

Application for Variance



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Name:	Raul T. & Wendy Lee Meoz	Date:	9/10/19
Phone:	(702) 451-7284	Case#:	VAR19-00001
Cell Phone:	(702) 521-2956	Fee:	\$780
Address:	3261 La Mirada Ave. Las Vegas, NV 89120		

Property Address:	15 Turquoise Court Sedona, AZ 86336	Parcel #:	408-11-383
Legal Description of property:	Las Lomas Subdivision Lot 14	Lot size:	0.82 acre
or Legal Description is:	<input type="checkbox"/> Attached		

Statement of the precise nature of the variance requested: Attached

Attached with the statement: site plan, aerial views, photos around the property, and the list of parcels within 300 feet of our parcel.

Statement of the practical difficulty or unnecessary physical hardship that would result from a strict or literal interpretation and enforcement of the specific zoning regulation: Attached

Attached with the statement: site plan, aerial views, photos around the property, and the list of parcels within 300 feet of our parcel.

I hereby certify that I am the legal owner or authorized agent for the owner of the property for which this variance is being requested.

<i>Wendy Lee Meoz</i>	September 9, 2019
Authorized Signature	Date

Statement (1) of precise nature of the variance requested:

We are requesting that a variance be granted from the allowed setback on the Property Line on the East boundary of the very irregularly shaped cul-de-sac lot of our home in Sedona, which we have owned since 2004.

We wish and need to add a main (bottom) floor master bedroom with a master closet to the existing home on the same level as the main floor. We also need to provide a solid, non-stepped access to the home – currently there is none – via a gradually sloped walkway around to the back patio. Plans for this addition were submitted to the City of Sedona in late June of this year and have gone through various stages of the review process, including a soil test and a Fire District review; the Permit Application Number is B03777.

The house was built in 1991 in a South (front) to North (rear) orientation; its west side is parallel to the West property line, exactly along the West side setback. The result is that the East property line is very angled to the overall orientation of the house. A number of years after purchasing the property, we learned that it is the East boundary that is designated to be the rear of property on this lot. Therefore, as the rear boundary, the setback on the East side is designated at 40 feet. Currently the northeast corner of the existing structure is located precisely at this distance.

Our master bedroom addition, as designed, is balanced with the existing house; but because of the orientation of the house on the lot, as described in the paragraph above, the addition is not square to the *East* Property Line. The result is that though nearly 50% of the addition would be within the 40' setback, the remainder would not; that setback line appears as almost a precise diagonal line through the proposed addition space. (Please see attached site plan showing setback lines & proposed addition area.)

The constraints of the physical property at 15 Turquoise Court and the manner in which the original structures were placed on it are described on the accompanying Statement 2. Because of these conditions, which existed prior to our ownership of the property, we respectfully request that a variance be granted on the East property line for it to be considered a Side Property Line with an allowed setback of 20 feet.

Statement (2) of practical difficulty that would result from a strict interpretation and enforcement of the zoning regulation:

The lot for 15 Turquoise Court in the Las Lomas subdivision of Sedona is at the end of a short cul-de-sac street and is a virtually triangular shaped lot. It is the only lot on this street with this difficult shape; there are very few in the entire vicinity like this.

This home was built in 1991; we purchased it in March, 2004. The orientation of the original structure is with longest dimension of the lot, from the front facing the street on the cul-de-sac to the rear toward the back point of the triangle.

The lot is also irregular topographically: it rises from the street to a high point and then slopes down toward a small wash which crosses the property just in front of its back point. The existing structure was placed on the high point (please see included photos), which is midway back on the lot, leaving a large expanse of natural terrain & vegetation in the front.

However, this area of Sedona does not have access to the city sewer system. Therefore, a septic system for the home is required and an aerobic one was installed at the time of original construction. It fills virtually all of the front land on the larger area (east) side of the driveway, as can be seen on the included site plan.

With the configuration of this lot, both in its shape and topography, and with the manner in which the home and septic system were originally placed on the lot, the only feasible area to create an addition is adjoining the East side of the existing structure. That is the only location on the entire lot which is essentially at the same level as the existing house structure; that space has also been cleared and graded flat (please see included photos) since before we purchased the property.

The included site plan, aerial views, and photographs demonstrate:

- 1. that the lot configuration, with its allowed setbacks on the West and East boundaries, resulted in a triangular building space;**
- 2. that the original house structure was built with its back (north) side using the full available width within the allowed setback lines at the property's high point;**
- 3. that the existing 'aerobic waste water disposal field' takes up a great expanse of area which would otherwise have been allowed buildable space on the lot;**

Statement (2) continued –

- 4. that there really is not any other adjoining area which is level with the existing structure;**
- 5. that the placement of the proposed addition is such that it would project from our existing structure toward the area *in between* the two houses to the east of ours, with no view windows on the East wall;**
- 6. that around the area for the proposed addition, there is abundant natural vegetation which will remain untouched, retaining the existing mature buffer between our home and the nearest homes toward the East;**
- 7. that almost 50% of the proposed addition is within the original 40' setback; more than 90% of the square footage of the designed addition would be within a 30' setback; and finally, only a triangle of area would extend 6.9 feet past a 30' setback, resulting in just under 9% of the added space that would be beyond a 30' setback, with the closest point 23' from the East property line.**

The proposed addition design makes sense to bring balance esthetically to the overall existing structure and the most sense for the functionality of the home for our purposes now and more so in the future. The home now is on the low end of square footage of the neighboring homes and, with the proposed space to be added to the home, it would remain in keeping with the nearby sizes.

We intend to spend many more years with this property and have considered one day making it our primary residence. This is a place where we would love to continue to live independently regardless of age. Having living quarters on the ground level will allow us to accomplish that.

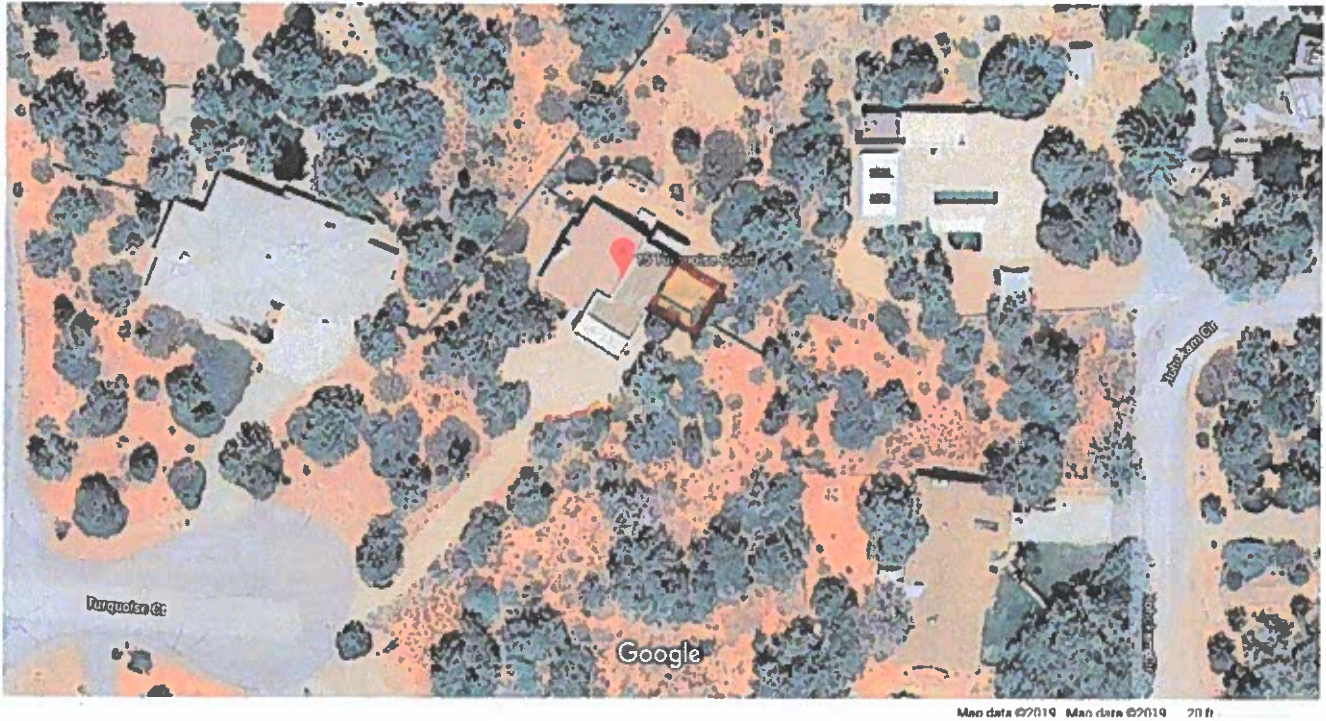
Thank you very much.

Aerial View of 15 Turquoise Court:



15 Turquoise Ct
15 Turquoise Ct, Sedona, AZ 86336

Aerial View of 15 Turquoise Court with addition approximately sketched in:



View of house from Turquoise Court street level:



View of house from approximate intersection point of W & E setback lines in the rear of the lot:



View of steps up to main level at 15 Turquoise Court residence:



East side of the house at 15 Turquoise Court:

From the South (front) side –



From the North (back) side –



Looking toward the East from the northeast corner of the existing house:



Aerial view of properties within 300 feet of 15 Turquoise Court:

