

**STAFF REPORT TO THE HEARING OFFICER  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE TYPE – VARIANCE  
Case Planner: Joshua Darrow**

**Hearing Date:** May 28, 2026

**Case Number:** VAR-045199-2026

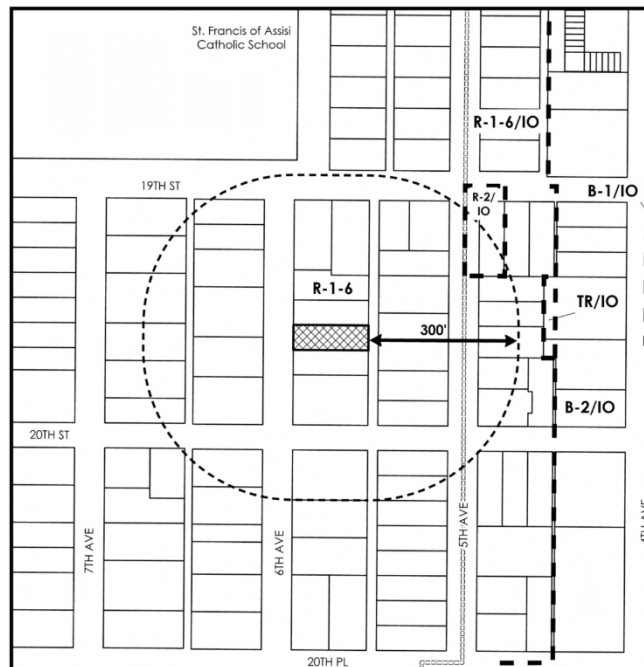
**Project**

**Description/Location:**

This is a request by Leonard and Ana Manos 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, and 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.

|              | Existing Zoning                 | Use(s) on-site          | General Plan Designation |
|--------------|---------------------------------|-------------------------|--------------------------|
| <b>Site</b>  | Low Density Residential (R-1-6) | Single-Family Residence | Low Density Residential  |
| <b>North</b> | Low Density Residential (R-1-6) | Single-Family Residence | Low Density Residential  |
| <b>South</b> | Low Density Residential (R-1-6) | Single-Family Residence | Low Density Residential  |
| <b>East</b>  | Low Density Residential (R-1-6) | Single-Family Residence | Low Density Residential  |
| <b>West</b>  | Low Density Residential (R-1-6) | Single-Family Residence | Low Density Residential  |

**Location Map:**



**Prior site actions:** Annexation: Ordinance #449 (May 29, 1946), Subdivision: La Mesa Hermosa Unit No. 3 (May 7, 1929), Pre-Development Meeting: October 28, 2025, Variance: VAR-045071-2026 (The applicant canceled this Variance to increase the allowable size of an accessory structure and reduce the side yard setback. The applicant reapplied with the addition of a request to increase the allowable maximum height)

**Staff recommendation:**

Staff recommends **DENIAL** of the request 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, and **APPROVAL** of the request 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, subject to the conditions outlined in Attachment A, because it meets the criteria of §154-03.04 of the Yuma City Code.

| Have there been any other variance requests of a similar nature in the vicinity and zoning district? |                                                                                                                                                                       |                                                                                                                                                                                                       |                        | Yes |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|
| Case #                                                                                               | Nature of Variance Requested                                                                                                                                          | Staff Recommendation                                                                                                                                                                                  | Hearing Officer Action |     |
| VAR-34488-2021                                                                                       | to allow an accessory building to exceed 50% of the total square footage of the primary residence and to reduce the minimum side street driveway length of 20' to 10' | DENIAL of the request to allow an accessory building to exceed 50% of the total square footage of the primary residence and APPROVAL of the request to reduce the minimum side street driveway length | APPROVED               |     |

**Staff Analysis:** The subject property is located within the La Mesa Hermosa Unit No. 3 Subdivision along S. 6<sup>th</sup> Avenue. The Subdivision was subdivided on May 7, 1929. Currently the property features an approximately 1,120 square foot single-family residence, which was constructed in 1953. The parcel is approximately 7,460 square feet in size. In addition, the subject property is zoned Low Density Residential (R-1-6) District.

The applicant is requesting 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, and reduce the side yard setback from 5 feet to 3 feet to construct a new detached garage. The proposed structure would be 1,056 square feet in size and 18 feet in height.

§154-15.15 – Accessory Buildings, Uses and Structures in Certain Residential Districts:

*Setback: The leading edge of such buildings, including overhangs, shall be setback at least five (5) feet from side and rear property lines*

*Height: The maximum allowable building height shall be 25 feet or the height of the principal building, whichever is less.*

*Compatibility: An accessory building or structure shall not exceed 50% of the total square footage of the primary residence.*

An existing garage, built before the adoption of the accessory structure code, is located with a 3-foot setback from the southern property line. The proposed garage

would replace the existing structure and maintain the same 3-foot setback. The applicant intends to use the garage for storage of personal items and multiple vehicles with no commercial aspect. According to the applicant, the height request is to accommodate the required garage door clearance needed for the vehicles intended to be stored. While the applicant has not altered the request, the applicant has stated that the structure has the option of being a minimum of 14 feet 6 inches. This would result in the structure being 6 inches taller than the maximum height of the principal building. The applicant intends to remove the two aluminum awnings on the property with the installation of the proposed garage.

The applicant previously applied for a Variance to increase the allowable maximum size of a large accessory structure from 50 percent of the primary building (1,120 square feet) to 71 percent (880 square feet) of the primary building and reduce the side yard setback from 5 feet to 3 feet. This request had an associated Neighborhood Meeting with 3 neighbors in attendance. Two neighbors in this meeting voiced similar concerns over the potential of a commercial aspect to the structure. This Variance was canceled by the applicant to add the height element requested here, as well as to increase the amount of allowable size requested.

**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 property sits in an area where the rainwater floods the existing garage. Also, the front street ‘6<sup>th</sup> Ave’ setbacks do not allow for a garage at front of the home.”*

**Staff Analysis:** After analyzing the subject property, it has been determined that a special circumstance does not apply to the property that does apply to most other properties within the district and surrounding residential development regarding the allowable size and height of accessory structures. The subject property is located within the La Mesa Hermosa Unit No. 3 Subdivision and the surrounding residences are similar in size and are required to comply with the accessory structures code. The applicant could construct an approximately 560 square foot detached garage, which is similar to detached accessory structures within the surrounding area.

The subject property features an existing accessory structure that maintains a 3-foot setback from the southern property line. Several properties within the La Mesa Hermosa Unit No. 3 Subdivision feature accessory structures with reduced setbacks that were developed within the legal limits of the time in which they were constructed. Maintaining this setback would be consistent with the character of the neighborhood.

**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:** *"The existing garage sits below grade; this causes the existing garage to flood with approximately 4 inches of water."*

**Staff Analysis:** Regarding the side yard setback, the special circumstance was not created or caused by the property owner as the residence and surrounding neighborhood was developed prior to the current owner's purchase of the property. However, there is not a special circumstance that applies to the property regarding increasing the height and square footage of the proposed accessory structure.

**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 existing garage setback were correct at the time of construction for this property. The height is necessary to preserving personal property. Other properties on the same street, on the same block, have been approved for similar setbacks, for oversized steel garage building. Any restriction to this property would be the same as restricting the property owners right to improve the land, improve the neighborhood, and would also restrict the owner's ability to add value to the land. Since other property owners have built similar garages on the same block, any restriction on any other property to do the same would be discrimination or singling out of single subject. The improvements to this property have brought value and beautification to the entire block and neighborhood."*

**Staff Analysis:** The accessory structure mentioned above was subject to a Variance where the structure was approved despite staff recommending denial. The applicant would be able to maintain the setbacks similarly found in the neighborhood of the subject property.

**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 granting of the variances requested, would allow for the safe storage and keeping of valuable assets such as a classic car, and other personal, valuable belongings. Granting of the Variance would improve the property, improve land values for the surrounding area, and boost the neighborhood aesthetic values."*

**Staff Analysis:** 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.

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

**Public Comments Received:**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |   |     |  |                      |  |        |  |       |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---|-----|--|----------------------|--|--------|--|-------|--|
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                          | Neighbor |   |     |  | Contact Information: |  |        |  |       |  |
| Method of Contact:                                                                                                                                                                                                                                                                                                                                                                                                                             | Phone    | X | FAX |  | Email                |  | Letter |  | Other |  |
| <p>A neighbor contacted staff to express their concern with the size of the proposed structure and height of the structure imposing the neighborhood. The neighbor voiced concerns over the potential commercial use of the property by the property owner or by future owners of the property. Additionally, the neighbor had concerns for the safety of the structure and surrounding neighborhood from a fire and flooding perspective.</p> |          |   |     |  |                      |  |        |  |       |  |

**External Agency Comments:** See Attachment C

**Neighborhood Meeting Comments:** See Attachment E

**Proposed conditions delivered to applicant on:** 5/5/26

**Final staff report delivered to applicant on:**

- ☒ Applicant agreed with all of the conditions of approval on: 5/19/26
- ☐ Applicant did not agree with the following conditions of approval:

#### **Attachments**

| A                      | B                          | C                    | D               | E                             |
|------------------------|----------------------------|----------------------|-----------------|-------------------------------|
| Conditions of Approval | Site Plan                  | Agency Notifications | Agency Comments | Neighborhood Meeting Comments |
| F                      | G                          | H                    | I               | J                             |
| Site Photos            | Neighbor Notification List | Neighbor Postcard    | Aerial Photo    | Similar Variance Vicinity Map |

**Prepared By:** Joshua Darrow  
 Joshua Darrow  
 Assistant Planner  
 Joshua.Darrow@YumaAz.gov

**Date:** 5/14/26  
  
 (928) 373-5000, x3039

**Approved By:** *Alyssa Linville*  
 Alyssa Linville  
 Director of Community Development

**Date:** 05/21/2026

**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:**

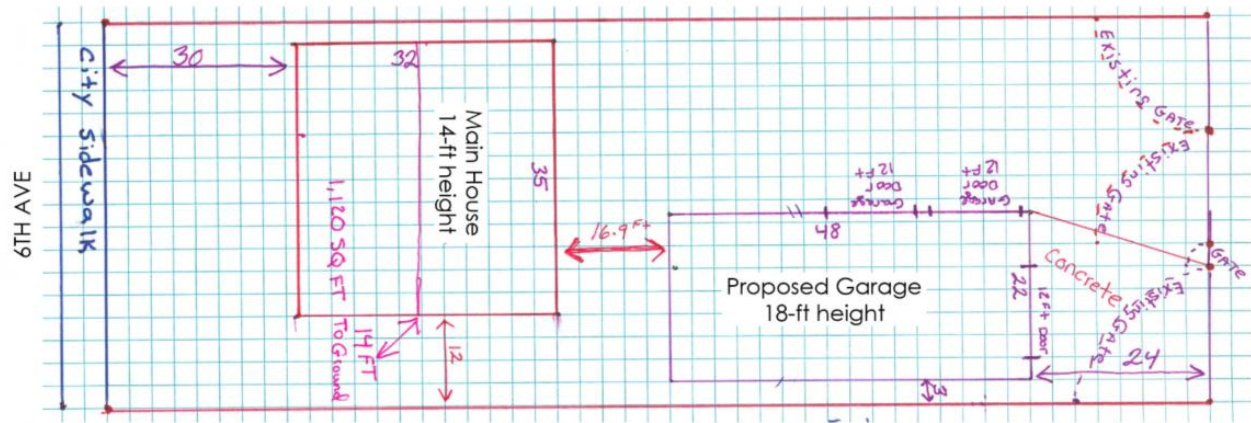
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning: Joshua Darrow, Assistant Planner, (928) 373-5000 x3039**

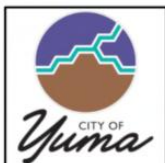
3. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Variance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for the property. In the event that the conditions are not completed within 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.

**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



Note:  
Garage is 48x22 with a 6" overhang on front and rear. The 6" overhang will be 3' setback from property line.  
Drawing denotes wall dimensions for footing purposes.



Prepared by:  
DG  
Date:  
4/17/2026

VAR-45199-2026  
1921 S 6TH AVE  
APN: 665-42-108

Site Plan

Plan/Case:  
45199



## ATTACHMENT C AGENCY NOTIFICATIONS

- Legal Ad Published: The Sun 05/08/26
- 300' Vicinity Mailing: 04/28/26
- Site Posted on: 04/28/26
- 34 Commenting/Reviewing Agencies Noticed: 04/29/26
- Neighborhood Meeting Date: 05/05/26
- Hearing Date: 05/28/26
- Comments Due: 05/11/26

| <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                  | NR                       |                      |                        |                           |                          |
| Yuma County Engineering                        | NR                       |                      |                        |                           |                          |
| Yuma County Public Works                       | NR                       |                      |                        |                           |                          |
| Yuma County Water Users' Assoc.                | Yes                      | 4/30/26              | X                      |                           |                          |
| 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                      | 4/30/26              | 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                      | 4/30/26              | X                      |                           |                          |
| Building Safety                                | Yes                      | 4/29/26              |                        |                           | X                        |
| City Engineer                                  | NR                       |                      |                        |                           |                          |
| Traffic Engineer                               | NR                       |                      |                        |                           |                          |
| MCAS / C P & L Office                          | NR                       |                      |                        |                           |                          |
| Utilities                                      | NR                       |                      |                        |                           |                          |
| Public Works                                   | NR                       |                      |                        |                           |                          |
| Streets                                        | NR                       |                      |                        |                           |                          |



**ATTACHMENT D**  
**AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

☐ Condition(s)                      ☐ No Condition(s)                      ☒ Comment

Enter conditions here: If this variance is approved, the south exterior wall of the new garage construction at 3 feet fire separation distance to the property line is required to have a 1-hour fire resistance rating, per the City's adopted building codes.

DATE: 4-29-2026                      NAME: Alan Kircher                      TITLE: Deputy Building Official  
CITY DEPT: DCD/Building Safety  
PHONE: 928-373-5169  
RETURN TO: Joshua Darrow  
Joshua.Darrow@YumaAZ.gov

**ATTACHMENT E**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** 05/05/26

**Location:** 1921 S. 6<sup>th</sup> Ave

**Attendees:** Applicant: Leonard Manos; Staff: Joshua Darrow; Neighbor: Ken Doten

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

- The neighbor voiced concern over visibility with the structure being 18 feet tall.
- The applicant confirmed the size of the structure will be 1056 square feet.
- The applicant confirmed that the garage will have no commercial aspect.
- The neighbor asked why the applicant couldn't find a bigger lot for this project, to which the applicant explained that they would not want a bigger primary residence than they currently have.
- The applicant said that the garage will increase surrounding property value, to which the neighbor voiced concern over the safety and aesthetics of a garage that size.
- The neighbor asked about water retention and if the current design would flood into the southern neighbor's backyard, to which the applicant explained it would come out into the front yard.
- The applicant explained the new access through the two proposed garage doors on the property and from the alley.
- The neighbor explained their concern over the structure becoming a rental as seen with other properties in the neighborhood.

**ATTACHMENT F**  
**SITE PHOTOS**



**ATTACHMENT G**  
**NEIGHBOR NOTIFICATION LIST**

| <b>Property Owner</b>                            | <b>Mailing Address</b>          | <b>City/State/Zip Code</b> |
|--------------------------------------------------|---------------------------------|----------------------------|
| ABAD ANNA CHRISTY                                | 1927 S 6TH AVE                  | YUMA, AZ, 85364            |
| ARTMAN RUFUS A JR & CAROL J 1994 TRUST 6-29-1994 | 460 ASTER ST                    | LAGUNA BEACH, CA, 92651    |
| BARRAGAN GONZALO                                 | 680 W 20TH ST                   | YUMA, AZ, 85364            |
| BRULLO DONNA K                                   | 1912 S 6TH AVE                  | YUMA, AZ, 85364            |
| BURNS STEVEN D AND ALEXIS L JT                   | 10951 SORRENTO VALLEY RD STE 2C | SAN DIEGO, CA, 92122       |
| BURRELL THOMAS & SANDRA JT                       | 665 W 20TH ST                   | YUMA, AZ, 85364            |
| CARDIEL JOSE R & MARIA A JT                      | 495 W 20TH ST                   | YUMA, AZ, 85364            |
| CEDILLO THERESA                                  | 1928 S 5TH AVE                  | YUMA, AZ, 85364            |
| CLARK ROBERT L & KELLEY J JT                     | 1920 S 6TH AVE                  | YUMA, AZ, 85364            |
| COOPER MARIE ELLEN TRUST 5-10-2016               | 1931 S FIFTH AVE                | YUMA, AZ, 85364            |
| COOPER MARIE ELLEN TRUST 5-10-2016               | 1931 S FIFTH AVE                | YUMA, AZ, 85364            |
| DOTEN DONALD BEDFORD TRUST 1-3-08                | 1927 S 7TH AVE                  | YUMA, AZ, 85364            |
| DOTEN KENNETH A                                  | 501 W 19TH ST                   | YUMA, AZ, 85364            |
| DOTEN KENNETH A                                  | 501 W 19TH ST                   | YUMA, AZ, 85364            |
| DOTEN KENNETH A                                  | 501 W 19TH ST                   | YUMA, AZ, 85364            |
| FELIX OCTAVIO CASTRO                             | 1925 S 7TH AVE                  | YUMA, AZ, 85364            |
| FUENTES MIGUEL F                                 | 3650 S AVENUE C                 | YUMA, AZ, 85365            |
| GES INVESTMENTS LLC                              | 141 S MADISON AVE STE 4         | YUMA, AZ, 85364            |
| GLASS GREGORY & FRANCES JT                       | 1923 S 7TH AVE                  | YUMA, AZ, 85364            |
| HAPPY FACES DAY CARE LLC                         | 1901 S 7TH AVE                  | YUMA, AZ, 85364            |
| LAUGHLIN JOSEPH PHILIP JR & VERREE DAWN LAUGHLIN | 500 W 20TH ST                   | YUMA, AZ, 85364            |
| MACADEAG JADE & BRANDON BRYCE FONTANILLA         | 1929 S 7TH AVE                  | YUMA, AZ, 85364            |
| MANOS LEONARD L & ANA C                          | 1858 S CALLE PRIMAVERA          | YUMA, AZ, 85365            |
| MARQUEZ DIEGO HUMBERTO RODRIGUEZ & DENISSE       | 575 W 20TH ST                   | YUMA, AZ, 85364            |
| MARTINEZ PADILLA MARTIN                          | 1927 S 5TH AVE                  | YUMA, AZ, 85364            |
| MATOS EMILIA                                     | PO BOX 6199                     | YUMA, AZ, 85366            |
| MCCAIN MISTY D &                                 | 14312 S AVE 5E                  | YUMA, AZ, 85365            |
| MEJIA MICHAEL J & JACLYN D JT                    | 560 W 20TH ST                   | YUMA, AZ, 85364            |
| MUREK JOSEPH A & LETICIA L JT                    | 17715 S AVENUE B                | SOMERTON, AZ, 85350        |
| NELSON JARET A                                   | 1926 S 6TH AVE                  | YUMA, AZ, 85364            |
| OJ PROPERTIES LLC                                | 1913 S 6TH AVE                  | YUMA, AZ, 85364            |
| OLAGUE CHANDRA LEANN                             | 605 W 20TH ST                   | YUMA, AZ, 85364            |
| PAILLIOTET JOHN F & FLORA TRUST 7-3-2008         | UNIT 3440 BOX 373               | DPO, AA, 34020             |
| PARAMO LEONEL E                                  | 2002 S 5TH AVE                  | YUMA, AZ, 85364            |
| PRUITT TRUST 11-15-2022                          | 1906 S 6TH AVE                  | YUMA, AZ, 85364            |
| SINGH GURPINDER                                  | 1901 S 5TH AVENUE               | YUMA, AZ, 85364            |
| SINGH RAJINDER & JUANA C JT                      | 449 W 19TH ST                   | YUMA, AZ, 85364            |
| STURDIVANT MATTHEW D                             | 1908 S 5TH AVE                  | YUMA, AZ, 85364            |
| THOMAS JACK BURRELL & MARY JANE JT               | 515 W 19TH ST                   | YUMA, AZ, 85364            |
| WHITE DAVID F & TAMRA J JT                       | 1920 S 5TH AVE                  | YUMA, AZ, 85364            |
| ZEPEDA JORGE M & CONCEPTION TR 3-31-05           | 2460 W ARMADILLO ST             | TUCSON, AZ, 85713          |

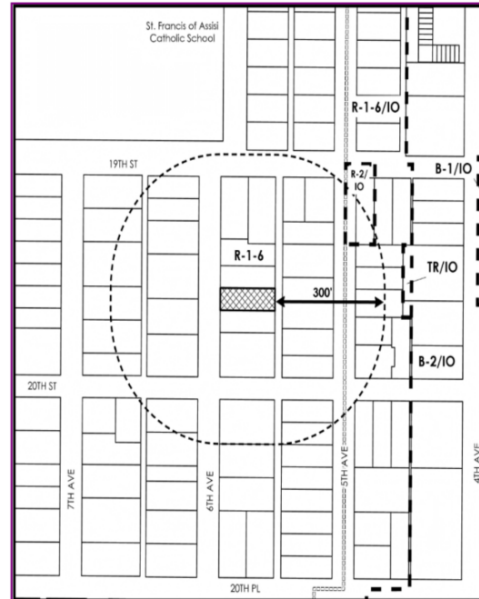
## ATTACHMENT H NEIGHBOR MAILING

This is a request by Leonard and Ana Manos 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, and 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. 6<sup>th</sup> Avenue, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
VAR-45199-2026**

**NEIGHBORHOOD MEETING**  
05/05/2026 @ 5:00PM  
ON-SITE

**PUBLIC HEARING**  
05/28/2026 @ 9:30AM  
City of Yuma Council Chambers  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of 1921 South 6th Avenue, Yuma, Arizona, you are invited to attend the neighborhood meeting and public hearing public hearings to voice your comments. If you have questions or wish to submit written comments, please contact Joshua Darrow by phone at (928)373-5000 ext. 3039 or by email at [Joshua.Darrow@YumaAz.gov](mailto:Joshua.Darrow@YumaAz.gov). All written comments must be submitted by 4:00 pm the day before the hearing to be included in the public record for consideration during the hearing.



## AERIAL PHOTO



## Subject Property

ATTACHMENT J  
SIMILAR VARIANCE VICINITY MAP



Subject Property



Variance: VAR-34488-2021