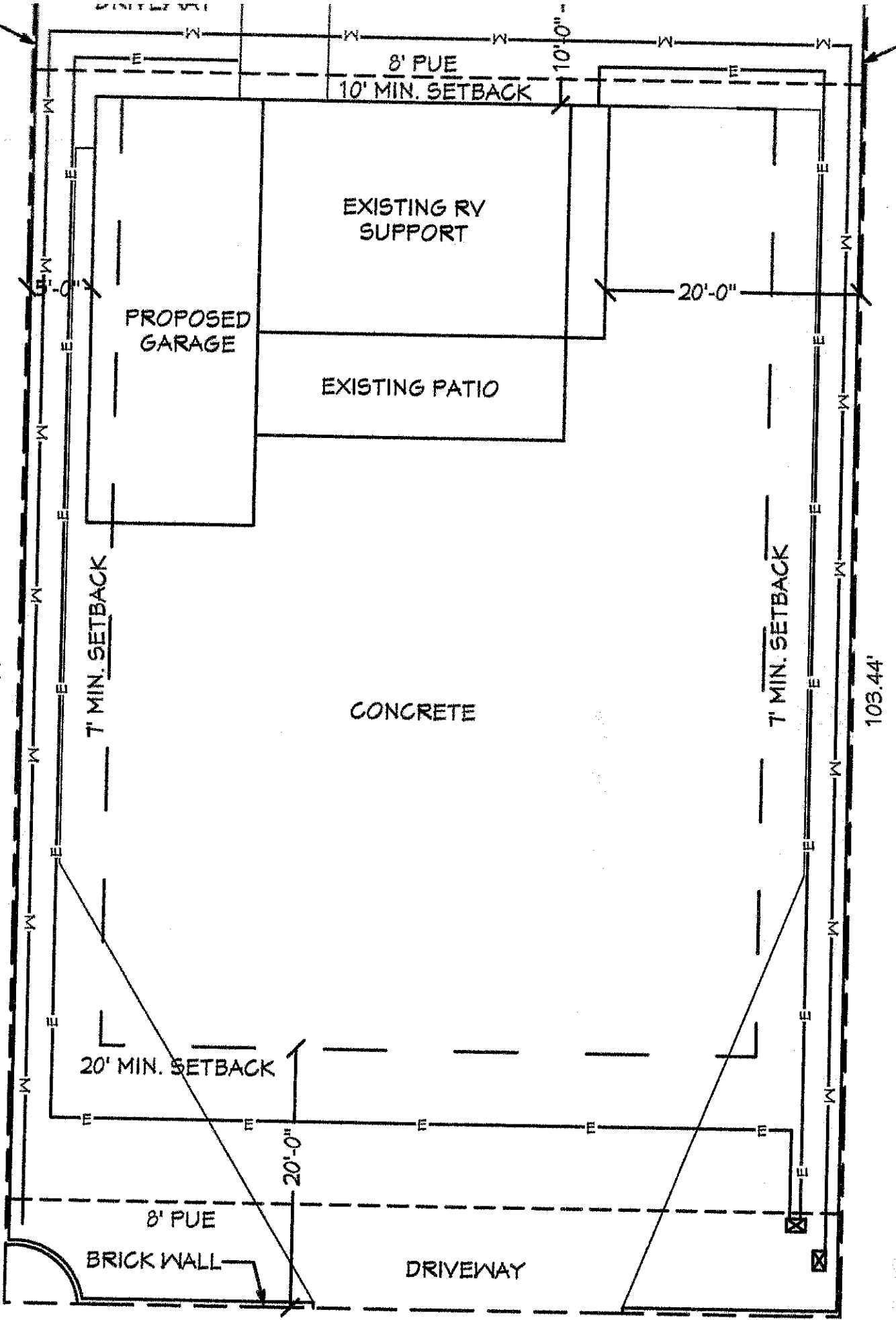
Staff recommends approval of Variance Case No. 26-07 based on:

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.

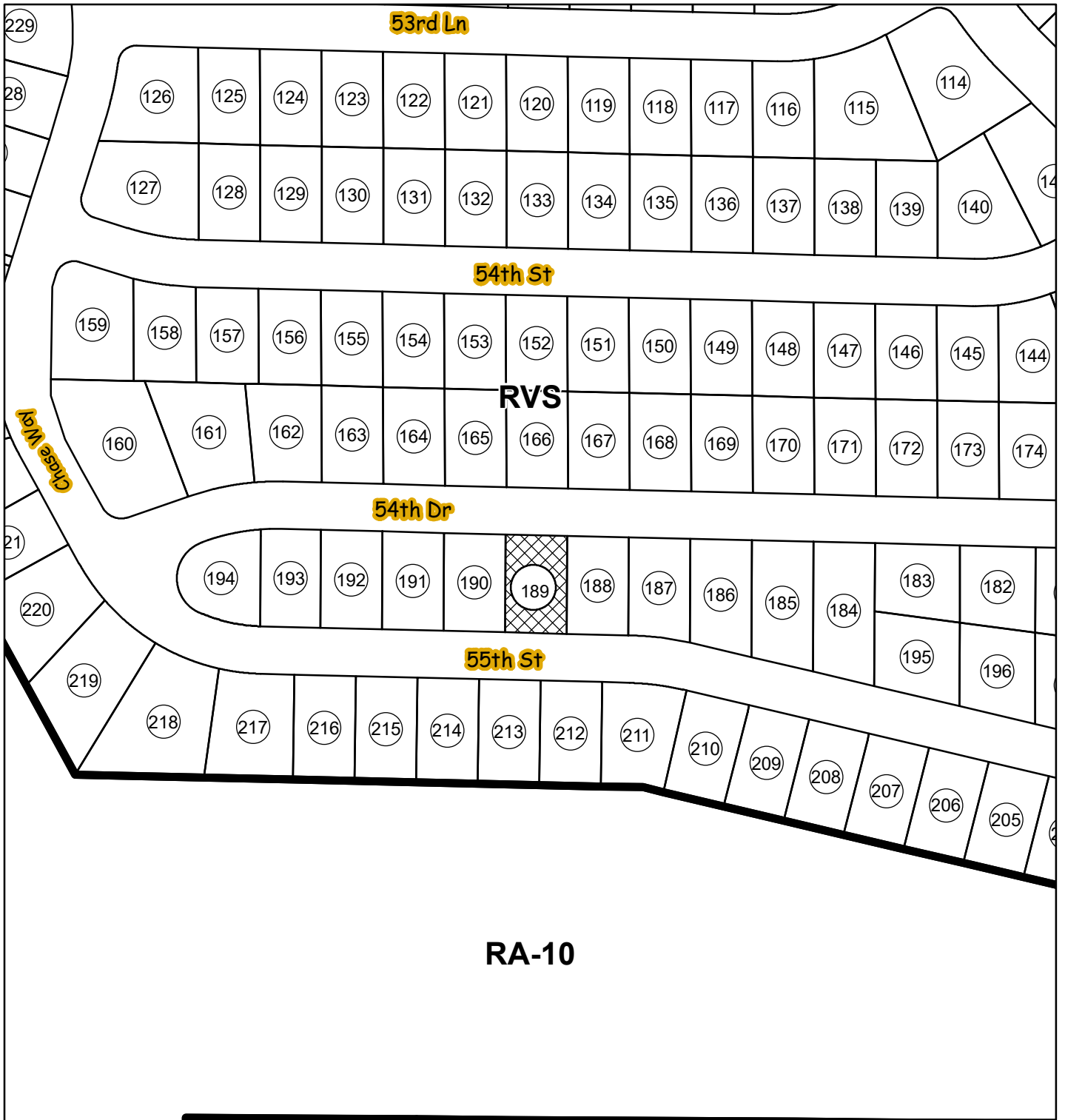
If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

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.

103.44'



65.00'





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




FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO: VAR26-07
LOCATION: 14415 E 54th Dr
PARCEL: 729-58-189

Case Planner: Amber Kelly
 Drawn on: 04/29/26 by AK
 Reviewed by:

SCALE: 1" = 150' 

LEGEND

- SUBJECT PROPERTY 
- ZONING 
- MUNICIPALITY 



YUMA COUNTY
Planning & Zoning Division
REQUEST FOR COMMENTS

April 29, 2026

CASE NUMBER: Variance Case No. 26-07

CASE SUMMARY: Gerald Lee and Phyllis Ann S. Rose request a variance from the Yuma County Zoning Ordinance, Section 609.05, to allow an east 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.

Intent: To allow the following deviation from the Zoning Ordinance:

- East side yard setback of 5 feet where 7 feet are required.

PUBLIC HEARING: May 19, 2026

COMMENTS DUE: May 5, 2026

_____ COMMENT X NO COMMENT

Subject parcel 0.15 miles from the Barry M. Goldwater Range (BMGR) northern boundary. No comment.

A. Martinez

DATE: 5 May 2026 NAME: Antonio Martinez, Community Liaison Officer, 928-269-2047

Please return your response to Amber Kelly, Associate Planner, Department of Development Services, 2351 W. 26th Street, Yuma, AZ 85364 or by E-mail at Amber.kelly@yumacountyaz.gov