



## Report to the Board of Adjustment

Prepared by the Maricopa County Planning and Development Department

---

**Case:** BA2018085 – Bates Property

**Hearing Date:** January 24, 2019

**Supervisor District:** 4

---

**Applicant/Owner:** James Bates

**Request:** **Variance to the development standard of the Maricopa Zoning Ordinance to permit:**

- 1) Existing storage sheds 10 feet from western property boundary where 40 feet is required in the front yard per MCZO Article 503.4.1.b

**Site Location:** APN 401-06-025 @ 10704 S. 271<sup>st</sup> Ave. – U.S. Highway 85 & Hazen Rd., in the Buckeye area

**Site Size:** 47,958 sq. ft.

**Current Use / Zoning:** Single-family residence / Rural-43

**Open Violation:** **No Violation on property**

**Citizen Support/Opposition:** No known opposition

**Findings:** The applicant has indicated they wish to withdraw the request and instead create a Vehicular Non Access Easement along the western property boundary to eliminate the 'through lot' condition and obviate the variance.

**Attachments:** Case Map (1 page)  
E-mail to withdraw (1 page)