



Department of Community Development

One City Plaza
Yuma, Arizona 85364
(928) 373-5175
TTY (928) 373-5149
www.YumaAZ.gov

June 1, 2026

Leonard and Ana Manos
1921 South 6th Avenue
Yuma, AZ 85364

**RE: 1921 S. 6TH AVENUE
INCREASE MAXIMUM SIZE OF A LARGE ACCESSORY STRUCTURE
CASE NO. VAR-45199-2026**

On Thursday, May 28, 2026, the Hearing Officer for the City of Yuma **APPROVED** your request for a variance to reduce the side yard setback from 5 feet to 3 feet for a large accessory structure in the Low Density Residential (R-1-6) District for the property located at 1921 S. 6th Avenue, Yuma, AZ.

On Thursday, May 28, 2026, the Hearing Officer for the City of Yuma **DENIED** your request for a variance to increase the allowable maximum size of a large accessory structure from 50 percent of the primary building to 94 percent of the primary building, to increase the allowable maximum height of a large accessory structure from the total height of the primary residence, 14 feet, to 18 feet for a large accessory structure in the Low Density Residential (R-1-6) District for the property located at 1921 S. 6th Avenue, Yuma, AZ.

If you have any questions, please call Joshua Darrow (928)373-5000 ext. 3039, or email at Joshua.Darrow@YumaAZ.gov.

Sincerely,

Joshua Darrow
Assistant Planner

JD/am

Enclosures (1)

1. Appeal Form
2. Conditions of Approval

NOTIFICATION OF APPEAL

PURSUANT TO ARIZONA REVISED STATUTES, SECTION 9-462.06.A

You have the right to appeal the decision of the Hearing Officer to the City Council. If you would like to appeal, please indicate in the appropriate space below by signing and dating this form.

I wish to appeal the decision of the Hearing Officer on Case No.: _____
to the City Council.

You must file the Notification of Appeal form within ten (10) business days of the decision made by the Hearing Officer to the Department of Community Development, Director, One City Plaza, Yuma, Arizona 85364, 928-373-5175.

Name

Date

Conditions of Approval
VAR-45199-2026

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 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.
4. In any case where a Variance has not been used within one year after the granting thereof, it shall be null and void.
5. Prior to the expiration date of the Variance, the applicant has the option to file for a one-year time extension.