



A G E N D A

Town of Chino Valley
Board of Adjustment

June 10, 2026



**Agenda
Board of Adjustment
Chino Valley Town Hall
202 N. State Route 89
June 10, 2026, 6:00 p.m.**

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC HEARING -
VAR-2026-01 - This is a request by Darryn Saunders, for a Variance to reduce the rear yard setback of Lot 8 of the Mesa View South Unit 1 Subdivision, from 40' to 10', for the construction of a detached 2,425 square foot workshop. APN: 306-21-127. Address: 280 Lauren Lane, Chino Valley, Arizona 86323.
- D. ADJOURN

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/86748269686>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 867 4826 9686

A copy of the agenda packet is available for viewing 12 days prior to the Board of Adjustment Public Hearing date, at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request accommodation to participate in this meeting. Citizens will have access to the meeting room 30 minutes prior to the start time of each meeting.



TOWN OF CHINO VALLEY
Board of Adjustments Staff Report
June 10, 2026
File Number VAR-2026-01
Variance

PROJECT DESCRIPTION

This is a request by Darryn Saunders, for a Variance to reduce the rear yard setback of Lot 8 of the Mesa View South Unit 1 Subdivision, from 40' to 10', for the construction of a detached 2,425 square foot workshop.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Single Family Residential (SR-1)	Residential (Mesa View)	Rural Residential (1 du/ac)
North	Single Family Residential (SR-1)	Residential (Mesa View)	Rural Residential (1 du/ac)
South	Single Family Residential (SR-1)	Residential (Mesa View)	Rural Residential (1 du/ac)
East	Single Family Residential (SR-1)	Residential (Mesa View)	Rural Residential (1 du/ac)
West	Single Family Residential (SR-2.5)	Residential	Rural Residential (1 du/ac)

LOCATION MAP



STAFF RECOMMENDATION: Based on findings of facts noted below, Staff recommends the Board approve Variance# VAR-2026-01, a variance to reduce the rear yard setback for Lot 8 of the Mesa View South Unit 1 Subdivision, from 40' to 10', for the construction of a detached 2,425 square foot workshop.

SUGGESTED MOTION: Move to **APPROVE** Variance VAR-2026-01 as presented, subject to the staff report, Attachment A and information provided during this hearing.

SITE ANALYSIS/DISCUSSION: The subject property is located within the Single Family Residential 1-acre minimum zoning district and is part of the Mesa View South Unit 1 subdivision. Under the Town's zoning requirements, the property is subject to the following minimum setbacks: 20 feet along the front property line to the east, 10 feet along the south side property line, 10 feet along the north side property line, and 10 feet along the rear property line to the west.

However, the recorded plat for Mesa View South Unit 1 places additional restrictions on the property that are more limiting than the Town's base zoning standards. Specifically, the plat establishes a 100-foot drainage easement along the front portion of the property and a 40-foot setback along the rear property line. These plat restrictions significantly reduce the practical building area on the lot. The property also fronts on a cul-de-sac, which results in a wedge-shaped lot that narrows toward the front. This lot configuration further limits the placement of structures because the front drainage easement occupies a substantial portion of the widest and most accessible area of the property, while the rear setback limits development toward the back of the lot.

The property is approximately 1.01 acres, or 43,780 square feet, in size. Under the Town's standard zoning setbacks, approximately 34,148 square feet, or 78 percent of the lot, would be considered buildable area. However, when applying the additional Mesa View South Unit 1 plat restrictions, the buildable area is reduced to approximately 22,767 square feet, or 52 percent of the lot. As a result, nearly half of the property is restricted from practical development. The applicant is requesting a variance to reduce the rear setback established by the subdivision plat from 40' to 10', a reduction of 30'. The property owner intends to construct an approximately 2,425-square-foot workshop on the property. As proposed, the workshop would be located approximately 11 feet from the rear property line.

The proposed location is significant because maintaining the 40-foot rear setback would push the workshop into the area occupied by the existing septic system and leach field. Relocating the structure to comply with the 40-foot rear setback would therefore create a conflict with existing onsite wastewater infrastructure and would make the proposed workshop impractical, if not unbuildable, on the property. In summary, the variance request is driven by a combination of site-specific constraints, including the recorded 100-foot drainage easement, the 40-foot rear setback established by the subdivision plat, the cul-de-sac lot configuration, and the existing septic system and leach field. These conditions

substantially reduce the usable building envelope compared to what would typically be available on a similarly sized SR-1 lot.

FINDINGS OF FACT:

Pursuant to A.R.S. § 9-462.06(G)(2), a variance may only be granted when the special circumstances applicable to the property are related to the property's physical characteristics, and constraints, including its size, shape, topography, location, easements and surroundings. A variance may not be granted for circumstances that are self-imposed by the property owner.

In this case, the request is based on physical and site-specific conditions affecting the subject property. The property is located on a cul-de-sac, resulting in a wedge-shaped lot configuration that narrows toward the front of the parcel requiring the house to be set back further on the lot. In addition, the recorded subdivision plat establishes a 100-foot drainage easement along the front portion of the property, which substantially limits the available building area. The recorded plat also establishes a 40-foot rear setback, which is more restrictive than the Town's standard 10-foot rear setback for the SR-1 zoning district. When combined with the front drainage easement and the cul-de-sac lot shape, the 40-foot rear setback further reduces the usable area available for accessory structures. This creates a constrained building envelope that limits where a workshop can reasonably be located without conflicting with existing site improvements, including the septic system and leach field. These conditions are not self-imposed by the applicant and are directly related to the shape, location, and physical constraints of the lot.

Staff has identified one additional cul-de-sac lot that may have similar physical and plat-related constraints and could potentially present similar variance considerations. Additionally, there are approximately 10 lots within the Mesa View South Unit 1 Subdivision that could present similar variance considerations. However, the existence of other constrained lots within the subdivision does not convert this request into a general waiver of the plat standards. Each variance request must be reviewed individually based on the specific physical conditions of the subject property and the applicable statutory criteria.

Staff has also identified two properties within the subdivision with permitted accessory structures located approximately 10' from the rear property line. While these examples provide context regarding existing development patterns within the subdivision, they do not independently justify approval of the variance. The Board's decision should remain based on the subject property's physical conditions, including the cul-de-sac lot shape, front drainage easement, limited building envelope, and existing septic system location.

Additionally, although the 40-foot rear setback was established through the Mesa View South Unit 1 subdivision plat, there does not appear to be an active homeowners' association or other private review mechanism available to

consider relief from the subdivision standard. As a result, the Board of Adjustment is the available public body to consider whether relief is appropriate under the Town's variance standards and A.R.S. § 9-462.06.

Based on these findings, staff finds the request is tied to unique physical constraints of the property rather than a self-imposed hardship or a general desire to avoid the applicable setback. Staff believes that the requested variance is justified and allows for the adjustment needed to facilitate a reasonable use of the property, compared to other similarly zoned parcels in the vicinity

PREPARED BY:

DATE:



WILL DINGEE -- ASSISTANT DIRECTOR
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928 636-3472

MAY 7, 2026

APPROVED BY:



LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Development Services Comments: Laurie Lineberry, Director, 928-636-3471

1. The conditions listed below are in addition to Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office.

Development Services Comments: Will Dingee, Assistant Director, 928-636-3472

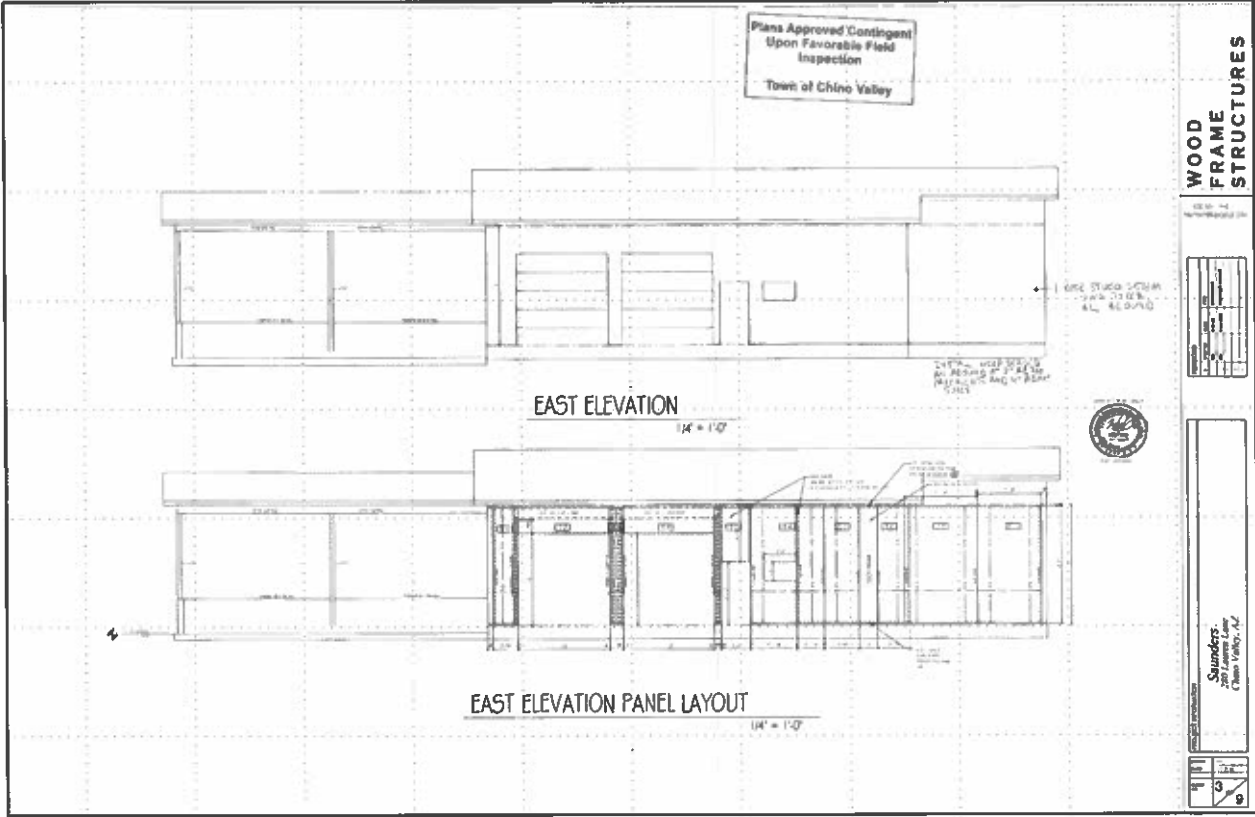
3. All required building permits must be obtained prior to any construction.
4. This variance applies solely to the construction of the proposed workshop and does not constitute a blanket reduction of the rear setback for the property. Any additional structures proposed within the rear setback shall require a separate variance approval.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
SUPPORTING DOCUMENTS



ATTACHMENT B
SUPPORTING DOCUMENTS



**ATTACHMENT B
SUPPORTING DOCUMENTS**



Candidate Lots for Variance – Mesa View South Unit 1

Lot #	100' Drainage	One 40' Rear Setback	Cul-de-Sac Lot
9	X	XX	X
8	X	X	X
7	X	X	
6	X	X	
5	X	X	
4	X	X	
3	X	X	
2	X	X	
28	X		
29	X		
30	X		

