

**STAFF REPORT TO THE HEARING OFFICER**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – VARIANCE**  
**Case Planner: Amelia Domy**

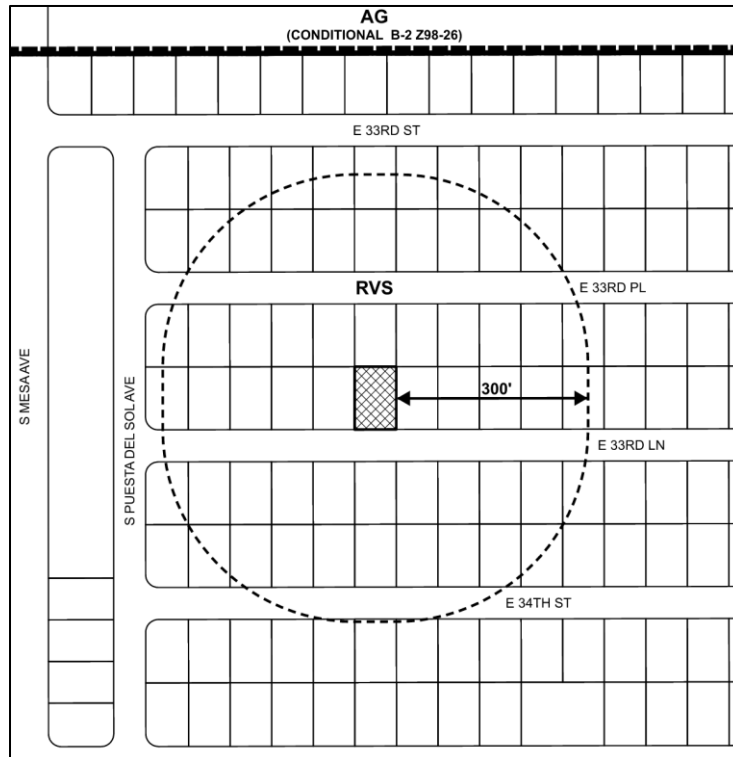
**Hearing Date:** MAY 9, 2024

**Case Number:** VAR-42542-2024

**Project Description/Location:** This is a request by Mohamad Hasan, for a Variance to increase the allowable fence height in the front yard setback from 30 inches to 7 feet, in the Recreation Vehicle Subdivision (RVS) District, for the property located at 9616 E. 33rd Lane, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Recreation Vehicle Subdivision (RVS) District	Residential	High Density Residential
<b>North</b>	Recreation Vehicle Subdivision (RVS) District	Residential	High Density Residential
<b>South</b>	Recreation Vehicle Subdivision (RVS) District	Residential	High Density Residential
<b>East</b>	Recreation Vehicle Subdivision (RVS) District	Residential	High Density Residential
<b>West</b>	Recreation Vehicle Subdivision (RVS) District	Residential	High Density Residential

**Location Map:**



**Prior site actions:** Annexation: Ord. O98-67 (September 17, 1998); Subdivision: Vista Del Sol Unit 1 (March 31, 1999); Code Enforcement Case No. CODE-BS-009089-2024

**Staff recommendation:**

Staff recommends **DISAPPROVAL** of the request to increase the allowable fence height in the front yard setback from 30 inches to 7 feet, in the Recreation Vehicle Subdivision (RVS) District, for the property located at 9616 E. 33rd Lane, Yuma, AZ, because it does not meet the criteria of §154-03.04 of the Yuma City Code.

Although staff is not recommending approval, if a variance is granted staff recommends that the variance be conditioned to include conditions listed in Attachment A.

Have there been any other variance requests of a similar nature in the vicinity and zoning district?	No.
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**Staff Analysis:**

The subject property is located along 33<sup>rd</sup> Lane, within the Vista Del Sol Unit 1 Subdivision. The property was Annexed in 1998 and subdivided in 1999.

The parcel is approximately 6,370 square feet in size and zoned Recreation Vehicle Subdivision (RVS) District. The property is subject to the following development standards: minimum 10 foot front yard setback, 5 foot side yard setback, and 10 foot rear yard setback. Additionally, no fence higher than 30 inches is permitted within a street setback or visibility triangle.

According to Yuma County assessor records, the property owner purchased the property on April 15, 2022. The applicant contacted City Staff prior to constructing the wall to discuss fence height requirements within the Vista Del Sol Unit 1 Subdivision. At the time, the property owner was informed about the 30 inch fence height limitation within the front yard setback. The property owner proceeded with the construction of a wrought iron addition to the existing brick wall within the front yard setback, resulting in a 7 foot tall wall along the front property line. After the wall was constructed, Code Enforcement initiated a code violation case (CODE-BS-009089-2024). On March 3, 2024, the property owner was mailed a notice of violation for the construction of a 7 foot tall wall within the front yard setback.

The property owner is now requesting a variance to increase the allowable fence height in the front yard setback from 30 inches to 7 feet to keep the existing fence along the front property line.

A neighborhood meeting was held on April 18, 2024, in which several neighbors were in attendance. Two neighbors noted that they did not have any concerns with the wall; however, a majority of the neighbors had concerns with fire department access to the property, safety, and traffic.

After analyzing the subject property, staff has determined that there are no special circumstances regarding this property in relation to its size, shape, or elevation. Additionally, the applicant has not demonstrated a special circumstance that applies to the property that would warrant a variance. The applicant has also constructed 7 foot tall block wall outside the front yard setback, which is permitted in the zoning code. The existing 7 foot tall block wall outside the setback provides the security the property owner is requesting.

1. Does the proposed variance meet the criteria of §154-03.04(D)(1) of the Yuma City Code?

A) ***“There is a special circumstance(s) or condition(s) that applies to the property, building, or use referred to in the application, that does not apply to most other properties in the district.”***

Is this statement correct for this application?

Yes  No

**Applicant Response:** *“The city of Yuma is aware of a lot of similar properties violations in the vicinity of the same zoning area, but the entire focus is only on me!”*

**Staff Analysis:** After analyzing the subject property, it has been determined that a special circumstance or condition does not apply to the property that does not apply to most other properties within the district and surrounding development. This property has the same size, topography, and shape as most other properties within the neighborhood. Because there is no special circumstance that applies to this property, approval of this variance would grant special privileges to the property owner. In addition, approval of this variance may set a precedent for other variances to be pursued within this neighborhood and zoning district.

B) ***“The special circumstance was not created or caused by the property owner or applicant.”***

Is this statement correct for this application?

Yes  No

**Applicant Response:** *“No”*

**Staff Analysis:** There is no special circumstance that applies to this property. The property owner was informed of the 30 inch fence height requirement in the front yard setback within the Recreational Vehicle Subdivision (RVS) District and proceeded to construct the fence.

C) ***“The granting of the variance is necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations.”***

Is this statement correct for this application?

Yes  No

**Applicant Response:** *“The variance is an extreme necessity for all property owners for the following reasons:*

*“1- I have an email from the Electricity Company (APS) stating that the Electric Pedestal” if vandalized or attacked under any case will be my responsibility to pay for a replacement cost of about \$5,000 which means that protecting it by me is a must which is prohibited by “City of Yuma” to protect it as I’m herein doing this.*

*“2 - The 30” maximum height is making the attack on the property by any criminal specially if there is unrest, widespread protest or looting a lot easier to trespass the property which will force the property owner to use the deadly force right away on everyone attacking which will lead to bigger legal problems that could have been prevented from the beginning if the City of Yuma would have allowed this variance.”*

**Staff Analysis:** The granting of the variance is not necessary for the preservation of substantial property rights enjoyed by other property owners in the vicinity, under identical zoning designations. All property owners within the Vista Del Sol Unit No. 1 are required to comply with the development standards of the Recreation Vehicle Subdivision (RVS) District, including fence height requirements. Properties within the neighborhood have similar electric pedestals and are similar in size as the subject property. The granting of the variance should not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the district.

**D) “The granting of the variance will not be materially detrimental to any person residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public health, safety, and general welfare.”**

Is this statement correct for this application?

Yes                       No

**Applicant Response:** “The “Building Safety” code claiming this is a “Visibility” issue while I don’t see it how and couldn’t find anyone to answer this question under the normal “Logics and Sense”.

**Staff Analysis:** The granting of the variance will be materially detrimental to any person residing or working in the vicinity, to adjacent property, to the neighborhood, and to the public health, safety, and general welfare. The 7’ tall fence along the front property line could impede visibility and would significantly alter the character of the neighborhood.

**2. Are any of the adjacent property owners opposed to this request? Yes.**

**Public Comments Received:** Yes (Attachment E).

**External Agency Comments:**                      None Received.

**Neighborhood Meeting Comments:**      See Attachment.

**Proposed conditions delivered to applicant on:**      April 29, 2024

**Final staff report delivered to applicant on:**                      May 2, 2024

Applicant agreed with all of the conditions of approval on: April 29, 2024

**Attachments**

A	B	C	D	E	F	G	H	I
Conditions of Approval	Site Plan	Agency Notifications	Neighborhood Meeting Comments	Public Comments	Site Photos	Neighbor Notification List	Neighbor Postcard	Aerial Photo

**Prepared By:** *Amelia Domby*

Amelia Domby

Senior Planner

[Amelia.Domby@yumaaz.gov](mailto:Amelia.Domby@yumaaz.gov)

**Date:** April 30, 2024

(928) 373-5000, x3034

**Approved By:** *Jennifer L. Albers*

Jennifer L. Albers

Assistant Director of Planning

**Date:** 4/30/24

**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 variance for the site:

**Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:**

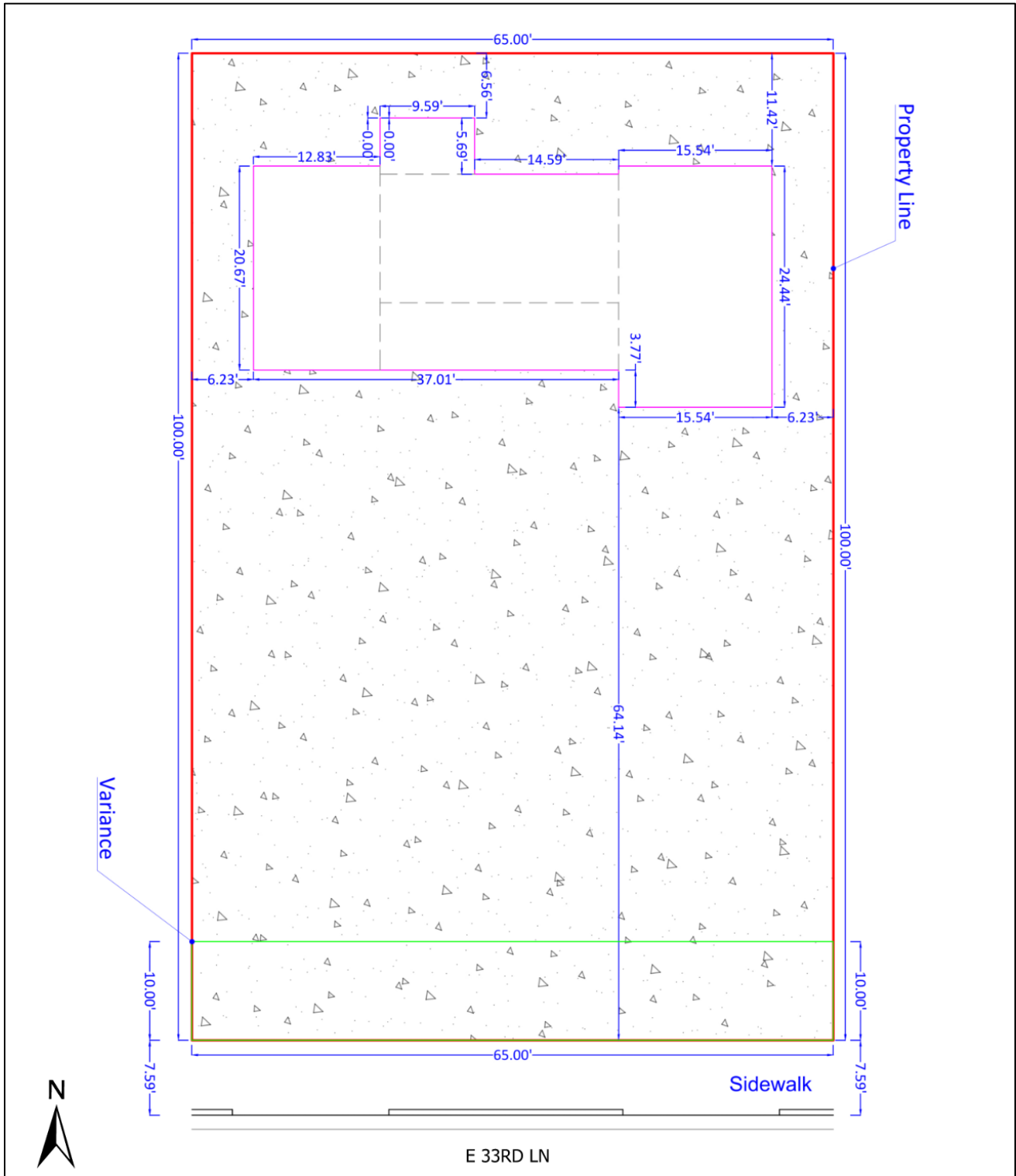
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**Community Planning: Amelia Dobby, Senior Planner, (928) 373-5000 x3034**

4. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Variance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for the property. In the event that the conditions are not completed within this time frame, the Variance shall be null and void.
5. In any case where a Variance has not been used within one year after the granting thereof, it shall be null and void.
6. Prior to the expiration date of the Variance, the applicant has the option to file for a one-year time extension.

**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  
SITE PLAN



**ATTACHMENT C  
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 04/19/24
- 300' Vicinity Mailing: 04/10/24
- Site Posted on: 04/05/24
- 34 Commenting/Reviewing Agencies Noticed: 04/10/24
- Neighborhood Meeting Date: 04/18/24
- Hearing Date: 05/09/24
- Comments Due: 4/22/24

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	04/10/24			
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	04/10/24			
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	04/11/24	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	YES	04/10/24	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				



**ATTACHMENT D**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** April 18, 2024

**Location:** On-site

**Attendees:** Applicant: Mohamad Hasan, Staff: Amelia Dombay, Senior Planner and Randall Crist, Director of Building Safety

17 neighbors were in attendance: Lisa & David Denney, Judith McGuire, Joe & Mary Walton, Paul Michael Hoyos, Margene & Willie Harrell, Debby Hamman, Frank Reisinger, Barbara & Frank Mills, Deanna Wheeler, Connie Statzer, Betty Hunt, Rod Croley, and Glenda Ekstrom

**SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:**

- Staff explained the Variance request and Variance process
- The applicant, Mohamad Hasan, explained why he was requesting the Variance and stated he wanted to protect the APS pedestal, an extra layer of security, and additional privacy.
- The neighbors in attendance stated they did not have crime issues in the neighborhood and suggested installing security cameras. The applicant stated he had security cameras.
- The neighbors were also concerned with fire access and the potential of a fire spreading to the neighboring properties if the fire department can not access the property. Additionally, the neighbors were concerned with emt access.
- Randall Crist, Building Safety Director explained that the Fire Department would access his property in case of an emergency.
- The neighbors stated applicant reiterated that
- A neighbor stated he did not have any issues with the fence.
- The neighbors also expressed their concerns with the appearance of the fence and stated it looks unfriendly.
- Neighbors questioned why the applicant did not check with the city for wall height requirements. The applicant stated it was not clear to him what materials could be used to increase the fence height within the front yard setback.

**ATTACHMENT E  
PUBLIC COMMENTS**

Name:	Jon Narowski			Contact Information: (775) 224-2522						
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Resides next door to variance request. Property owner is a good neighbor, no concerns.										

Name:	Janet Rieben			Contact Information: (757) 659-1352						
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
The fence is awful, out of character, and does not belong in the neighborhood. The property owner painted the fence and house lemon yellow and detracts from the color scheme in the neighborhood.										

Name:	Dorothy Huter			Contact Information: (509) 534-5016						
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Opposed to the variance request. Rules and regulations need to be followed and Vista Del Sol is a nice neighborhood.										

Name:	Denver Wheeler			Contact Information: (928) 342-3218						
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Stated he owns several properties within Vista Del Sol, including a property next door to the variance request. Opposed to the Variance request and expressed concerns about the activity going on at the subject property. Asked about the City codes and regulations and the Variance process. Staff explained the Variance process. Mr. Wheeler was also concerned about losing renters within this neighborhood because of this fence. Stated his daughter would attend the neighborhood meeting on his behalf.										

April 9, 2024

**From:** Rose Mc Intyre  
9657 E 33<sup>rd</sup> Lane  
Yuma, AZ 85365  
**To:** City of Yuma

RE: 9616 E. 33<sup>rd</sup> Lane Variances Permit

Dear City of Yuma, Hearing Officer

I live on 33<sup>rd</sup> Lane and am opposed to the approval of a variance for the above said Property. They set a code compliance when our lots were established. The codes followed with the erections of our homes and fences around our properties.

I also own on 34<sup>th</sup> Place and attempted to build the brick higher and step down at the front of the property. While my brick layer was working on the property, the enforcement officer for the City of Yuma came by and told them they could not build the wall any higher than what I had originally wanted.

**Reason:** The property is on the corner and the road noise was loud and disrupted to my elderly Mother. The projected height was not going to be 7 feet. It was going to be 5 feet on the side and in front no changes. We complied with respect of the officer and respect for our neighbors and the City codes

Now, I am on 33<sup>rd</sup> Lane with an owner building a 7 ft. wall and painting it a BRIGHT LEMON YELLOW IS not only violating the City building codes.

it is extremely offensive to the neighbors and the neighborhood.

I ask of you **to deny this permit and request the fence to be in total compliance with the City codes as set forward and recorded for our area of Yuma.**

**NOTE:** If this owner is allow to come into the neighborhood and build **a 7 ft. fence of cinder blocks** what can we expect in the coming future? Our neighborhood them become a conglomeration of unsightly structures and no respect for City codes.

I ask again, that you deny this variance and remove the wall to coincide with the City Codes and the neighborhood.

Regards,

Rose Darby-Mc Intyre

**From:** kmstorrer@cox.net  
**Sent:** Tuesday, April 16, 2024 7:42 AM  
**To:** Amelia Domy  
**Subject:** Case #VAR-42542-2024

You don't often get email from kmstorrer@cox.net. [Learn why this is important](#)

**CAUTION:** External Email

We just received the notice in the mail yesterday. We are back in Kansas and cannot attend the meeting on 04-18-2024. We are "Strongly Against" the variance to increase the fence height from 30 inches to 7 feet. We have seen the fence that Mr. Hasan has put up and it does nothing but take away from the beautiful neighborhood that we share in that area. It would be terrible to see this kind of fence put up. The value of our homes can only decrease. We sincerely hope that you can see that such a fence would not help our neighborhood.

Kenneth & Marsha Storrer  
1815 New Mexico Rd.  
Iola, KS. 66749-3077  
AZ. address:  
9655 E. 33<sup>rd</sup>. Place

**From:** Don McPhee and Donna Hagan <clanmac@cciwireless.ca>  
**Sent:** Wednesday, April 17, 2024 9:10 AM  
**To:** Amelia Domy  
**Subject:** re Variance request for 9616 E. 33 Lane Yuma AZ

You don't often get email from clanmac@cciwireless.ca. [Learn why this is important](#)

**CAUTION:** External Email

Good Morning Amelia

My husband and I are owners of 9666 E 33 Place, Yuma AZ

from the diagram on the 300 foot radius our lot is on the cusp of the circle for notification.

We are currently at our summer residence and not able to attend the on site meeting scheduled for April 18, 2024 to lodge our objection to granting a variance on the noted lot.


The wall is horendous and distracts from the neighbourhood in total, it must be removed and brought into line with the guidelines that exit, being a maximum height of 3 feet.

Don McPhee and Donna Hagan  
9666 E 33 Place  
Yuma, AZ 85365

alternatively  
RR1  
Rocky Mountain House, Alberta  
Canada  
T4T 2A1

**From:** periches@juno.com  
**Sent:** Wednesday, April 17, 2024 12:58 PM  
**To:** Amelia Domby  
**Subject:** Case#Var-42542-2024

You don't often get email from periches@juno.com. [Learn why this is important](#)

 **CAUTION:** External Email

April 16/2024

To Whom it may Concern:

We live at 9589 E 33rd Lane which is across the street from the property at 9616 E 33rd Lane which is in question. Since the fence is transparent from 36 inches up, we have no issues with the fence or that property at all. The only problem we have is "why are you having this meeting when the majority of the people around this property are seasonal/snowbirds and most of them will be absent from this meeting". It would be better to have this meeting in late November or December when snowbirds are back. Apparently you have mailed out some info regarding this meeting but many of us will not get it, until after the meeting date due to slow mail. This situation has caused a lot of disturbance on our street, plus a lot of traffic which was not the property owners fault. Please would you submit and read this at the meeting on our behalf. Thank you very much

Property Owners  
Donald Periche  
Sheila Martin

**From:** Lisa A. Holter <lholter@carlaprop.com>  
**Sent:** Wednesday, April 17, 2024 8:32 AM  
**To:** Amelia Domy  
**Cc:** Karen Salvey  
**Subject:** RE: 9616 E 33rd Lane, Yuma, AZ

You don't often get email from lholter@carlaprop.com. [Learn why this is important](#)

**CAUTION:** External Email

Hello,

I just received the notice about the Variance to increase the allowable fence height for the above-mentioned address.

I own a house (9637 E 33<sup>rd</sup> Lane) that is within 300' of the above-mentioned address and I don't agree with increasing the allowable fence height in the front yard setback.

The way it has been built, how would emergency responders be able to access the property, mainly the fire department? This would put the properties surrounding the property in danger should there be a fire.



Besides how horrible it looks; it really devalues our neighborhood!

I think had the owner requested the variance prior to building it and used the existing style of brick used throughout the subdivision, there might not have been a lot of controversy over the wall.

1

I hope that the City of Yuma won't approve this variance, but if they do, I hope that they would make it a requirement that they need to replace the existing "wall" with the brick that is used throughout the subdivision!

Thank you,

**Lisa Holter | Bookkeeper**

**Carla Properties, LTD**

Tel 503.227.6501 x2120 Fax 503.227.6525

633 NW 19th Ave Portland, OR 97209

[www.carlaprop.com](http://www.carlaprop.com)

**ATTACHMENT F  
SITE PHOTOS**



**ATTACHMENT G  
NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
ACHTER AL AND JOAN JT	2811 TRUESDALE DR	REGINA	SK	S4V 0V2
ADAM JANE VIOLET & JAMES DENOVAN	4303 43 AVE	LEDUC	AB	T9E 6G9
BARELA WILLIAM & SUE	9569 E 33RD LN	YUMA	AZ	85367
BELTRAN JOSE ABEL LAMB & SALINAS GUILLERMINA JT	9575 E 33RD PL	YUMA	AZ	85365
BERG ERWIN PAUL & JOYCE EDNA	PO BOX 2336 610 46TH AVE W	CLARESH OLM	AB	T0L 0T0
BURNAT TIMOTHY & BRENDA	9647 E 33RD PL	YUMA	AZ	85365
CALLEJAS JOSE T	9574 E 33RD PL	YUMA	AZ	85365
CAMPBELL MILTON G & DAISY M JT	9570 E 34TH ST	YUMA	AZ	85365
CASTRO ALMA	9585 E 33RD ST	YUMA	AZ	85365
CLARK GERALD & KAROL	9658 E 34TH ST	YUMA	AZ	85365
DAHL BONNIE L TRUST 10-12-2022	7548 195TH SW	ROCHEST ER	WA	98579
DENNEY ROBERT C	9648 E 33RD LN	YUMA	AZ	85365
EKSTROM GLENDA	9619 E 34TH ST	YUMA	AZ	85365
GAMBLE LINDA K TRUST 8-21-2007	9634 E 33RD PL	YUMA	AZ	85365
GOMEZ DENNIS C & SOCORRO CPWROS	9646 E 33RD PL	YUMA	AZ	85365
GRIMALDI SONJA	9670 E 34TH ST	YUMA	AZ	85365
GUIDRY ANDREW JOSEPH III	9645 E 33RD ST	YUMA	AZ	85365
HAMMAN JOHNNIE A & DORA L JT	9656 E 33RD LN	YUMA	AZ	85365
HARRELL WILLIE & MARGENE TRUST 5-17- 2016	9617 E 33RD LN	YUMA	AZ	85365
HASAN MOHAMAD A	9616 E 33RD LN	YUMA	AZ	85365
HILL DARYN & JOANNE	13613 N REGAL CT	MEAD	WA	99021
HILL TERESA	PO BOX 308	SILETZ	OR	97380
HOHF ROBERT C & SUSAN E TRUST 10-19- 2001	9564 E 33RD PL	YUMA	AZ	85365
HOYOS PAUL MICHAEL TRUST 09-29-2011	9577 E 33RD LN	YUMA	AZ	85364
HUTCHISON CHARLES LEE	9573 E 33RD ST	YUMA	AZ	85365
HUTER RAYMOND L & DOROTHY JT	2419 E DEERWOOD CT	SPOKANE HOMELAN	WA	99223
JIMENEZ GUADALUPE & IMELDA	31220 ROBERTSON ST	D	CA	92548
JONES SCOTT D & JILL K	PO BOX 207	KINGSTON	ID	83839
JONES WESLEY & WANDA FAY TRUST 1-30- 98	6580 PONY DR	ANDERSO N	CA	96007
KING GARY W & ALANE M JT	9492 E STETSON ST	YUMA	AZ	85365
KIRKLAND VIRGINIA L	9590 E 34TH ST	YUMA	AZ	85365
KOEPKE WALTER & MEREDITH L JT	141 LASSEN CIR	VACAVILL E	CA	95687
KRALEVICH NICHOLAS & DONA	4308 N ARTHUR ST	COEUR D ALENE	ID	83815
LOHRER LIVING TRUST 7-20-2018	24618 birch pl	OCEAN PARK	WA	98640
MADISON CODY RYAN & RINDY CHEY	126 WOODLAND DR	PRINCETO N	MN	55371



MCGUIRE JUDITH F & TEETSEL RAYMOND	9586 E 33RD PL	YUMA	AZ	85365
MCINTYRE ROSE	819 CANYON VIEW LOOP	HAMILTON ROCKY MOUNTAIN HOUSE	MT	59840
MCPHEE DONALD A	RRI	HAMILTON ROCKY MOUNTAIN HOUSE	AB	T4T 2A1
MEHELIC FAMILY LIVING TRUST 2022	1646 W SAN MADELE	FRESNO	CA	93711
MILLS FRANK & BARBARA	9555 E 33RD PLACE	YUMA	AZ	85365
NAROWSKI JOSEPH M	9628 E 33RD LN	YUMA	AZ	85365
NIKKARI BRANDEN MATHIAS	9625 E 33RD ST	YUMA	AZ	85365
PENNINGTON JERRY BROOKS & PATRICIA LEE CPWROS	204 PINEWOOD WAY	EAST WENATCH EE	WA	98802
PERICHE DON & MARTIN SHEILA JT	38224 RANGE RD 23	RED DEER COUNTY	AB	T4E 2P3
PETERSON DIANA & DONALD	9667 E 33RD PL	YUMA	AZ	85365
PLAMBECK FAMILY TRUST 6-11-2015	2601 INA AVE	CODY	WY	82414
PROVORSE JERRY A JR	308 E HOGAN DR	COPPERA S COVE	TX	76522
REAVES TRUST 12-10-2020	9554 E 33RD PL	YUMA	AZ	85367
REISINGER JERRY L & CINDY JT	28 MONTGOMERY ST	POMEROY BORREGO SPRINGS	WA	99347
RIEBEN JANET	2189 HWY 78	SPRINGS	CA	92004
RODGERS BESSIE	9614 E 33RD PL	YUMA	AZ	85365
SALVEY KAREN JO	30029 BARKER RD	RAINIER	OR	97048
SANCHEZ JESUS REYNALDO	9534 E 34TH ST	YUMA	AZ	85365
STAIR CRAIG S	9726 E 34TH ST	YUMA	AZ	85365
STORRER KENNETH R & MARSHA K TRUST 12-23-2010	1815 NEW MEXICO RD	IOLA	KS	66749
STROUD GILBERT JR	9591 E 34TH ST	YUMA	AZ	85365
TORRES ISAAC	9613 E 33RD ST	YUMA	AZ	85365
TROPICAL PROPERTIES LLC	4587 E NINE IRON LANE	YUMA	AZ	85365
WALTON JOE S & MARY C JT	9547 E 33RD PL	YUMA	AZ	85365
WEISS ROBERT HAROLD & FREIDA TRUST 05-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
WHEELER TRUST 7-19-2013	9689 E 33RD LANE	YUMA	AZ	85365
WHEELER TRUST 7-19-2013	9689 E 33RD LN	YUMA	AZ	85365
WILKINS ALBERT	9625 E 33RD PL	YUMA	AZ	85365

**ATTACHMENT H  
NEIGHBOR MAILING**

This is a request by Mohamad Hasan, for a Variance to increase the allowable fence height in the front yard setback from 30 inches to 7 feet, in the Recreation Vehicle Subdivision (RVS) District, for the property located at 9616 E. 33<sup>rd</sup> Lane, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
VAR-42542-2024**

**NEIGHBORHOOD MEETING  
04/18/2024 @ 5:00PM  
ON-SITE**

**PUBLIC HEARING  
05/09/2024 @ 9:30AM  
City of Yuma Council Chambers  
One City Plaza, Yuma, AZ**



Because you are a neighbor within 300' of 9616 E. 33rd Lane, Yuma, AZ., you are invited to attend the neighborhood meeting and public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Domby by phone at (928)373-5000 ext. 3034 or by email at [Amelia.Domby@YumaAz.gov](mailto:Amelia.Domby@YumaAz.gov)

**ATTACHMENT I  
AERIAL PHOTO**

