

AGENDA

City of Sedona Board of Adjustment Hearing Officer

10:00 AM

Tuesday, June 9, 2026

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the Board of Adjustment Hearing Officer and to the general public that the Board of Adjustment Hearing Officer will hold a public hearing open to the public on Tuesday, June 9, 2026, at 10:00 am in the Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Board of Adjustment Hearing Officer Meeting Agenda and Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Board of Adjustment Hearing Officer on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on agenda items be submitted by sending an email to aortega@sedonaaz.gov in advance of the 10:00 a.m. Call to Order
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence.
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:

- a. Public Hearing/discussion/possible action regarding a request for a variance from LDC Section 2.5.B (RS-10 Setbacks), to reduce the rear setback from 20 feet to 2 feet. This variance is requested to allow for a new single-family residential structure.

The subject property, located at 1580 West State Route 89A, Unit 2, is ± 0.17 acres and is zoned RS-10 (Single-Family Residential).

APN: 408-25-026.

Case Number: VAR26-00002

Owner/Applicant: D&B Assets LLC / Chad Dewitt

3. ADJOURNMENT

Physical Posting: June 4, 2026, By: DJ

Board of Adjustment Hearing Officer Meeting Agenda and Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Board of Adjustment Hearing Officer meeting. While this is not an official City Council or Planning and Zoning Commission meeting, because of the potential that four or more Council members or Commission members may be present at one time, public notice is therefore given for this meeting and/or event.



Public Hearing Date:	June 9, 2026				
Hearing Body:	Hearing Officer (Board of Adjustment)				
Action Requested:	Public hearing/discussion/possible action regarding a request for approval of a Variance from the Sedona Land Development Code (LDC) as follows. • LDC Section 2.5.B (RS-10: Single-Family Residential): RS-10, Reduce required 20-foot rear setback to 2-feet (18-foot, 90% reduction)				
Location:	1580 West State Route 89A Unit 2				
Assessor's Parcel Number:	408-25-026				
Property Owner/Applicant:	D&B Assets LLC (Chad Dewitt)				
Site Size:	± 0.17 acres				
Zoning:	RS-10 (Single-Family Residential)				
Current Land Use:	Vacant lot with accessory structure(s)				
	<table><tr><td><u>Area zoning</u></td><td><u>Area land uses</u></td></tr><tr><td>North, South, East, West:</td><td>RS-10 Single-Family Residential</td></tr></table>	<u>Area zoning</u>	<u>Area land uses</u>	North, South, East, West:	RS-10 Single-Family Residential
<u>Area zoning</u>	<u>Area land uses</u>				
North, South, East, West:	RS-10 Single-Family Residential				
Report Prepared By:	Alex Ortega, Assistant Planner				

Exhibits:

1. Variance Request Packet.....	11
2. Vicinity and Aerial Maps	26
3. Land Development Code, Applicable Sections.....	29
• LDC Section 2.5 (RS-10: Single-Family Residential)	
• LDC Section 8.8.A: Variance	

Staff Report

VAR26-00002 (1580 W SR 89A Unit 2)

Variance Request: Rear Setback



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

PROJECT SUMMARY

The applicant is requesting approval of a variance to reduce the minimum required rear setback from 20 feet to 2 feet (18-foot, 90% reduction). After the previous manufactured home was demolished, the applicant requested a Director's Interpretation regarding placement of a future building. Based on the request, which proposed a reduced setback, Staff determined the applicant would need to request a Variance, not a Director's Interpretation.

PURPOSE OF A VARIANCE

The Sedona Land Development Code (LDC) contains standards for development of property throughout the City. However, the LDC also acknowledges that there may be instances where the Board of Adjustment may grant a variance as long as the required LDC findings are made, authorizing a deviation from the development standards allowed by the strict interpretation of the LDC. The variance process, standards, and findings are contained in [Section 8.8.A \(Variance\)](#) of the LDC ([Exhibit 3](#)). As stated in this section, the following is the purpose of a Variance:

The variance procedure is intended to provide limited relief from the requirements of this Code where strict application of the Code would result in exceptional practical difficulty or undue hardship preventing the use of the land as otherwise allowed by the Code. The variance procedure is not intended to allow a use in a zoning district where it is not currently permitted, or to alleviate inconveniences or financial burdens imposed on landowners. -LDC 8.8.A(1)

SITE CHARACTERISTICS (EXISTING)

The property is zoned RS-10 (Single-Family Residential). The following development standards apply to properties within the RS-10 district:

- Minimum lot size: 10,000 square feet
 - The property is approximately 0.17 acres ($\pm 7,400$ sq. ft.), which is ~25% less than the minimum size.
 - The property measures approximately 130' in width (along the east and west property lines) by approximately 62' in depth (along the north and south property lines).
 - The property has a 10' wide, 130' long access easement on the eastern property line, reducing the size of the lot to $\pm 6,100$ sq. ft., 39% less than the minimum size.
- Minimum lot width: 80 feet
 - The property is approximately 130 feet in width.

PROXIMITY CHARACTERISTICS

- The property is located at 1580 West State Route 89A Unit 2, off Traumeri Lane (private road).
- The property is not within a subdivision.
 - Staff is not aware of a Homeowners' Association, or additional standards for the neighborhood.
- Although not located in a subdivision, there are ten residential lots with access from Traumeri Lane; each lot has similar lot features (size, easement, configuration).
- The Traumeri Lane properties are surrounded by other single-family properties.
 - The Mission Hills Subdivision is west, and the San Patricio Estates Subdivision is east of the Traumeri Lane properties.

BACKGROUND

Due to the square footage, the parcel, like the adjacent lots on Traumeri Lane (private road), is a legal nonconforming lot, lawfully established prior to the adoption of the LDC. While these lots do not comply with the minimum lot size requirements, they can be used for the construction of structure(s) allowed in the zoning district provided they comply with all other applicable code requirements.

In addition to being undersized, the Traumeri Lane lots are oriented with the longest property lines being the front and rear lines. A standard lot orientation has the front and rear lines as the shorter property lines (with the longer lines being side property lines). Having longer front and rear property lines leads to the setbacks having a greater impact on the buildable area of the lot, as front and rear setbacks are larger than side setbacks (20 feet vs. 7 feet in the RS-10 zoning district). See Figure 3.

While the legal nonconforming section of the code provides allowances for lots with substandard widths, this lot meets the minimum width requirement ([LDC Section 2.5.B](#)). There is no minimum requirement for lot depth, but a lot that meets both the 10,000 square foot minimum size and 80 foot minimum width would have a depth of 125 feet. When the 130-foot front easement is taken into account, this lot has a depth of 51.8 feet.

Based on Yavapai County records, the previous manufactured home was installed in 1959, prior to City incorporation. However, as outlined in [LDC Section 1.6.C\(1\)d](#), as more than six months have elapsed since the manufactured home was demolished, no legal nonconforming rights are retained, and buildings shall comply with all applicable LDC requirements.

The submitted plans show two existing accessory structures on the lot. Both accessory structures appear to be located within a required setback area and neither structure appears to have been permitted with the County or the City. However, as outlined in the letter of intent, the accessory structures are not included in the variance request and have not been included in Staff's review.

The following figures depict the property and built conditions.



Figure 1: Aerial View of the Vacant Property and Accessory Structure(s)



Figure 2: Site Survey Provided by the Applicant



Figure 3: Map showing the Traumeri Lane properties. Traumeri Lane is a private 20' wide easement centered on the middle property line.

ANALYSIS

Applicant's Letter

The applicant's letter of intent and supporting documentation are included in [Exhibit 1](#).

Analysis by Community Development Staff

Setbacks

Setbacks for all properties are set forth by the applicable section of Article 2 (Zoning Districts). In this case, [LDC Section 2.5 \(RS-10: Single-Family Residential\)](#). This section requires minimum front and rear setbacks of 20 feet and side setbacks of 7 feet. As outlined in [LDC Section 2.24.D\(1\)](#), all setbacks are measured from property lines; when lot lines are within street or access easements, the setback shall be measured from the edge of the ingress/egress/access easement. The original plans submitted by the applicant (a ~30-foot

by 60-foot building footprint) did not meet the front setback when measured from the easement and were revised to a ~24-foot by 75-foot building footprint.

Items Not Addressed in the Variance Request

Accessory Structures

Both the survey and plans submitted indicate an accessory structure and a “covered area concrete pad” located within required setback areas. Although the accessory structure was cited as precedent for the reduced setback, neither structure was cited within the variance request. As such, Staff has not included the accessory structure(s) in the review.

Construction Type/Permitted Use

Although the previous use of the subject property was a manufactured home, [LDC Section 3.2.E, Table 3.1 \(Table of Allowed Uses\)](#) does not permit manufactured homes in the zoning district. As variances cannot be approved for use regulations, any proposed structure(s) shall comply with the permitted uses of the zoning district.

Variance Requested

A variance may be considered to mitigate practical difficulty or undue hardship preventing the use of the property as otherwise allowed by the Code.

The applicant has requested a variance to allow for a proposed principal structure to divert from the following LDC requirement:

- [LDC Section 2.5.B](#): The proposed setback reduction would allow a proposed principal structure to be located two feet from the rear property line (reduce required 20’ setback by 18’).

FINDINGS

[LDC Section 8.8.A](#), Variance, of Article 8 (Administration and Procedures) of the LDC establishes specific findings that must be made for a variance request to be approved. The full text of this section can be reviewed by clicking the link above or in [Exhibit 3](#). The required findings are listed below.

[LDC Section 8.8.A\(4\)](#): Variance Findings. The Board of Adjustment may approve a variance upon making all the following findings:

- The variance requested does not constitute a special privilege inconsistent with limitations on other properties classified in the same zoning district.*

Applicant Response: The requested 2-foot rear setback does not constitute a special privilege. The subject property historically had a structure located approximately 2 feet from the rear property line prior to demolition. Additionally, the existing structure currently on site remains approximately 2 feet from the rear property line. The residential structures immediately adjacent to the right and left of the property also maintain approximately 2-foot rear setbacks. Including the subject property, there are five properties along this rear property line that have similar 2-foot setbacks. The request is consistent with the established development pattern of the surrounding properties and does not seek treatment different from neighboring homes in the same zoning district.

Staff Response: The proposed variance is to reduce the 20-foot rear setback ([LDC Section 2.5.B](#)) to two feet (18-foot, 90% reduction). Although the applicant submitted preliminary plans of the proposed building footprint(s), Staff has reviewed the request as a reduction of the rear

setback, maintaining compliance with all other required setbacks and applicable LDC requirements.

As demonstrated by the adjacent properties on Traumeri Lane, along with the previous manufactured home and existing accessory structure, a reduced rear setback has been used on a number of properties in this neighborhood. Although the previous manufactured home had a reduced rear setback, it was removed more than six months ago, so no legal nonconforming rights are retained.

- B. The strict application of the Code standards for which a variance is sought would produce undue hardship not related to purposes of convenience or financial burden.*

Applicant Response: Strict enforcement of the 20-foot rear setback would create undue hardship by preventing reasonable development consistent with the established neighborhood pattern. The lot's existing development history and surrounding structures demonstrate that a 2-foot setback has long been the practical and functional standard along this property line. Requiring a 20-foot setback would significantly restrict buildable area in a manner inconsistent with neighboring properties and the historical placement of structures on the site. The hardship relates to physical site constraints and established development conditions rather than financial considerations.

Staff Response: Strict application of the LDC (minimum setbacks) would produce a narrow building footprint. As the survey depicts, when applying the setbacks from the edge of easement, the remaining building footprint has a depth of 11.8 feet.

The request is due to the building footprint depth and not related to purposes of convenience or financial burden. This is further emphasized by the applicant's willingness to revise the proposed preliminary footprint of the structure after discovering the access easement.

- C. The applicant did not create the hardship by their own actions.*

Applicant Response: The hardship was not created by the applicant. The original structure was constructed approximately 2 feet from the rear property line prior to the current ownership and prior to demolition. The surrounding neighboring homes were also developed with similar rear setbacks. These existing conditions predate the current request and were not created by the applicant.

Staff Response: The depth of the lot is a unique condition that was not created by the applicant. The nonconforming size of the lot poses additional challenges to the property. Adjacent properties feature similar nonconforming lot features that do not meet the minimum size requirements outlined in the LDC. However, when coupling the limited depth of the lot and the nonconforming size, the lot has design challenges that would reasonably influence the proposed design and placement of any structure. The proposed variance request is indicative of an effort to respond to the site constraints while maintaining the use allotted within the zoning district; a single-family residential structure.

- D. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.*

Applicant Response: Granting the variance will not harm the public nor impair the intent of the Land Development Code. The request maintains the established residential character of the area and aligns with the existing pattern of development along this rear property line. The variance does not increase density beyond what is typical in the neighborhood, nor does it

negatively affect light, air, access, or public welfare. It maintains consistency with adjacent properties and preserves neighborhood character.

Staff Response: A notification was sent to all property owners within 600 feet on May 20th, which informed them of the requested variance and gave them the option of submitting comments and attending the Board of Adjustment hearing. The request was also noticed in the Red Rock News, and a physical sign was posted on the property. Additionally, along with the letter of intent, the applicant submitted letters of support from adjacent property owners. No objections to the variance were received by Staff.

E. The variance request will not violate building or fire code requirements or create a safety hazard.

Applicant Response: The proposed construction will comply with all applicable building and fire code requirements. Any required fire-rated wall assemblies or other life-safety measures will be incorporated into the design to meet code standards. The reduced setback will not create a safety hazard and will meet all structural and safety requirements established by governing authorities.

Staff Response: A proposed single-family residence will be required to obtain building permits. During the permit review process, compliance with building and fire code requirements will be verified and the permit(s) will not be issued until all applicable requirements are met.

F. The requested variance is the minimum relief necessary from the subject standards of the Code.

Applicant Response: The request represents the minimum relief necessary to allow reasonable use of the property consistent with surrounding homes. A 2-foot rear setback matches the historical and existing conditions on site and mirrors the adjacent properties. No greater encroachment is requested beyond what has already been established along this property line.

Staff Response: The applicant is requesting a variance to reduce the required rear setback to two feet. Due to precedent within the immediate neighborhood and previous structures located on the subject property, the request is in line with the development pattern of the adjacent properties. Additionally, the applicant amended the preliminary building footprint in an effort to comply with the front setback (as measured from the edge of the easement) and to minimize the requested variance. No other variances or minor modifications have been requested.

G. The variance is warranted for one or more of the following reasons:

- i. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.*

Applicant Response: Strict enforcement would deprive the applicant of privileges currently enjoyed by neighboring property owners whose homes are located approximately 2 feet from the rear property line. The variance ensures equal treatment and maintains consistency within the zoning district.

- ii. The variance furthers the goals of the Sedona Community Plan and/or other adopted plans.*

Applicant Response: The request supports neighborhood compatibility and preservation of established development patterns, which aligns with the goals of maintaining community character and orderly development within Sedona.

- iii. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zoning district.*

Applicant Response: The property's existing building configuration and established development pattern along this specific rear property line create a unique circumstance. The consistent 2-foot setback along multiple adjoining properties reflects a localized condition not representative of the entire zoning district.

- iv. *The variance is of a technical nature and is required to protect a sensitive resource, natural feature, or community asset.*

Applicant Response: The applicant did not provide a response to this finding.

Staff Responses: G.i: The strict interpretation of the LDC would limit the applicant of privileges enjoyed by other owners in the same zoning district. Although the LDC does not outline minimum building dimensions or sizes, the 11.8-foot building depth (when applying the minimum setback areas) creates design and practicality challenges. Although other nonconforming lots that do not meet the minimum lot sizes for RS-10 zoning exist in the City, the narrow buildable depth deprives the applicant of constructing a house that meets the intended use and function of a single-family residential structure.

G.iii: The subject property has an exceptional shape and building configuration that is not a typical condition of the zoning district. Due to the layout of the lot, the rear property line (where the lot is widest) is approximately 130 feet. Additionally, as previously highlighted, the lot is approximately 25% smaller (39% when the land within the easement is excluded) than the minimum code requirement. The front and rear minimum setback areas are the most restrictive in terms of constructing a building or structure. Having a lot that is as wide as the subject property with a limited depth creates a smaller building envelope than is typical for other lots in the RS-10 zoning district.

SUMMARY

It is the role of the Board of Adjustment Hearing Officer to review the application, the staff report, and exhibits, and make findings regarding compliance or non-compliance with the adopted criteria to determine if a variance may be granted.

In summary, the previous building was removed over six months ago, so the nonconforming rights outlined in [LDC Section 1.6](#) have not been maintained, and, without a variance, all future development shall comply with all LDC requirements. The lot is undersized, impacted by an access easement, and is wider than it is deep, so the application of standard setbacks creates a building envelope that is less than 12' deep. Therefore, the property owner has requested a variance to allow a 2' rear setback (rather than the required 20' setback) for the proposed house as shown on the plans ([Exhibit 1](#)). If the variance is approved, all other applicable LDC, Building/Safety, Fire District, Public Works/Engineering requirements will be required to be met prior to a building permit being issued.

Only the proposed house is included in this request. No other existing or proposed accessory buildings were included in the request or evaluation.

If approved, staff would recommend the following conditions:

1. The applicant shall submit a building permit application for the proposed single-family residential structure in accordance with the approved variance within six (6) months of approval of the variance.
2. Building permits for the house shall be issued and construction commenced within one (1) year of approval of the variance.
3. Unless specifically modified with this variance, the plans shall show compliance with all applicable Land Development Code, Building Code, Fire Code, and other applicable code requirements.

Exhibit 1:
Variance Request Packet

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

☐ Conceptual Review

☐ Comprehensive Review

☐ Appeal

☐ Time Extension

☐ Community Plan Amendment

☐ Development Review

☐ Subdivision

☐ Minor Modification

☐ Zone Change

☐ Conditional Use Permit

☒ Variance

Project Information	Project Name			
	Project Address	1580 SR 89 A Lot 2 Sedona, AZ 86326	Parcel No. (APN)	408-25-026
	Primary Contact	Jordan Newton	Primary Phone	[REDACTED]
	Email	[REDACTED]	Alt. Phone	
	Address	[REDACTED]	City/State/ZIP	[REDACTED]
Office Use Only	Application No	VAR26-00002	Date Received	2/17/26
	Received by	NAA	Fee Paid	850-

Project Description	Requesting a variance for a residential new build, as explained in related documentation.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

RECEIVED

FEB 17 2026

CITY OF SEDONA
COMMUNITY DEVELOPMENT

Fwd: XDS Jordan Newton Variance updated letter new footprint 75x24

From Jordan Newton <xdsdesigns@gmail.com>

Date Thu 3/19/2026 9:41 PM

To Alex Ortega <AOrtega@sedonaaz.gov>; Jordan Newton <xdsdesigns@gmail.com>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Hello, I changed the building footprint noted size in my letter, 24ft x 75ft I ask that we can use the matching design on file submitted and not reference the other 30x60 option also submitted.

I thought ugh this would be the best way to move forward and keep everything a clear and simple to explain as possible to the parties involved in nreviewing my situation. Please let me know if I need to do anything else? If this will be able to move forward now and what my next steps are? I appreciate all your help.

Xdsdesigngroup.com

[FaceBook XDS X-Teriors Design Solutions](#)

[Jordan Newton. 928-301-8236](#)

#GODISGOOD

----- Forwarded message -----

From: **Jordan Newton** <xdsdesigns@gmail.com>

Date: Thu, Mar 19, 2026 at 9:35 PM

Subject: XDS Jordan Newton Variance updated letter new footprint 75x24

To: Jordan Newton <xdsdesigns@gmail.com>

Jordan Newton,

XDS DESIGN GROUP LLC

General contractor ROC license 326159 B residential

DESIGN HARDSCAPE ROC license 316081 CR21 residential & commercial

3339 E Coyote Cir

Cottonwood AZ,86326

928-301-8236

City of Sedona – Community Development Department, Cari Meyer

[102 Roadrunner Drive](#)

[Sedona, AZ 86336](#)

Variance Request Address: [1580 W SR-89A Lot 2, Sedona, AZ 86326](#)

Project / Case No.: First application

Dear Members of the City of Sedona Board of Adjustment and Community Development Department:

I am writing to formally request a variance, for the property located at, [1580 W SR-89A Lot 2, Sedona, AZ 86326](#). Due to recent amendments and enforcement of updated, Sedona Land Development Code (LDC) standards, specifically residential development setbacks, lot size limitations, and related statutory requirements, this property cannot be developed with a standard residential home without undue hardship.

1. Impact of New Sedona Building Codes, This portion of the city was designed prior to the newest version of building codes, Recent updates to the Sedona Land Development Code have significantly altered the way residential setbacks and development standards are applied. According to the City's LDC, minimum setbacks (distances structures must maintain from property lines) are strictly defined for residential lots, including provisions for front, side, rear, and adjacent open space or National Forest boundaries. Setbacks cannot be reduced except through variance procedures approved by the Board of Adjustment. (sedona.municipal.codes)

These updated code provisions, effectively constrain building placement on undersized or irregular lots, such that the buildable area available within the required setbacks is insufficient to locate a customary residential footprint and associated utilities, while still complying with grading, drainage, and Code-mandated natural resource protections.

2. Application of Sedona's Variance Criteria

Under LDC Section 8.8.A, the variance procedure exists to grant relief when strict application of the Code would result in exceptional practical difficulty or undue hardship that prevents the use of land as otherwise allowed. (sedona.municipal.codes)

We believe this property meets the variance criteria, including:

Undue hardship from strict Code application: The current setbacks and development standards leave, no reasonable buildable area for a permitted single-family dwelling. This is not a mere inconvenience or financial burden, but a genuine inability to use the property as it is zoned.

Unique lot conditions: The property's dimensions, orientation, and existing topography create constraints beyond what is typical in the zoning district, effectively depriving it of buildable area allowed on comparable lots.

No special privilege or harm: The requested variance does not grant a privilege outside the scope of other properties in the same zoning district; it seeks only the minimum relief necessary to allow a residence as otherwise permitted by right.

Consistency with community goals: Enabling residential development here furthers Sedona's community goals of appropriate infill development and responsible use of existing land resources.

3. Request for Variance Relief

For these reasons, we respectfully request that the Board of Adjustment grant a variance for relief from the current setback requirements that render this lot unbuildable under the updated Code. Specifically, we are requesting adjustment of setback distances so that a reasonable residential structure can be located on the property consistent with the general intent of the LDC and community character goals, without encroaching on required environmental or safety buffers. Specifically we request **18ft** variance on the back property line. The current code set back, 20ft. The purposed design submitted with this documentation shows, **24- foot by 75- foot building envelope. approximatly 1800 sq ft building envelope. Please refrance design site plan submitted with documentation.**

a. The variance requested does not constitute a special privilege inconsistent with limitations on other properties classified in the same zoning district.

The requested 2-foot rear setback does not constitute a special privilege. The subject property historically had a structure located approximately 2 feet from the rear property line prior to demolition. Additionally, the existing structure currently on site remains approximately 2 feet from the rear property line. The residential structures immediately adjacent to the right and left of the property also maintain approximately 2-foot rear setbacks. Including the subject property, there are five properties along this rear property line that have similar 2-foot setbacks. The request is consistent with the established development pattern of the surrounding properties and does not seek treatment different from neighboring homes in the same zoning district.

b. The strict application of the Code standards for which a variance is sought would produce undue hardship not related to purposes of convenience or financial burden.

Strict enforcement of the 20-foot rear setback would create undue hardship by preventing reasonable development consistent with the established neighborhood pattern. The lot's existing development history and surrounding structures demonstrate that a 2-foot setback has long been the practical and functional standard along this property line. Requiring a 20-foot setback would significantly restrict buildable area in a manner inconsistent with neighboring properties and the historical placement of structures on the site. The hardship relates to physical site constraints and established development conditions rather than financial considerations.

c. The applicant did not create the hardship by their own actions.

The hardship was not created by the applicant. The original structure was constructed approximately 2 feet from the rear property line prior to the current ownership and prior to demolition. The surrounding neighboring homes were also developed with similar rear setbacks. These existing conditions predate the current request and were not created by the applicant.

d. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.

Granting the variance will not harm the public nor impair the intent of the Land Development Code. The request maintains the established residential character of the area and aligns with the existing pattern of development along this rear property line. The variance does not increase density beyond what is typical in the neighborhood, nor does it negatively affect light, air, access, or public welfare. It maintains consistency with adjacent properties and preserves neighborhood character.

e. The variance request will not violate building or fire code requirements or create a safety hazard.

The proposed construction will comply with all applicable building and fire code requirements. Any required fire-rated wall assemblies or other life-safety measures will be incorporated into the design to meet code standards. The reduced setback will not create a safety hazard and will meet all structural and safety requirements established by governing authorities.

f. The requested variance is the minimum relief necessary from the subject standards of the Code.

The request represents the minimum relief necessary to allow reasonable use of the property consistent with surrounding homes. A 2-foot rear setback matches the historical and existing conditions on site and mirrors the adjacent properties. No greater encroachment is requested beyond what has already been established along this property line.

g. The variance is warranted for one or more of the following reasons:

1. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.

Strict enforcement would deprive the applicant of privileges currently enjoyed by neighboring property owners whose homes are located approximately 2 feet from the rear property line. The variance ensures equal treatment and maintains consistency within the zoning district.

2. The variance furthers the goals of the Sedona Community Plan and/or other adopted plans.

The request supports neighborhood compatibility and preservation of established development patterns, which aligns with the goals of maintaining community character and orderly development within Sedona.

3. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zoning district.

The property's existing building configuration and established development pattern along this specific rear property line create a unique circumstance. The consistent 2-foot setback along multiple adjoining properties reflects a localized condition not representative of the entire zoning district.

4. Conclusion

Without the requested variance, the current regulatory environment makes it impractical or impossible to achieve a standard residential development on this property. We respectfully request that the Board consider this variance application under the established LDC variance criteria and allow for a solution that balances community policy with practical development realities. Thank you for your consideration. We are prepared to provide supplemental materials including site plans, topography, and additional narrative as requested during the review process.

Supporting Documentation

The applicant has provided photographic evidence of the adjacent properties demonstrating that the residential structures immediately to the right and left of [1580 W SR-89A Lot 2](#) are constructed approximately 2 feet from the rear property line. These photographs confirm the established development pattern along this specific rear property line.

In addition, signed letters of support from adjacent property owners are being submitted with this application. The neighboring property owners directly affected by the rear setback have expressed written support for the requested variance. These letters confirm that the proposed 2-foot rear setback will not negatively impact their properties and is consistent with the existing character of the neighborhood.

This documentation further demonstrates that:

- * The request does not constitute a special privilege.
- * The variance maintains consistency with surrounding properties.
- * The variance does not harm adjacent property owners or the public.
- * The request reflects the established pattern of development along this property line.

Sincerely,

Jordan Newton

928-301-8236

Owner representative, builder contractor, designer

[3339 E Coyote Circle](#)

[Cottonwood AZ, 86326](#)

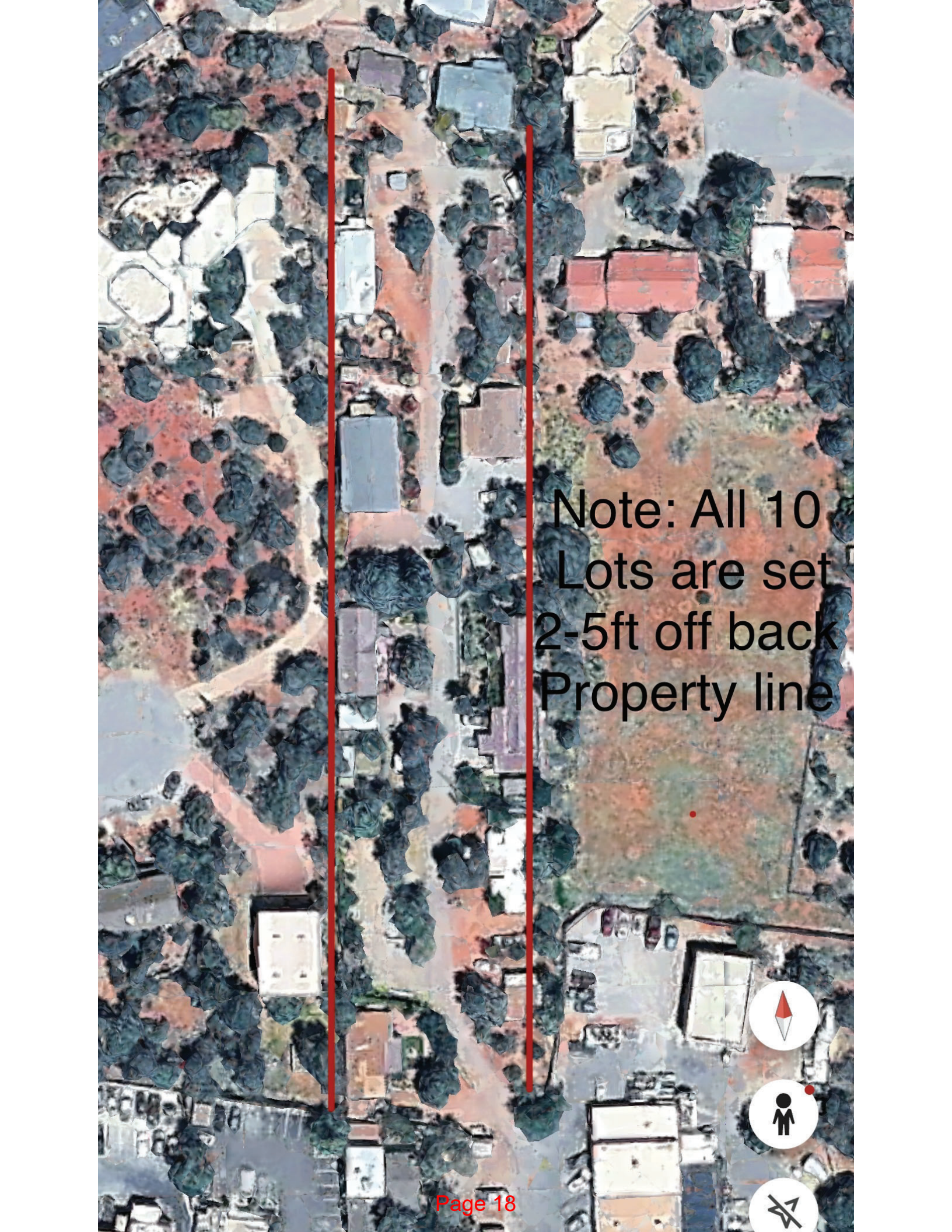
[Xdsdesigngroup.com](#)

FaceBook XDS X-Teriors Design Solutions

Jordan Newton. 928-301-8236

#GODISGOOD



An aerial photograph of a residential neighborhood with houses, trees, and streets. Two vertical red lines are drawn across the image, parallel to each other, indicating a specific area. In the bottom right corner, there are three circular navigation icons: a compass, a person icon, and a location pin icon. The text "Note: All 10 Lots are set 2-5ft off back Property line" is overlaid on the right side of the image.

Note: All 10
Lots are set
2-5ft off back
Property line



Jordan Newton <xdsdesigns@gmail.com>

Variance Request

2 messages

Chad DeWitt <chaddewitt@ymail.com>
To: Xdsdesigns@gmail.com

Tue, Feb 10, 2026 at 1:48 PM

Hi, this email is to who it may concern that Jordan Newton has permission to speak on the variance request and any permitting on behalf of me, Chad DeWitt for this address

[1580 W SR-89A Lot 2, Sedona, AZ 86326](#)

Thanks

Chad DeWitt

602-828-6816

Jordan Newton <xdsdesigns@gmail.com>

Tue, Feb 10, 2026 at 1:52 PM

To: Stacy Newton <joyshineteach@gmail.com>, Jordan Newton <xdsdesigns@gmail.com>

See the blessings around you and work with them to keep them growing.

Jordan and Stacy Newton, XDS Designs 928 301 8236; 928 821 9786

[Quoted text hidden]

1580 build  Inbox



 Summarize this email



Tim Smith Feb 12

to me ▾



To whom it may concern,

My name is Tim Smith and I own the property at [1580 W State Route 89A](#) Lot, across the street and adjacent to Jordan Newton's property. I have reviewed the proposed footprint and possible finished residential build options, with Jordan Newton XDS contractor.

I feel this will be an overall positive addition to the area. We will work together on storm drainage issue. Incorporating a drainage plan with the new build. This will help solve the drainage during monsoons. I'm in full support of this project moving forward.

Regards,

...

last letter support name is Joe Vega my address is 1580 w state Route 89a lot #1 Sedona Arizona 86336 my email is joev4649@gmail.com . I have seen the plan for Jordan's new building and my wife are on board with this looking forward to seeing get done ...

From Jordan Newton <xdsdesigns@gmail.com>

Date Tue 3/24/2026 11:53 AM

To Jordan Newton <xdsdesigns@gmail.com>; Alex Ortega <AOrtega@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Niebor directly adjacent to other side my property

See the blessings around you and work with them to keep them growing.

Jordan and Stacy Newton, XDS Designs 928 301 8236; 928 821 9786

----- Forwarded message -----

From: <joev46469@gmail.com>

Date: Tue, Mar 24, 2026 at 11:50 AM

Subject: To whom it may concern my name is Joe Vega my address is 1580 w state Route 89a lot #1 Sedona Arizona 86336 my email is joev4649@gmail.com . I have seen the plan for Jordan's new building and my wife are on board with this looking forward to seeing get done is going to help with the water drainage from above thank you

To: <xdsdesigns@gmail.com>

Sent from my iPhone

Support Letter Inbox



 Summarize this email



David McCullough Feb 12

to me ▾



To whom it may concern,

My name is David McCullough. I own 1580 W SR89A lot 3, next door to Jordan's property. I have reviewed the proposed footprint and possible finished residential build options, with Jordan Newton XDS contractor.

I feel this will be an overall positive addition to the area. We will work together on our storm drainage issue. Incorporating drainage plan with new build we can finally get this area to have proper storm drainage on edges of road etc. I'm in full support of this project moving forward.

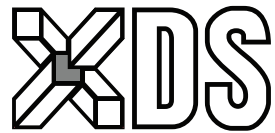
Thanks,

...

Drawings for:

1580 Traumeri Ln,

Sedona AZ



X-TERiors DESIGN
SOLUTIONS

928.301.8236

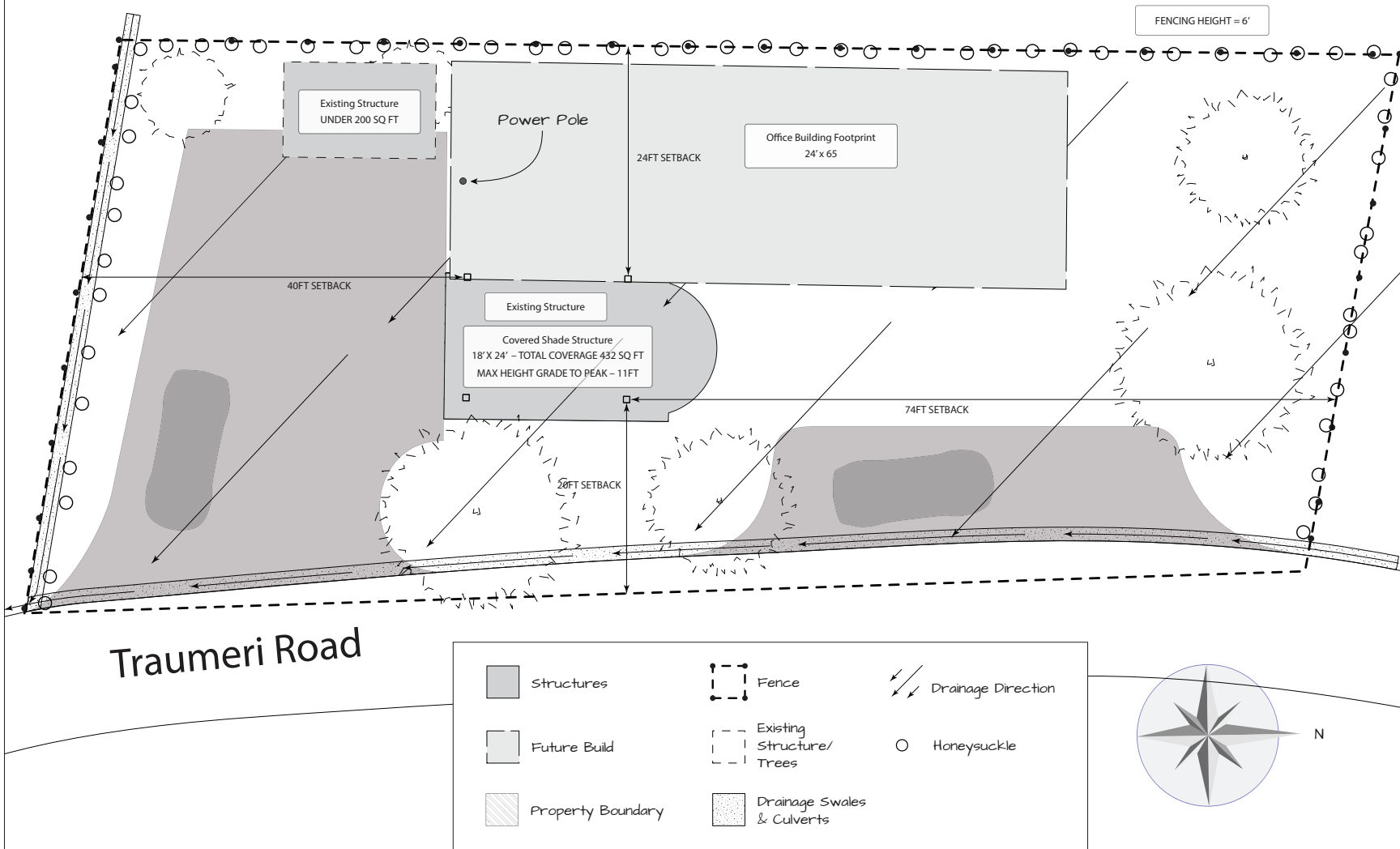
ROC# 316081

Sheet: 1/1

Version: 4.0

Date: 01/24/25

Sale: 1" = 5'



TOPOGRAPHIC SURVEY

A TRACT OF LAND IN SECTION 12,
T 17N, R 5E, G. & S.R.M., YAVAPAI
COUNTY, ARIZONA

APN #4C8-25-026

THIS MAP DOES NOT PURPORT TO VERIFY THE
OWNERSHIP OF ANY PROPERTY SHOWN OR
INVOLVED IN THIS SURVEY. ANY EASEMENTS OR
OTHER ENCUMBRANCES SHOULD BE DETERMINED
BY A TITLE SEARCH.

THIS MAP IS SUBJECT TO ALL CONDITIONS,
RESERVATIONS, AND OTHER TERMS OF PUBLIC
RECORD ON THIS 13th DAY OF FEBRUARY, 2026.

LIMITATION OF LIABILITY:
THE SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF
LIABILITY. THE GENERAL PUBLIC AND CLIENT ARE ON NOTICE THAT
THIS SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO
EXCEED THE PRICE OF THE CONTRACT BETWEEN HAMMES
SURVEYING LLC AND SAID CLIENT.

SURVEYOR'S CERTIFICATE:

THIS MAP AND THE FIELD SURVEY ON WHICH IT IS
BASED WERE CONDUCTED DURING THE MONTH OF
DECEMBER, 2024, UNDER MY DIRECT SUPERVISION
AND IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

SCOPE OF SERVICES

THE SERVICE PROVIDED IN THIS TOPOGRAPHIC SURVEY
INCLUDES THE FOLLOWING:
1. LOCATING EXISTING BOUNDARY MONUMENTS.
2. SHOWING ON THIS PLAT CERTAIN EASEMENTS. SEE NOTE.
3. SHOWING VISIBLE UTILITIES.
4. SHOWING CONTOUR INTERVALS OF PARCEL.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE
PURSUANT TO AN AGREEMENT WITH THE CLIENT.
ONLY THOSE EASEMENTS PROVIDED BY PIONEER
TITLE INSURANCE AGENCY, INC. ORDER NO.
5011409-214-23 DATED 12/23/2021 AT 12:43 PM.
NO ATTEMPT WAS MADE BY THIS SURVEYOR OR
HAMMES SURVEYING LLC TO DETERMINE IF ANY
EASEMENTS OR ENCUMBRANCES EXIST.
THE SURVEYOR AND HAMMES SURVEYING LLC
WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR
DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES,
SUBSURFACE CONDITIONS, STRUCTURES AND/OR UTILITIES NOT
INDICATED ON THIS PLAT.

SURVEYOR'S NOTES

1. THE WORD "CERTIFY" AS SHOWN OR USED HEREON MEANS AN
EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS
OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR
GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO SHOW CONTOUR INTERVALS
OF THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

4. SEE EARLIER BOUNDARY SURVEY FOR MORE INFORMATION.

NOTE: TREES AS SHOWN ON THIS PLAT AND ACCOMPANYING
DIGITIZED FILE ARE FOR GRAPHIC REFERENCE. CANOPY DISTANCES
ARE AVERAGED FOR EACH TREE. PLEASE NOTIFY SURVEYOR FOR
SPECIFIC TREE LOCATION OF ANY TREE FOR CONSTRUCTION
PURPOSES AT NO ADDITIONAL CHARGE.

FD 5/8"
SMOOTH
STEEL TAG
L.S. 25263
ADDED
P.S.

SET 1/2"
REBAR
L.S. 25263
P.S.

SET NAIL TAG
L.S. 25263
P.S.

SCALE: 1"=10'
DATE: 12/03/2025
REVISED: 02/13/2026
FOR EASEMENT
INFORMATION

(B)=RECORDED
(M)=MEASURED
P.S. PREVIOUS SURVEY

CONTOUR INTERVALS
MAJOR= 2 FT.
MINOR= 1 FT.
ELEVATIONS ARE TIED TO BM 25
CITY OF SEDONA (NAVD83)

TREE KEY



J-42' D= JUNIPER WITH A TRUNK
AN APPROXIMATE TRUNK
DIAMETER OF 12'.



P-12' D= PINE WITH A TRUNK
AN APPROXIMATE TRUNK
DIAMETER OF 12'.



CYF 12' D= AZOTRUS WITH A TRUNK
AN APPROXIMATE TRUNK
DIAMETER OF 12'.



TREE 12' D= TREE WITH A TRUNK
AN APPROXIMATE TRUNK
DIAMETER OF 12'.



02/13/2025
HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282-5696 (928) 567-2333

Drawings for:

1580 Traumeri Ln,
Sedona Arizona



X-TERIORS DESIGN
SOLUTIONS

(928) 301-8236

ROC# 316081

VERSION 3.0

DATE 11/04/25

SHEET A

SCALE 1" = 5'

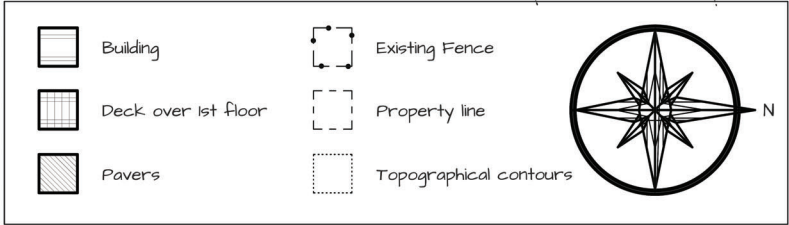
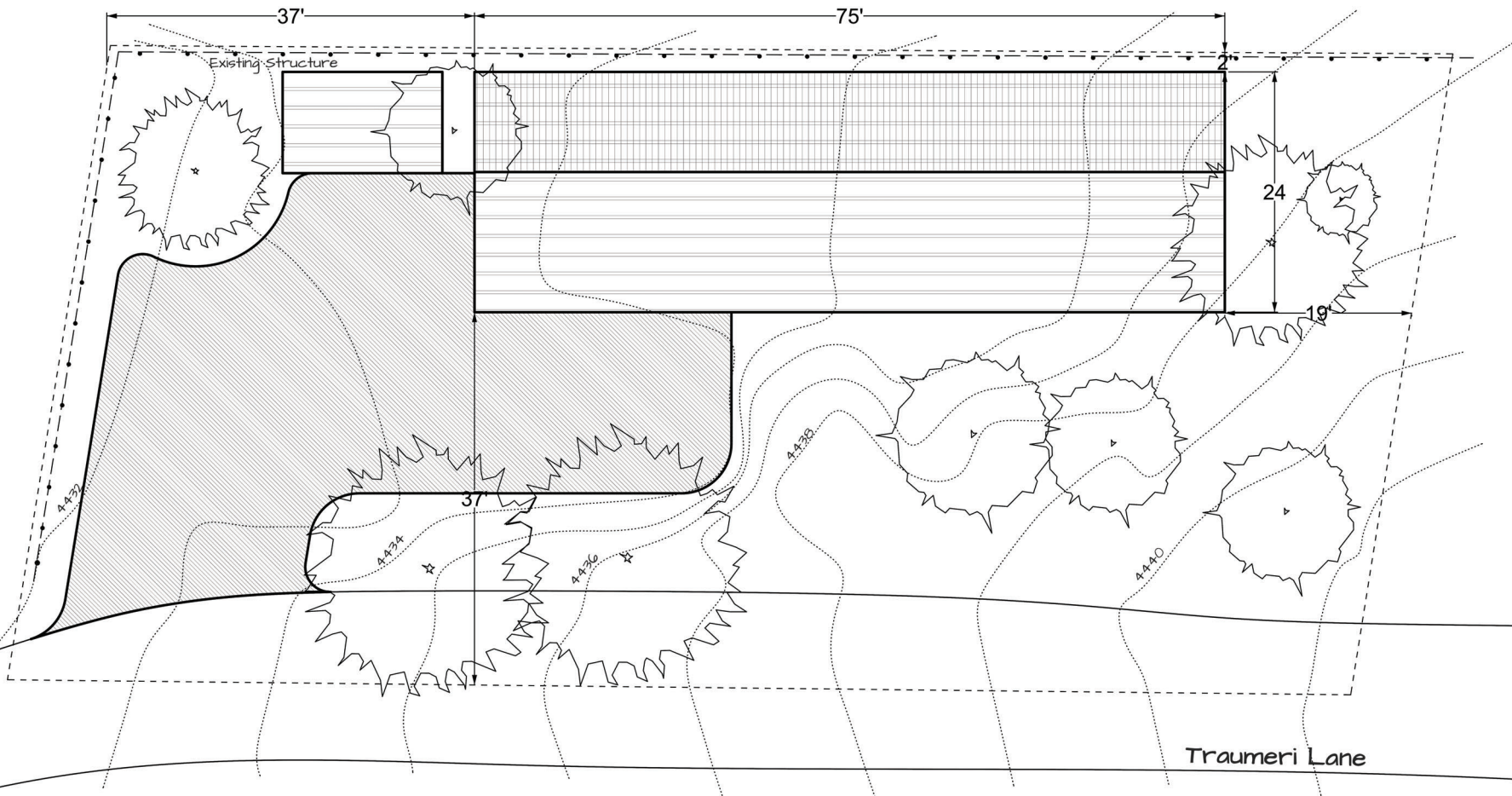
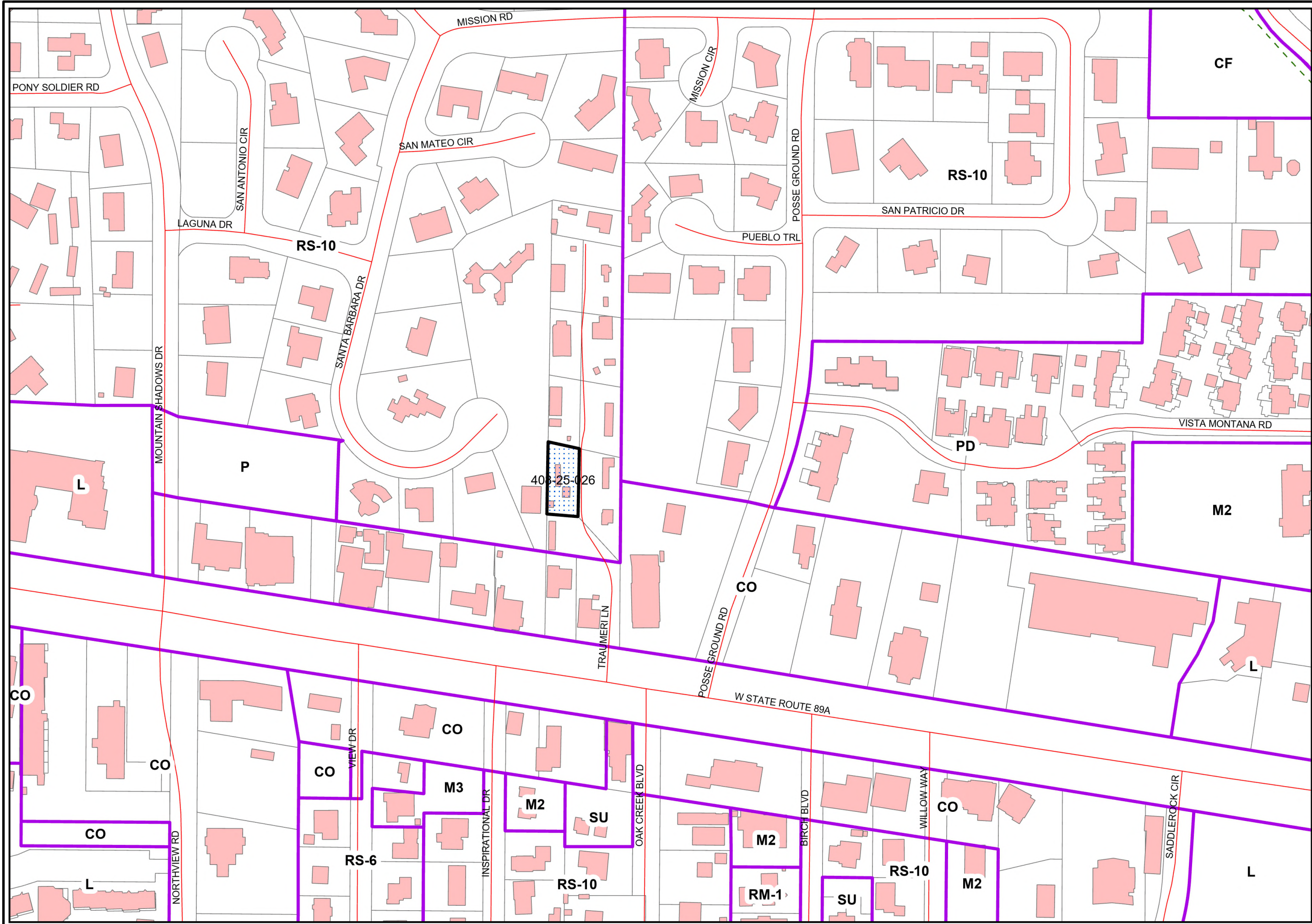


Exhibit 2:
Vicinity and Aerial Maps



Vicinity Map

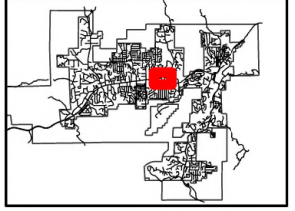
Parcel
408-25-026
1580 West State
Route 89A, Unit 2

- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline
- 408-25-026 Parcel



0 55 110 Feet

City Index



GIS - City of Sedona
4/14/2026
G:/CD/DaeMarieFoti/1580 West State
Route 89a_Unit 2.aprx

This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Aerial View

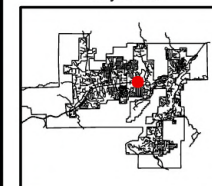
Parcel
408-25-026
1580 W State
Route 89A, Unit 2

-  Parcel Boundary
-  Street Centerline
-  408-25-026 Parcel



0 10 20 Feet

City Index



GIS - City of Sedona
4/14/2026
G:/CD/DaeMarieFot/1580 West
State Route 89a_Unit 2.aprx



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Exhibit 3:

Land Development Code, Applicable Sections:
LDC Section 2.5 (RS-10: Single-Family Residential)
LDC Section 8.8.A: Variance

2.5.

RS-10: Single-Family Residential

A. Purpose

The RS-10 district is intended to accommodate and preserve medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density single-family residential to higher-density residential zoning districts.

B. RS-10 Lot and Building Standards

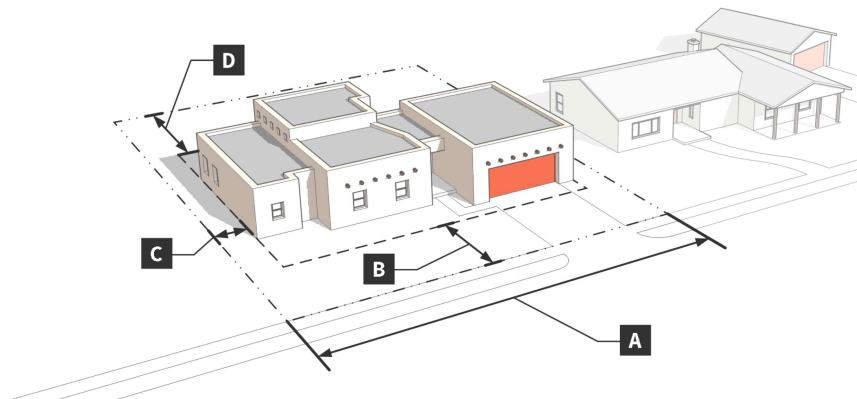
Lot Standards		
A	Width (minimum)	80 feet
	Area (minimum)	10,000 sq. ft.
	Density (maximum for new subdivisions) [1]	4 du/acre
Setbacks (minimum)		
B	Front	20 feet
C	Side	7 feet
	Side, abutting street	10 feet
D	Rear	20 feet
Height		
	Building height	See § 2.24.E
Impervious Coverage (maximum)		
	Building coverage	40 percent
	Total coverage	60 percent

Any setback from National Forest or Open Space zoning districts shall be a minimum of 20 feet (per Section [2.24.D\(2\)](#)). [Ord. 2021-03 § 1, 6-8-21].

C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6
Notes:	
[1] For lot planning in new subdivisions, see Section 7.3.C	
[2] Lot width is measured midway between the front and rear lot lines	

[Ord. 2019-06 § 1, 10-8-19 ([Res. 2019-19](#)); Ord. 2018-12, 11-14-18 ([Res. 2018-35](#))].



[Res. 2019-19 Exh. A, 10-8-19].

The Sedona Land Development Code is current through Ordinance 2025-11, passed November 12, 2025.

Disclaimer: The City Clerk's Office has the official version of the Sedona Land Development Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.SedonaAZ.gov](http://www.SedonaAZ.gov)

[Hosted by General Code.](#)

A. Variance

(1) Purpose

The variance procedure is intended to provide limited relief from the requirements of this Code where strict application of the Code would result in exceptional practical difficulty or undue hardship preventing the use of the land as otherwise allowed by the Code. The variance procedure is not intended to allow a use in a zoning district where it is not currently permitted, or to alleviate inconveniences or financial burdens imposed on landowners.

(2) Applicability

- a. Any property owner seeking relief from this Code may request a variance when the strict application of the Code would result in an undue hardship.
- b. Variances may be granted from the regulations of all articles of this Code, with the exception of Section [5.3](#), *Grading and Drainage*, and Article [7](#): *Subdivision*.

(3) Application Submittal and Review Procedure

Figure 8-16 identifies the applicable steps from Section [8.3](#), *Common Review Procedures*, that apply to the review of variances. Additions or modifications to the common review procedures are noted below.

Figure 8-16: Variance



a. Pre-Application Meeting

A pre-application meeting shall be held in accordance with Section [8.3.B](#), *Pre-Application Meeting*.

b. Application Submittal and Handling

The variance application shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section [8.3.C](#), *Application Submittal and Handling*. A single application may include requests for variances from more than one regulation applicable to the same site, or for similar variances on two or more adjacent sites with similar characteristics.

c. *Staff Review and Action*

The Director shall review the application and prepare a staff report and recommendation in accordance with Section [8.3.E](#), *Staff Review and Action*.

d. *Scheduling and Notice of Public Hearings*

The variance application shall be scheduled for a public hearing before the Board of Adjustment and noticed in accordance with Section [8.3.F](#), *Scheduling and Notice of Public Hearings*.

e. *Review and Decision (Board of Adjustment)*

1. The Board shall hold a public hearing on an application for a variance. At a public hearing, the Board shall review the application, statements and drawings submitted and shall receive public comments and pertinent evidence concerning the variance, particularly with respect to the findings in Section [8.8.A\(4\)](#).
2. Within 21 days following the close of the public hearing on a variance application, the Board shall act on the application.
 - i. The Board may grant a variance as the variance was applied for or in a modified form or the application may be denied.
 - ii. A variance may be revocable, may be granted for a limited time period, or may be granted subject to conditions the Board may prescribe.
 - iii. Upon failure to act within the prescribed 21-day period, the Board shall lose jurisdiction and the request shall be deemed denied. An appeal may be taken to the Superior Court, as prescribed by state law.
 - iv. Any proposed revisions or changes to an approved variance application shall be submitted in the same manner and subject to the same approval process as the original review.
3. The Board's decision shall be based only on the record of the public hearing and shall be reduced to writing; include findings of fact based on competent, material, and substantial evidence presented at the hearing; reflect the determination of contested facts; and state how the findings support compliance with applicable review standards.

f. *Post-Decision Actions and Limitations*

All common procedures in Section [8.3.H](#), *Post-Decision Actions and Limitations*, shall apply, with the following modification:

1. Expiration and Revocation of Variance Approval

A variance permit shall expire and may be considered for revocation following one year of inactivity, as defined in Section [8.3.H\(3\)](#), *Expiration and Revocation of Approval*.

(4) Variance Findings

The Board of Adjustment may approve a variance upon making all of the following findings:

- a. The variance requested does not constitute a special privilege inconsistent with limitations on other properties classified in the same zoning district.
- b. The strict application of the Code standards for which a variance is sought would produce undue hardship not related to purposes of convenience or financial burden.
- c. The applicant did not create the hardship by their own actions.
- d. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
- e. The variance request will not violate building or fire code requirements or create a safety hazard.
- f. The requested variance is the minimum relief necessary from the subject standards of the Code.
- g. The variance is warranted for one or more of the following reasons:
 1. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.
 2. The variance furthers the goals of the Sedona Community Plan and/or other adopted plans.
 3. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zoning district.
 4. The variance is of a technical nature and is required to protect a sensitive resource, natural feature, or community asset. [Ord. 2020-04 § 1, 9-8-20 ([Res. 2020-16](#))].

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[Hosted by General Code.](#)