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Development Services
101 S. Railroad Ave, Suite B
Willcox, AZ 85643
520-766.4461

APPLICATION FOR A VARIANCE

Applicant's Name: Irving Quezada

Name of All Property Owner(s): Irving Quezada

Applicant Mailing Address:

<u>1401 W Winchester Ln</u>	<u>Willcox</u>	<u>AZ</u>	<u>85643</u>
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

<u> </u>	<u> </u>	<u> </u>	<u> </u>
Street #	Town	State	Zip code

Email Address: Irving_quezada@hotmail.com

Phone Number: 520-507-5069

Tax Parcel Number: 203-18-021A

Current Zoning Designation: R1

General Plan Designation: Neighborhood suburban

Size of Property (in acreage or square feet): .37 acre

How many acres will be cleared and developed? N/A

Describe your relationship to this application. (Select one)

☒ I am the property owner

☐ I am an authorized agent for the property owner

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

Supplemental Questions(attached additional sheets if necessary)

1. Please state the reason for this request and why it should be supported.

2. Please state which specific regulation within the Zoning Regulations from which you are seeking relief.

3. Describe how having to adhere strictly to the letter of the title will cause difficulties and hardships upon the petitioner which are unnecessary in order to carry out the purposes of this title.

4. Special circumstances attach to the property covered by the application that do not apply to other property in the same zone.

5. That because of said special circumstances, property covered by the application is deprived of privileges possessed by the other properties in the same zone; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by the other properties in the same zone.

6. That the difficulties and hardships were not created by any act of the appellant subsequent to the effective date of the regulation appealed from.

1. This request should be supported because it will improve the overall appearance and visual consistency of the neighborhood. A wall that matches the surrounding properties helps maintain the character of the community. The proposed change is intended to complement the existing neighborhood rather than stand out. It will also help maintain property values and demonstrate pride in the appearance of the area.

2. No fence or supporting member shall be allowed in any residential front yard which measures more than 4ft in height.

3. Requiring me to adhere strictly to the current requirements would create unnecessary hardship because it would prevent me from making a reasonable improvement.

Denying this request would leave my property with a wall that is inconsistent with adjacent properties, resulting in an unnecessary piece of property that will be just lost of space. The wall will not be covering the front of my home it will only cover the front facing side of my property about 35ft and it will include 14ft gate.

4. In the front setback of RR-1 zoning district the plasters shall not exceed 72in in height and shall be properly spaced. The fence shall have a maximum height of 60in. Up to 48in of the fence may be solid while remaining 12inches shall be open.

My zoning almost qualify for this Zone am only short a few SQ feet.

5 Approval would not provide a special privilege but would instead place my property on equal footing with neighboring properties by allowing a similar wall design that is already present in the area.

6 The requested variance is not the result of a self-created condition but is intended to be able to use up all my property to good use and not waste any land. This will also allow me to have a bigger yard for our kids to play around in a safe area with fenced in yard. It will also allow me to park my cars inside the wall and prevent anyone damaging or taking anything from inside.

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the building permit/variance. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.


Applicant Signature

8/13/26
Date