



City of Prescott

Board of Adjustment

July 16, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Board of Adjustment** at their meeting to be held **July 16, 2026**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION & ACTION ITEMS

A. Approval of June 18, 2026 Board of Adjustment Meeting Minutes.

Recommended Action: MOVE to approve minutes as presented

B.

V26-006: Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for Reduced Side & Rear Setbacks for a New Single-Family Residence. Zoning: MF-M (PAD) (Multi-Family/Medium Density). Property Owner: Blake Payan. Applicant: Plus Properties LLC dba Hust Family Homes. Location: APN 109-12-041A, 881 Alpha Lane.

Recommended Action: MOVE to approve or deny V26-009 per the site plan provided

4. ADJOURNMENT

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its

position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));

(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 7/9/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: July 16 Board of Adjustment
DATE: July 16, 2026
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of June 18, 2026 Board of Adjustment Meeting Minutes.

ITEM SUMMARY

This item is for approval of the June 18, 2026 Board of Adjustments meeting minutes. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve minutes as presented

ATTACHMENTS

1. June 18, 2026 BOA Minutes



City of Prescott Board of Adjustment

June 18, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Teeters called the meeting to order at 9:00 a.m.

2. ROLL CALL

Tony Teeters, Chair
Miriam Haubrich, Member
Tom Davis, Vice Chair
Mark Hokeness, Member
Tom Hutchison, Member (Excused)
Larry Meads, Member
Rick Kimery, Member (Excused)

3. DISCUSSION & ACTION ITEMS

- A. Approval of the May 21, 2026, Board of Adjustment Meeting Minutes.

MOTION BY MEMBER MEADS TO APPROVE THE MAY 21, 2026, MEETING MINUTES WITH MODIFICATIONS; SECONDED BY VICE CHAIR DAVIS: PASSED (5-0).

- B. **V26-007:** Variance to Article 6, Section 6.4.4.B (Fence and Wall Location and Height) of the City's Land Development Code (LDC) Allowing for an Increase of the Maximum Allowed Fence Height from 6ft to 7ft within the Required Side & Rear Yard Setback for Trinity Christian School within a SPC (Specially Planned Community) Zoning District. Property Owner: 1212 Warrior Way LLC. Location: APNs 102-20-001H, 102-19-001A, & 102-20-001E, 1212 Warrior Way.

Community Planner Jacob Lund provided a presentation regarding the Trinity Christian School property located at 1212 Warrior Way. This site is designated as a Specially Planned Community (SPC) within the Deep Well Ranch master where applicant is requesting a seven-foot iron fence continuous around the property to match the existing fence.

Mr. Lund explained that the Land Development Code (LDC) permits fences up to six feet in height within the required setbacks. Outside the setbacks, the City of Prescott allows fences to reach a maximum height limit for this specific zone. Given that the

applicant's existing setbacks meet these requirements (two feet in the front, seven feet in the rear, and ten feet on the sides), along with the Deep Well Ranch Master Plan, the site plan is substantially in compliance. The sole exceptions are the delineated areas highlighted on the presented aerial map. He discussed staff's review of the proposed school fence height increase against all six Land Development Code (LDC) criteria in section 9.13 finding that school fences average six to eight feet to enhance student safety and provide a needed buffer from nearby roadways and homes.

Per State Statute Requirements, staff notified the public by sending out mailings to property owners extending 300 feet. Additionally, they posted signs and published notices in the local paper. Following this process, staff found no other areas with similar height variances or privileges were noted.

Member Hokeness inquired about the areas where the fence does not currently exist and the specific necessity for a seven-foot height.

Mr. Lund deferred the question to the applicant, accenting the request highlighting student safety per their questionnaire.

Applicant Michael Taylor supported Mr. Lund's focus on student safety and noted uniform fence height. Additionally, Mr. Taylor stated that a seven-foot fence is necessary to prevent climbing and contain recreational equipment within site. Furthermore, he clarified that an emergency fire easement was granted to a neighboring subdivision at the City's request. This easement pushed the site's boundary line out, which enforced the school's fence to the edge of the State Trust Land.

Mr. Hokeness asked if a seven-foot fence was standard for municipal schools.

Mr. Lund clarified that public schools are exempt from local zoning codes.

**MEMBER HOKENESS MOVED TO APPROVE V26-007 AS PRESENTED;
SECONDED BY MEMBER MEADS: PASSED (5-0).**

- C. CUP26-002:** Conditional Use Permit to Allow an Ambulance Service (Ground and Air with Helicopter Landing Pad) to Service Exceptional Healthcare Adjacent to State Route 69 in a BR (Business Regional) Zoning District. Location: APN 103-15-160A Encompassing Approximately 9.2 Acres, 4822 E State Route 69. Property Owner: Exceptional Healthcare. Applicant: BMH As-Built USA.

Tammy DeWitt, Community Planner provided a brief history of previous approval held on November 21, 2024, for a CUP to permit a helicopter landing pad designated as a helistop, to which it was subsequently revoked on June 19, 2025, due to non-compliance with the three noted conditions: (1) A screening six-foot masonry wall to be placed on the North and West property line under Building Permit B2503-018. (2)

Approved landscaping designated along the frontage State Route 69 adjacent to the helistop per the rendering provided by applicant under Building Permit B2503-018. (3) The applicant shall submit building permits and receive approval for the helistop. In order to remedy the current violations, the applicant proposed a solid concrete panel fence. This will act as a continuous property screen intended to reduce noise from helicopter transport to neighboring communities.

Ms. DeWitt confirmed construction for the fence has initiated with an anticipated completed date of approximately six weeks. Furthermore, the planting phase has also taken place. Staff have provided directions to the applicant for the best approach regarding landscaping according to parcel size and site plan. The guidance of a shorter oak tree species will minimize external impacts to infrastructure and will be consistent with the general plan and code. Additionally, Ms. DeWitt confirmed that the Arizona Department of Transportation (ADOT) raised no objections.

Per State Statute Requirements, staff is required to extend publish notification up to 300 feet, but given its potential impact, the extension was recorded within 1000 feet of the subject's property with published notices in the local paper.

Ms. DeWitt affirmed that though the property is currently in violation, the goal is to get the subject's property in compliance. Staff recommended approval with a strict completion deadline of July 31, 2026, to allow for 20 days' statutory notice prior to the potential revocation procedures at the August 20, 2026, meeting if compliance is unmet.

Member Meads asked if the applicant was operating in good faith.

Ms. DeWitt confirmed they have been cooperative, applied for the necessary building permits and actively commenced grading and have installed posts for wall.

Member of the public Pamela Boyer voiced her opposition towards citing unpermitted flight operations since January with a 24-hour lighting on the helipad, severe noise disruption during early morning hours, and safety hazards from tumbleweed blowing onto State Route 69 due to unmaintained upper area.

Member of the public Vern McKinney spoke on behalf of the almost 100 employees where decisions not only affect patients but also staff. Mr. McKinney in favor of the request, emphasized the needs to emergency necessity, critical shortages of ground transportation units to which he cited multiple instances where wait time has been for at least six hours and up to 24 hours during the Wickenburg fire.

Blake Moscatello Exceptional Healthcare Legal Counsel detailed the regional healthcare gap and reaffirmed that all construction materials are on-site to ensure a rapid fulfillment of the conditions. He has represented the subject over the years and assisted with setting up ambulatory surgical centers like the one in the City of Prescott.

He reinstated the subject's goal is to provide a helipad service within a 50-mile radius per emergency necessity.

Member Hokeness sought confirmation regarding operational liability and transportation alternatives.

Mr. Moscatello noted that failure to transport critical patients poses liability, and without a helipad, emergency services would potentially lead to coordinating with local fire departments to shut down State Route 69 for emergency landings.

Member Meads requested clarification on unpermitted operations.

Ms. DeWitt confirmed conditional use permit is currently revoked, active violation notices have been noted and recorded due to continued operations.

Vice Chair Davis highlighted the Land Development Code (LDC) lacks a formal definition for a "heliport" to which is prohibited in the zone. To prevent the site from morphing into a fully operation "heliport" explicit operations constraints must be added. He proposed an amendment to Condition 3 to state that fueling, fuel storage, storage repairing or maintenance of helicopters is prohibited on site.

Ms. DeWitt and Deputy City Attorney Alane Moore agreed to the inclusion of the proposed definition within the CUP framework, noting that a broader amendment to the city-wide LDC would be addressed during the upcoming code update cycle so that the definition is not exclusive to the subject's address but to ongoing proposals withing the City of Prescott.

Ms. Bramlette confirmed the Land Development Code (LDC) currently lacks distinction, making the CUP condition necessary.

MEMBER MEADS MOVED TO AMEND THE LANGUAGE OF CONDITION 3 REGARDING ACTION TOWARDS A HELISTOP; SECONDED BY MEMBER HAUBRICH: PASSED (5-0).

Member Teeters raised his concern if the non-compliance continues and the motion is brought up again 6 months from now.

Ms. DeWitt reiterated that the applicant has been given a date of July 31st where, if the subject remains noncompliant, a notice of violation for revocation will be issued following a Board of Adjustment Meeting to be held on August 20, 2026, to consider a revocation of the conditional use permit as noted under Action 4: *The applicant shall complete the installation of the above three conditions and complete their final inspection on or before July 31, 2026. If the conditions are not met, the Community Development Director will issue notice per LDC 9.3.7.C that the CUP will be considered for revocation during the august 20, 2026 Board of Adjustment meeting.*

Member Hokeness requested assurance from subject's representative that requirements will be set forward by given date of July 31, 2026.

Mr. Moscatello confirmed the given date is feasible given constant communication with applicant and action has taken place to ensure compliance with the city.

Ms. Moore clarified that the city has active civil citations pending against the property. Fines up to \$2,500 per day can potentially be assessed for continuous non-compliance, and a third civil conviction permits escalation to a Class 1 criminal misdemeanor carrying potential jail time.

MOTION BY MEMBER HOKENESS TO APPROVE CUP26-002 WITH THE AFOREMENTIONED CHANGE TO TERM NUMBER THREE THAT THE BOARD APPROVED; SECONDED BY MEMBER HAUBRICH: PASSED (5-0).

4. STAFF UPDATES

No further staff updates were provided.

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:50 a.m.

Anthony Teeters, Chair

Karen Compean, Board Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: July 16 Board of Adjustment
DATE: July 16, 2026
DEPT: Community Development
ITEM #: 3.B
SUBJECT:

V26-006: Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for Reduced Side & Rear Setbacks for a New Single-Family Residence. Zoning: MF-M (PAD) (Multi-Family/Medium Density). Property Owner: Blake Payan. Applicant: Plus Properties LLC dba Hust Family Homes. Location: APN 109-12-041A, 881 Alpha Lane.

ITEM SUMMARY

This item is for review of V26-006, the applicant is requesting a Variance to allow for a reduction of the side and rear required setbacks. In researching the adjacent properties, the proposed footprint will be similar to the other three houses to the north of the subject parcel. They were permitted under the old zoning code with no Variances required.

BACKGROUND

STAFF ANALYSIS:

This property is located within the Multi-Family Medium (MF-M) zoning district and the Forest Highlands Townhomes Planned Area Development (PAD). The information available to staff does not show reduced setbacks for these lots that allowed the other residences to be permitted. Therefore, the setback requirements are front: 0 feet, side: 10 feet, and rear: 15 feet. The request before the Board of Adjustment is a reduction in the side setback by 10' resulting in a 0' side setback on the southern property line, a reduction of the side setback by 5' resulting in a 5' side setback on the northern property line, and a reduction of the rear setback by 4'7" resulting in a 10'5" rear setback from the eastern property line for the development of a new single-family residence.

The staff analysis is based on a review of the request's consistency with the 2015 General Plan, and consistency with neighborhood characteristics, as well as the Variance requirements of LDC Section 9.13.4.

COMPATIBILITY WITH THE NEIGHBORHOOD:

In review, Staff does note that no similar variances have been applied for or approved in the surrounding neighborhood. The other residences with the similar footprint were permitted under the old zoning code.

VARIANCE REQUIREMENTS:

Variances may be granted only if, because of special and unusual circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the

zoning code will deprive such property of privileges enjoyed by other properties in the district. Such Variance shall not constitute a grant of special privileges inconsistent with other properties in the vicinity or be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

COMPLIANCE WITH REQUIRED VARIANCE CRITERIA:

1. **Extraordinary Conditions (LDC Section 9.13.4.A.1).** There are extraordinary conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of the reasonable use of his land. For example, a Variance may be justified because of topography, or size, shape, intrusive off-site impacts, or other special conditions unique to the property and development involved.

Staff Comments: The parcels were combined to allow for larger homes. The current lot is approximately 50' and 53' deep and would have a very small building footprint if the setbacks are not reduced. In reviewing similar structures on the adjacent lots, the proposed setbacks are similar to what has been permitted.

2. **Substantial Detriment (LDC Section 9.13.4.A.2).** Granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.

Staff Comments: The proposed residence will not impact the adjacent properties.

3. **Special Privileges (LDC Section 9.13.4.A.3).** Granting of a Variance shall be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Staff Comments: The requested setbacks do not grant the applicant special consideration as compared to other existing residences nearby. As such, no special privilege would be conferred on the applicant by the granting of this request. Staff has reviewed the adjacent lots and the request is similar to what was permitted.

4. **Self-induced Hardship (LDC Section 9.13.4.A.4).** The hardship is not the result of the applicant's own actions.

Staff Comments: The property was platted as a Planned Area Development (PAD) that could have reduced setbacks. The information available to staff does not show reduced setbacks for these lots that allowed the other residences to be permitted.

5. **General Plan (LDC Section 9.13.4.A.5).** It will be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.

Staff Comments: The proposed Variance is on an existing residential lot and is, therefore, in compliance with the General Plan.

6. **Utilization.** Because of special circumstances applicable to the property, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.

Staff Comments: The parcels were combined to allow for larger homes. The current lot is approximately 50' and 53' deep and would have a very small building footprint if the setbacks are not reduced.

NEIGHBORHOOD COMMENTS:

Staff has received one letter of opposition from an adjacent property owner and is attached.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny V26-009 per the site plan provided

ATTACHMENTS

1. Questionnaire
2. Plans
3. Opposition Letter
4. V26-009_Presentation

VARIANCE QUESTIONNAIRE

All questions must be answered prior to acceptance of the application.

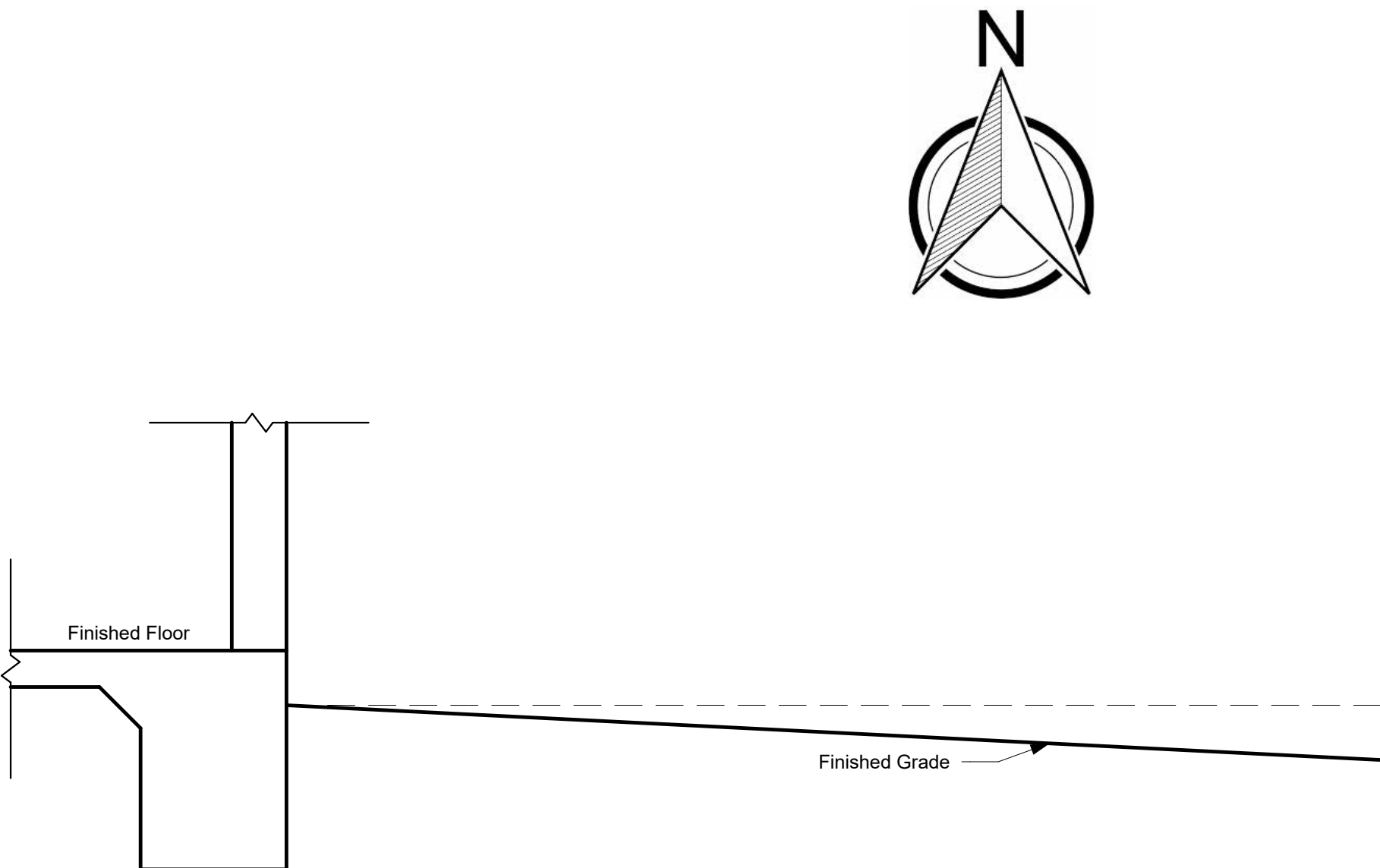
1. Describe the special or unique conditions and circumstances which are peculiar to the land (e.g. large trees, rocks, outcrops, washes, steep topography, etc), structure or building, which are not applicable to other lands, structures or buildings in the same zoning district in other locations.

2. Indicate how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance. If citing other properties, their addresses must be given.

3. Describe how the alleged hardships caused by the literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship, which do not result from the actions of the applicant(s).

4. Indicate why granting the requested variance will not confer upon the applicant any special privilege that is denied by the Land Development Code to other owning lands, structures or buildings in the same district.
5. Indicate why granting the variance will not interfere with or injure the rights of other properties in the same district.

X:\01_BUILDERS\06_HUST FAMILY HOMES\01_26-014_PAYANI01_DRAKE CANYON FOLDER\02_SITE\26-014_PAYAN SITE.mxd



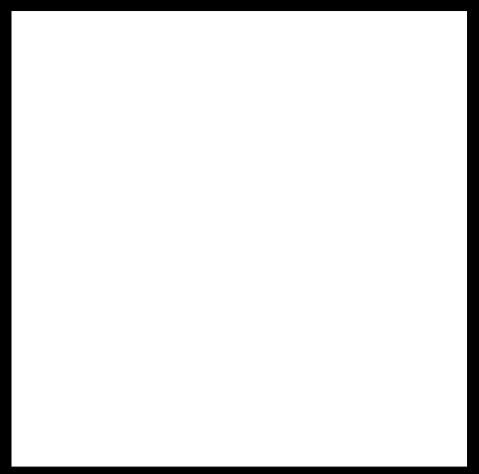
No.	Description	Date

STEWART / ARCHITECTURE



THE PAYAN RESIDENCE
881 ALPHA LANE
FOREST HYLANDS

DRAINAGE &
GRADING



PROJECT	26-014
APN	109-12-041A
DATE	6/19/2026 4:34:04 PM
DRAWN	KM
CHECKED	KM
C1.1	
SCALE	3/4" = 1'-0"

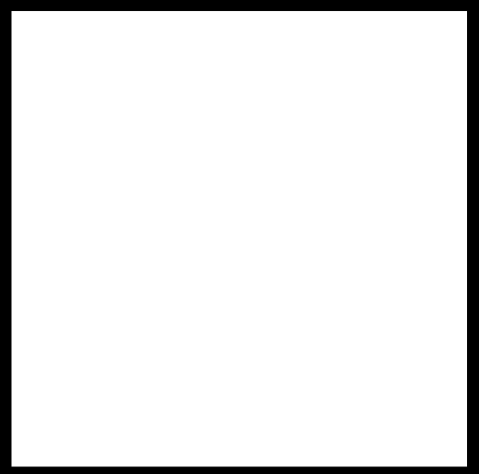
No.	Description	Date

STEWART / ARCHITECTURE



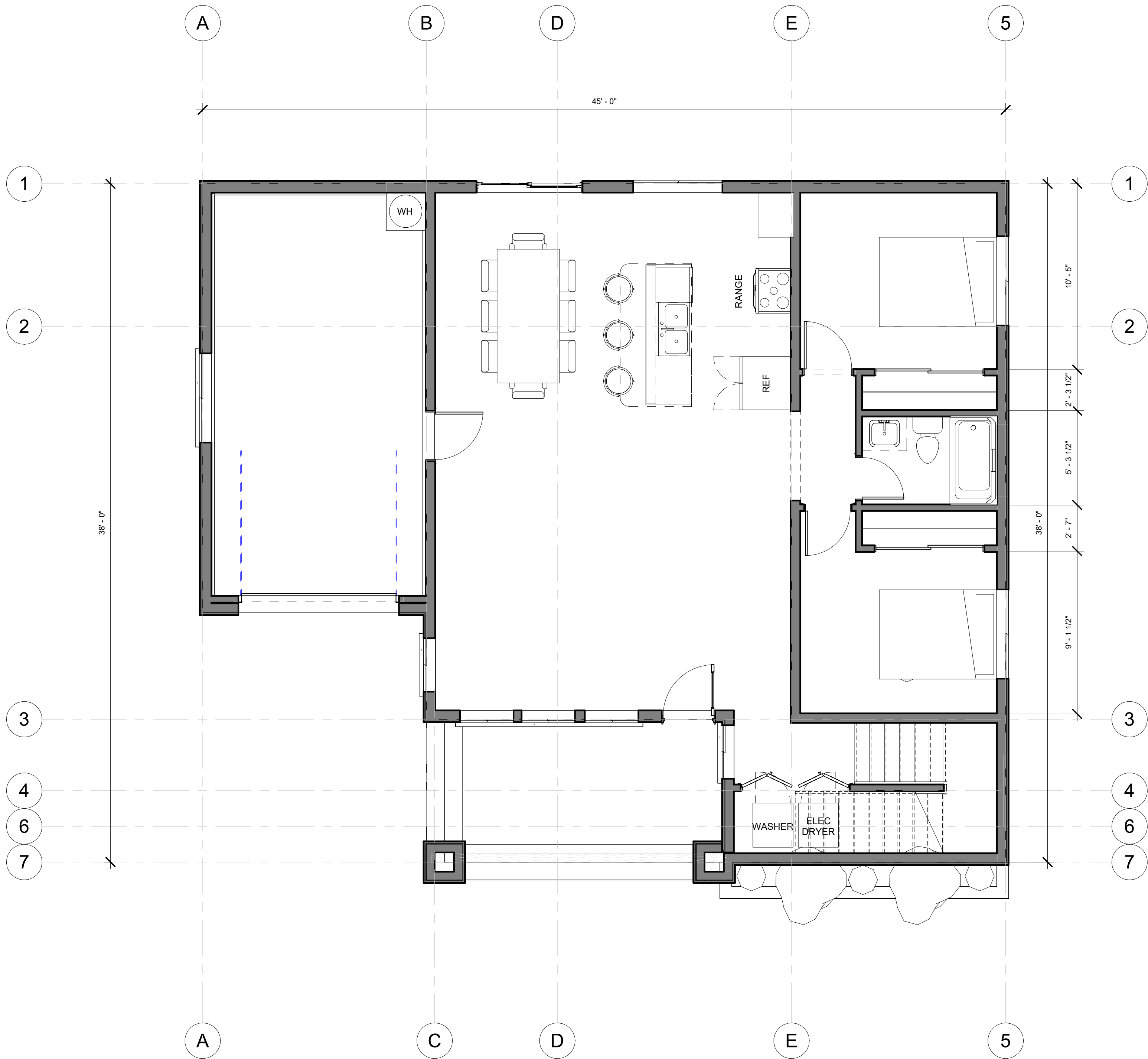
THE PAYAN RESIDENCE
881 ALPHA LANE
FOREST HYLANDS

D&G SECTIONS

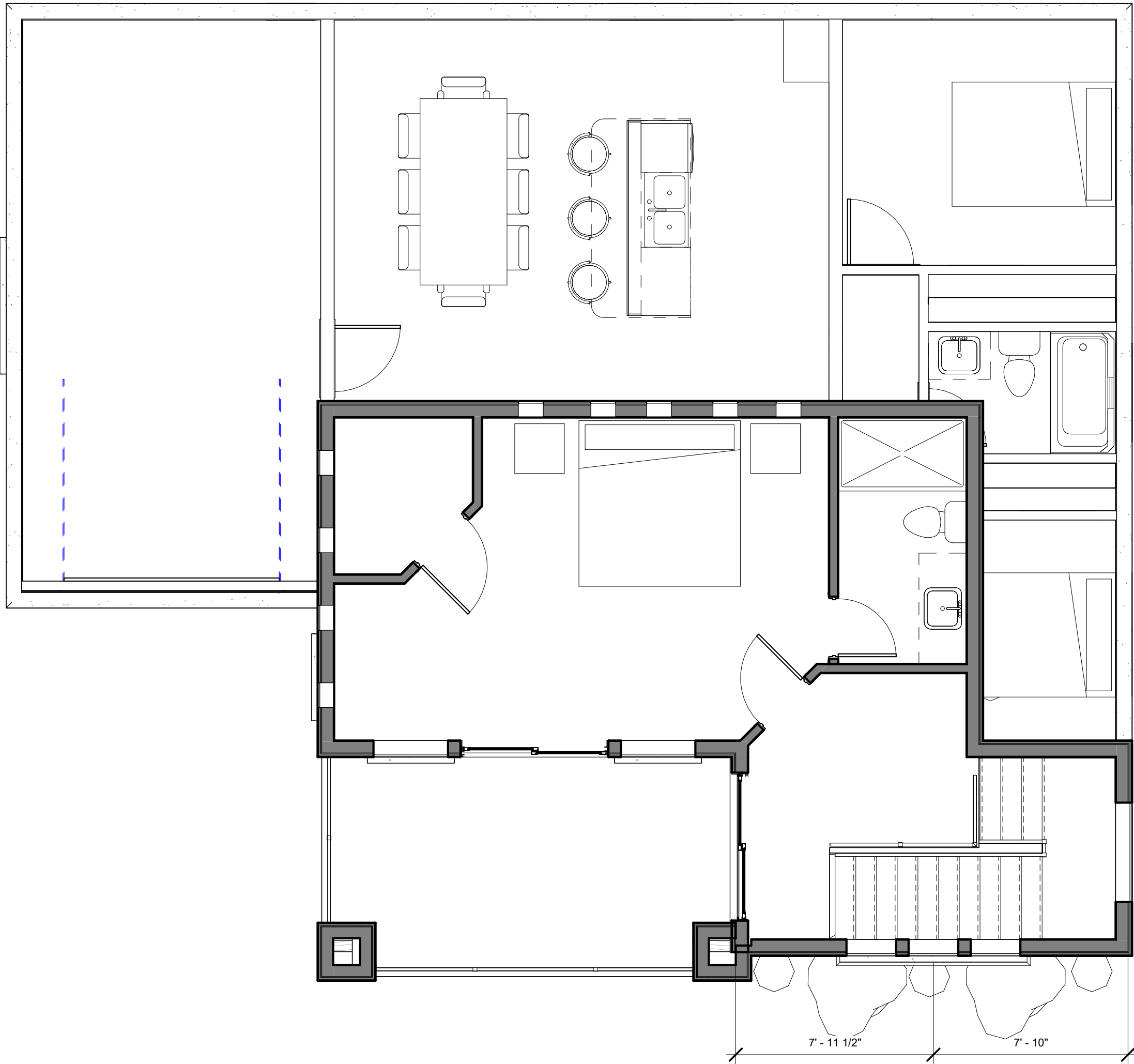


PROJECT	26-014
APN	109-12-041A
DATE	6/19/2026 4:34:04 PM
DRAWN	KM
CHECKED	KM
C1.2	
SCALE	

X:\01_BUILDERS\06_HUST FAMILY HOMES\01_26-014_PAYANI01_DRAKE CANYON FOLDER\01_MAIN PROJECT\26-014_PAYAN 2.rvt



1 MAIN LEVEL
1/4" = 1'-0"



2 UPPER LEVEL
1/4" = 1'-0"

AREA SCHEDULE		
Name		Area
LIVABLE	1097 SF	
LOWER LIVABLE	Not Enclosed	
UPPER LIVABLE	1097 SF	
LIVABLE	1097 SF	
NON-LIVABLE		
BALCONY	Not Enclosed	
FRONT PORCH	132 SF	
GARAGE	301 SF	
NON-LIVABLE	433 SF	
UNDER ROOF	1530 SF	

WINDOW SCHEDULE				
TYPE	SIZE	OPERATION	COUNT	GLAZING
	<varies> X	FIXED	16	
A	5'-0" X 5'-0"	XO	4	
B	4'-0" X 4'-0"	FIXED	2	
C	4'-0" X 2'-0"	FIXED	1	
E	2'-0" X 4'-0"	SH	1	
F	3'-0" X 2'-0"	XO	7	
W	2'-0" X 6'-0"	FIXED	3	

DOOR SCHEDULE			
MARK	TYPE	FIRE RATING	DOOR TYPE
1	9080 GARAGE DOOR		
2	2868		HINGED
5	7296		Vent Sliding Door 2 Panel XO
7	6080 BYPASS		BYPASS
8	5080 OPEN		
9	3080 1 LITE (TEMP)		1 LITE PATIO
11	2880 FIRE RATED	20 MIN SOLID CORE SELF CLOSER	
19	7296		Vent Sliding Door 2 Panel XO
21	2480		HINGED
23	2880		HINGED
25	2480		HINGED
26	2880		HINGED
27	6080 BYPASS		BYPASS
28	2680		HINGED
30	7296		Vent Sliding Door 2 Panel XO
31	72" x 84"		

No.	Description	Date

STEWART / ARCHITECTURE



THE PAYAN RESIDENCE
881 ALPHA LANE
FOREST HIGHLANDS

FLOOR PLAN

PROJECT	26-014
APN	109-12-041A
DATE	6/19/2026 4:27:07 PM
DRAWN	KM
CHECKED	KM
A1.0	
SCALE	1/4" = 1'-0"

[illegible]

THE PAYAN RESIDENCE
881 ALPHA LANE
FOREST HIGHLANDS

ELEVATIONS

PROJECT	26-014
APN	109-12-041A
DATE	6/19/2026 4:27:10 PM
DRAWN	KM
CHECKED	KM

A2.0

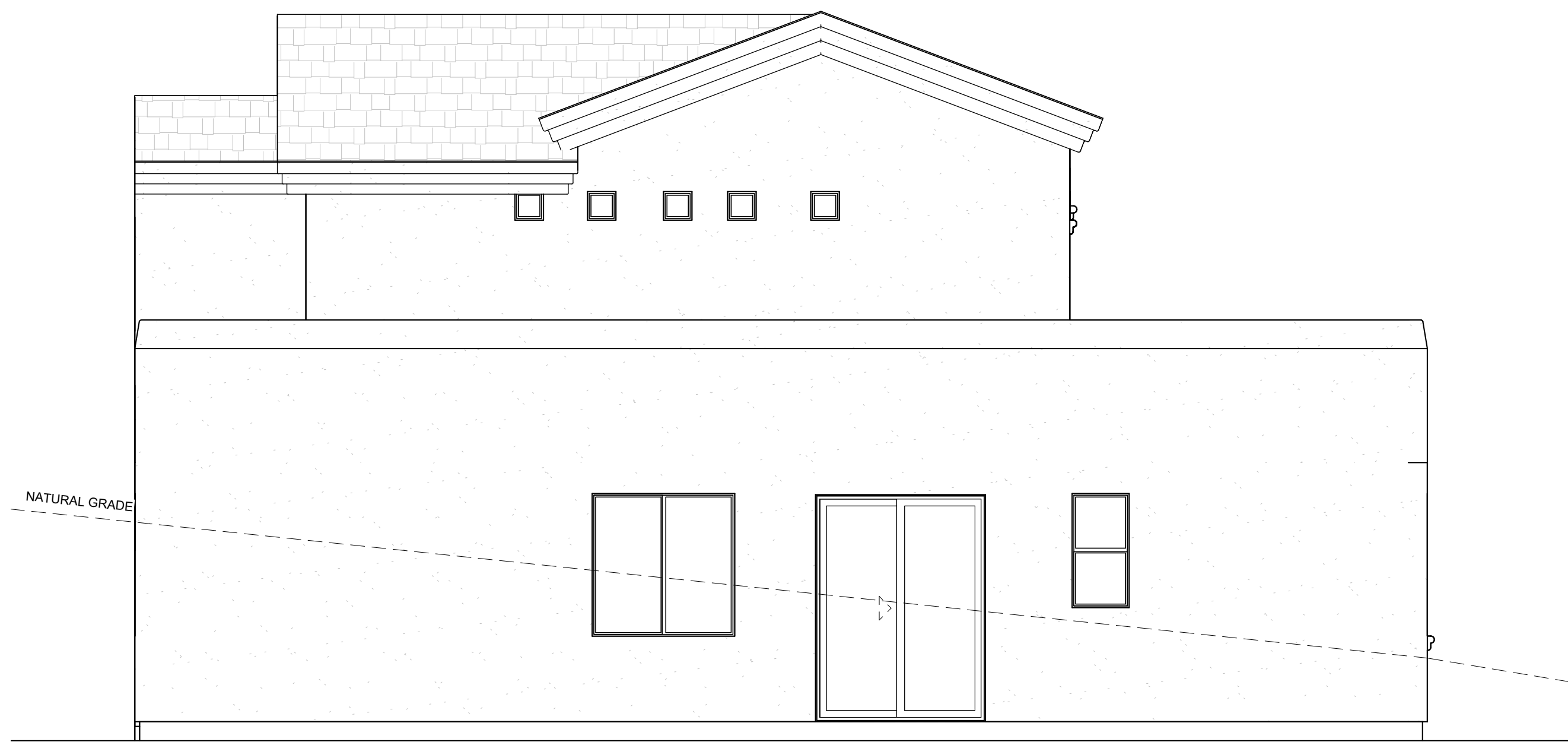
SCALE 1/4" = 1'-0"



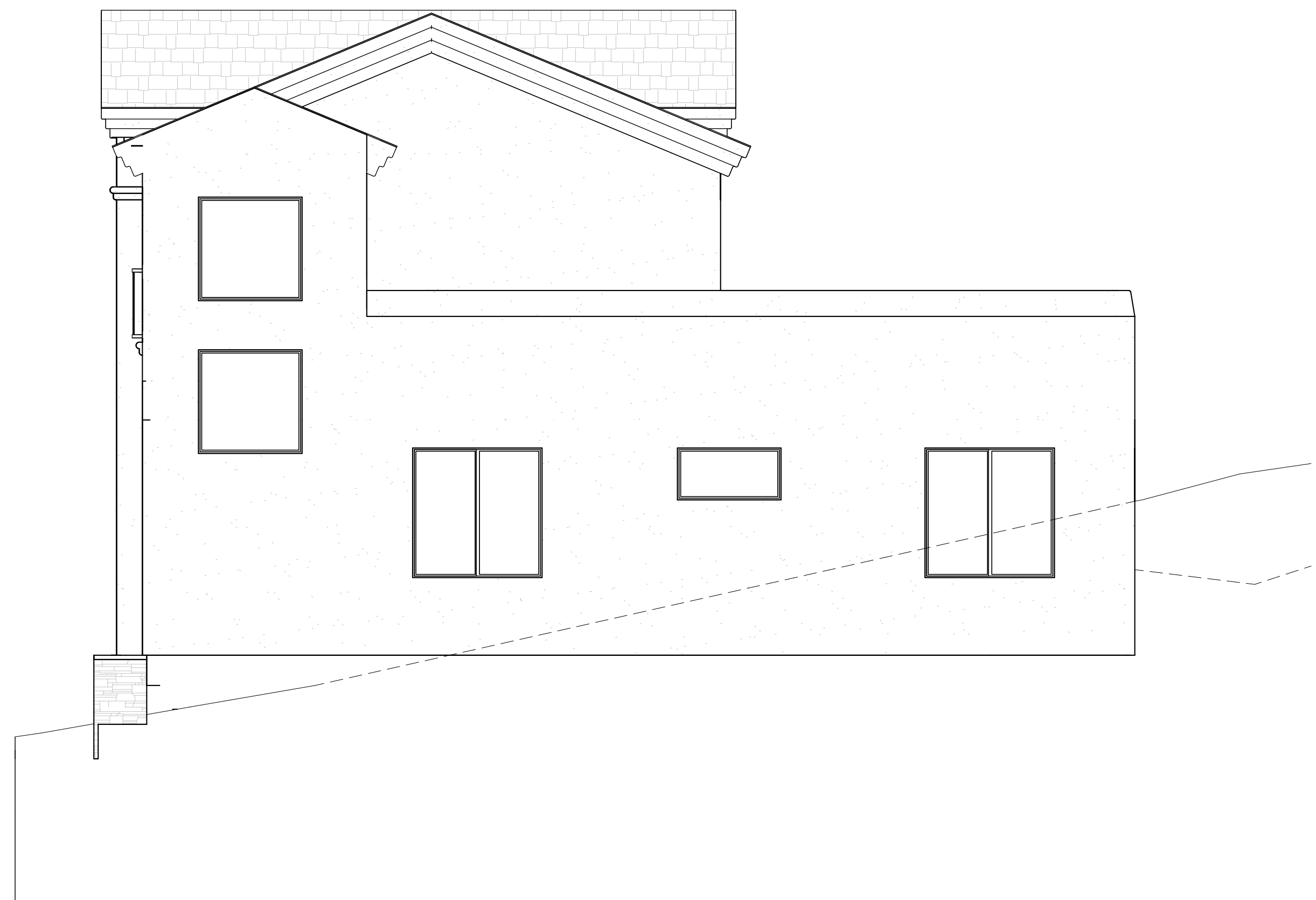
1 FRONT ELEVATION
1/4" = 1'-0"



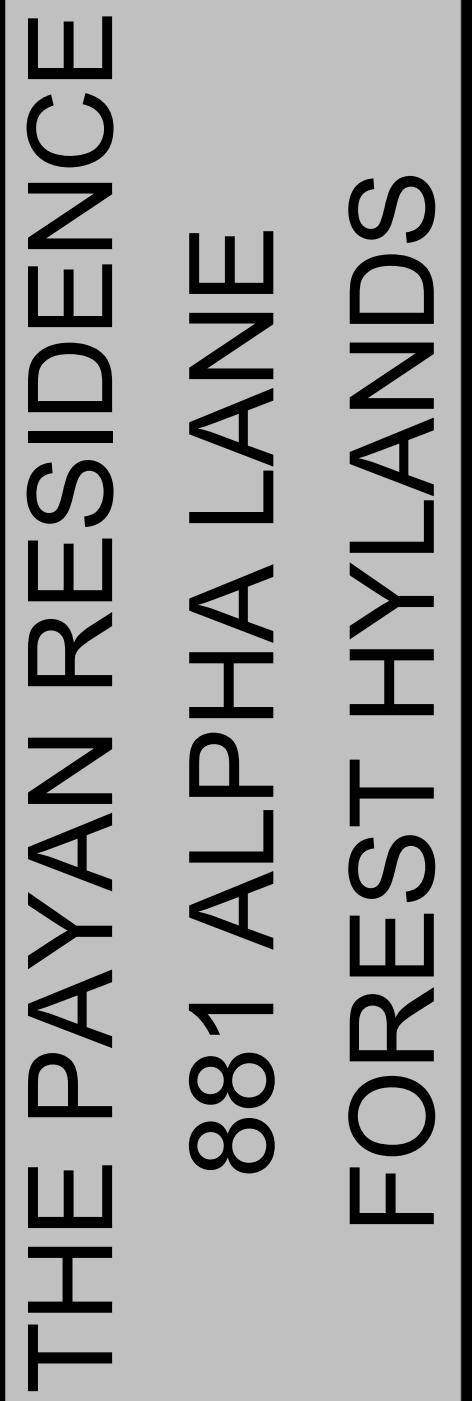
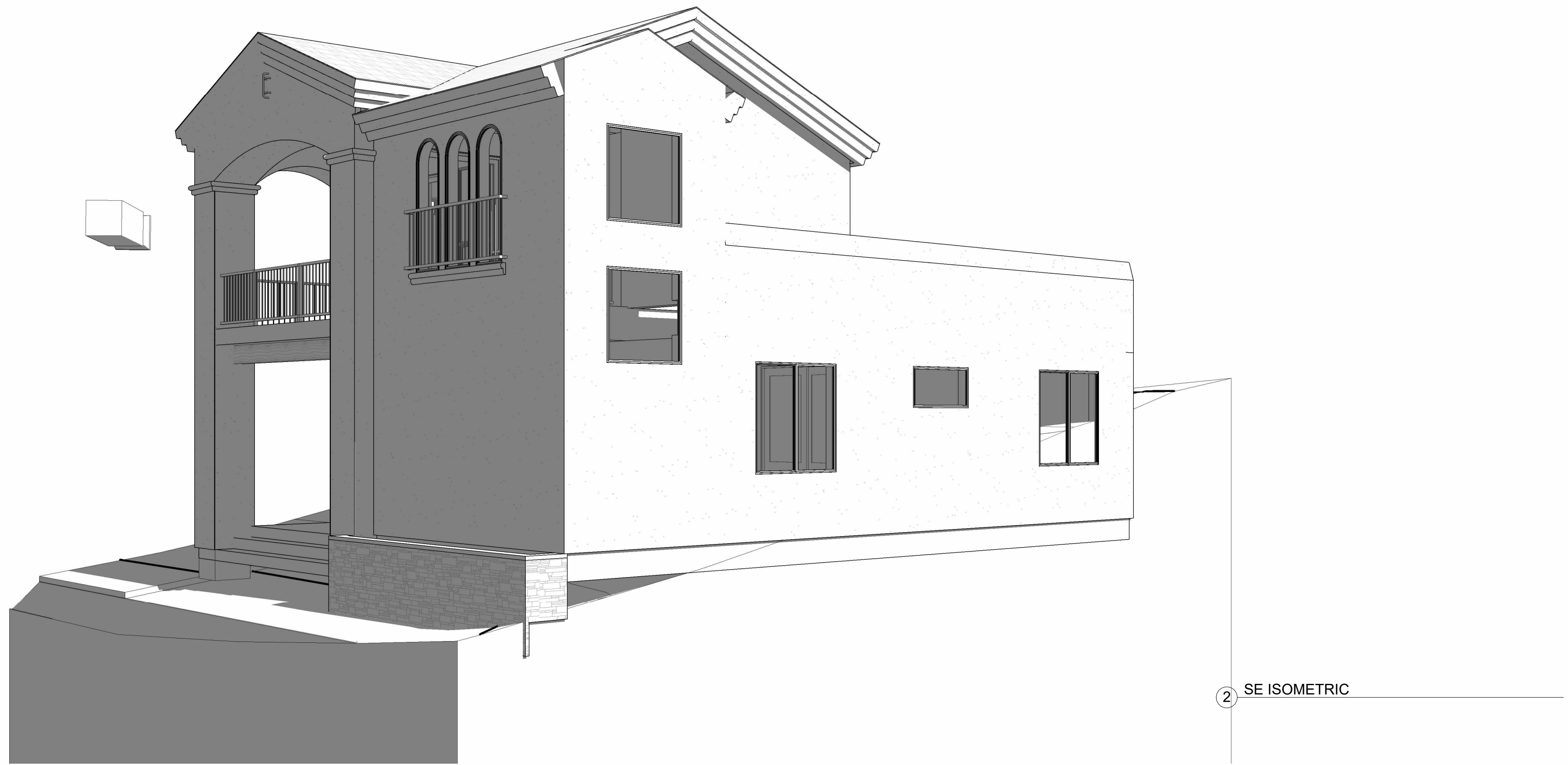
③ 2 - LEFT ELEVATION
1/4" = 1'-0"



② 3 - REAR ELEVATION
1/4" = 1'-0"



4 - RIGHT ELEVATION
1/4" = 1'-0"



PROJECT	26-014
APN	109-12-041A
DATE	6/19/2026 4:27:19 PM
DRAWN	KM
CHECKED	KM

SCALE



1 NE ISOMETRIC



**DRAKE CANYON
ARCHITECTURE**

11355 W CRESTBROOK DR
SURPRISE, AZ 85378

EMAIL: KEVIN@DRAKECANYON.COM
PHONE: 928-379-2363

THE PAYAN RESIDENCE
881 ALPHA LANE
FOREST HIGHLANDS

ISOMETRIC ELEVATIONS

A9.1

SCALE



Public Hearing RE: V26-009, APN 109-12-041A

From Patricio Murmann [REDACTED] >

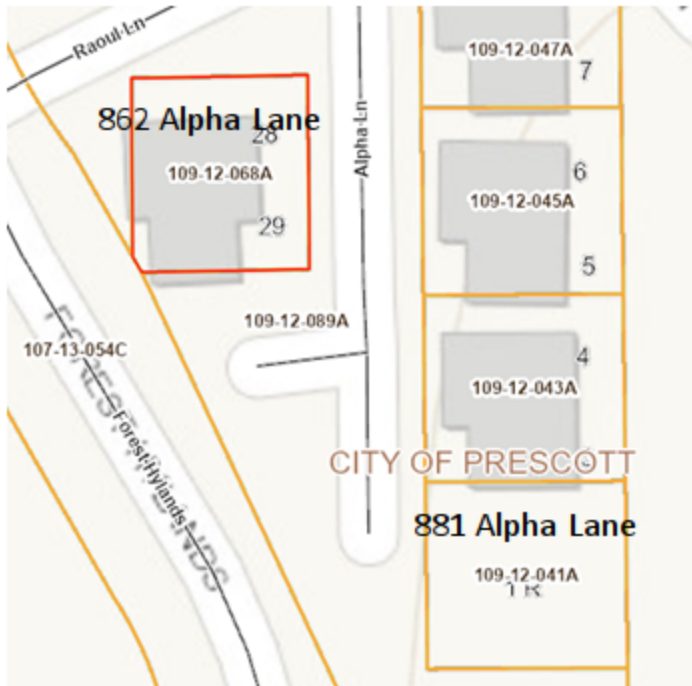
Date Tue 7/7/2026 5:02 PM

To Planning <planning@prescott-az.gov>

Cc [REDACTED] >

We live a [REDACTED] Alpha Lane, across and down one home from this proposed build. I disagree with permitting this variance.

It's a difficult lot to build out, but we sure don't need a boxy monstrosity at the top of our street taking up every square foot of the property.



- 1) The design is contrary to all architecture on our street and the surrounding homes.
- 2) The neighborhood should not be forced to accommodate the design.
- 3) Setbacks are necessary to prevent encroachments and allow for wildlife corridors.
- 4) The setback reduction to the north must not be allowed under any condition.

No setback variance. Sad to see so many trees sacrificed for one house.

Patricio Murman

[REDACTED]
Prescott AZ 86303



V26-009

881 Alpha Ln

TAMMY DEWITT-COMMUNITY PLANNER

July 16, 2026

Board of Adjustment

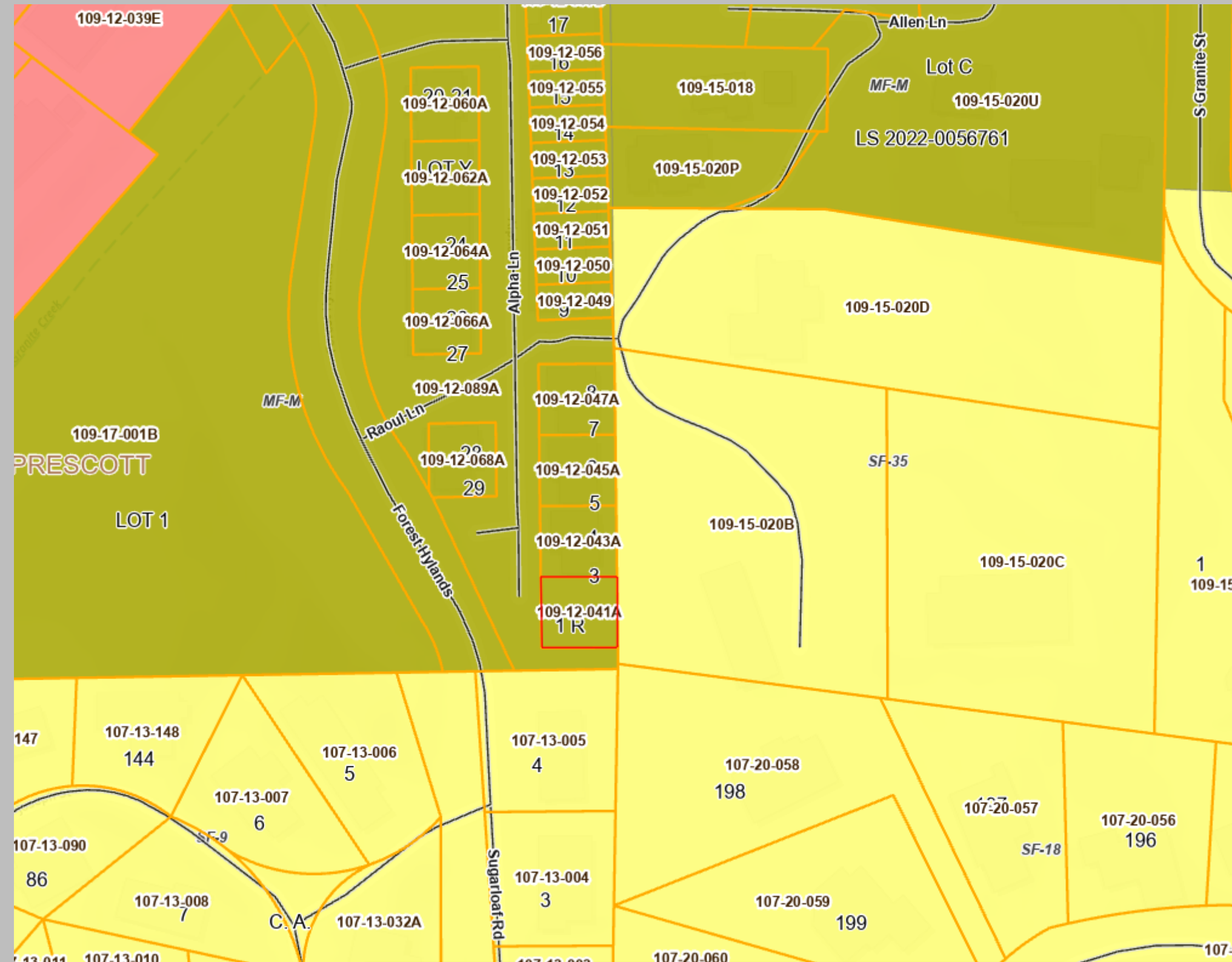


REQUEST

Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's land Development Code (LDC) to allow for a reduction of the required 10' side setback by 10' resulting in a zero side setback, a reduction of the required 10' side setback by 5' resulting in a 5' side setback; and a reduction on the required 15' rear setback by 4'7" resulting in a 10'5" rear setback for a new single-family residence



ZONING MAP



AERIAL IMAGERY MAP



SITE PLAN

ALPHA LANE



PICTURES OF SITE



PICTURES OF ADJACENT LOTS



PICTURES OF ADJACENT LOTS



Lot adjacent to subject parcel

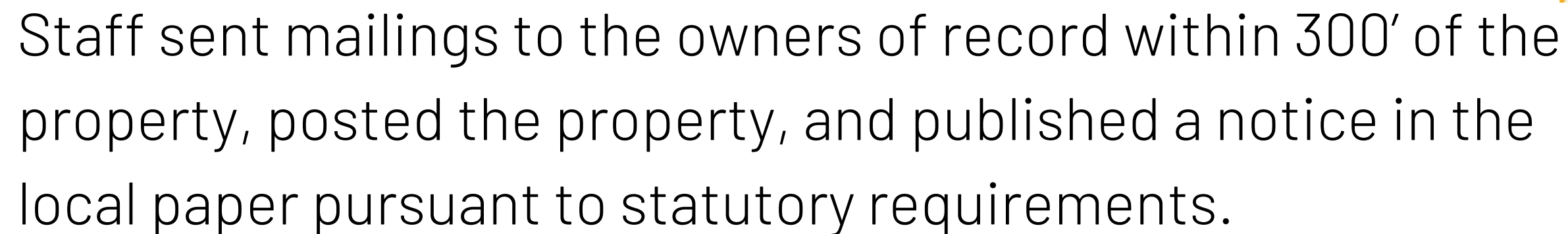


Variance Review Criteria LDC Section 9.13

- Extraordinary Conditions
- Substantial Detriment
- Special Privileges
- Self-Induced hardship
- General Plan
- Utilization

STAFF ANALYSIS

- Weighed against six review criteria per the LDC.
- Researched records and did not find other adjacent properties that had Variances approved for setback reductions. Adjacent properties were permitted under an old code.





Recommended Action

**MOVE to approve or deny V26-006
per site plan provided.**

Questions & Comments?

ALPHA LANE

