



Report to the Board of Adjustment

Prepared by the Maricopa County Planning and Development Department

Case: BA2020063 – Burns Property

Hearing Date: January 21, 2021

Supervisor District: 3

Applicant: Luis Gonzales, NextGen Builders

Property Owner: 588 Wildcat, LLC

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

- 1) Proposed street side setback of 4' where 20' is the minimum permitted per MCZO Article 503.4.c

Site Location: APN 210-11-021E @ 1710 W. Yearling Rd. – NE of NEC 19th Ave. and Happy Valley Rd. in the Phoenix area

Site Size: 53,325 sq. ft.

Current Use / Zoning: Equestrian Stables / Rural-43

Open Violation: **No Violation on property**

Citizen Support/Opposition: No known opposition

Findings: The applicant/property owner must exhaust administrative remedies with MCDOT first before determining if a variance would be needed based upon MCDOT's decision on patent easement and reduction of reserved right-of-way. **Request for indefinite continuance of the case.**

Attachments: Case Map (1 page)
Indefinite Continuance (1 page)

MARICOPA COUNTY



Date: 01/11/2021 Legal Description: T4N, R3E, Section 6

Applicant: Luis Gonzalez Phone: (602) 686-1280

Case Address: 1710 W. Yearling Rd., Phoenix, AZ Parcel: 210-11-021E

BA2020063
Aerial Date: 2020

SUPERVISORAL DISTRICT NO 3

Reduction of the street side yard setback from 60' to 44'.

Martin,

We have already applied for the reduction of the ROW and patent easement based on your request.

So for now, we will not be on the 1/21 hearing?

Respectfully,

Luis Gonzalez – Senior Project Designer

NextGen Builders, LLC ROC# 288128

Cell: (602) 686-1280

www.nextgenbuildersaz.com

Formerly Solomon Construction LLC

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BUILDERS

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