

**BOARD OF ADJUSTMENT
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE
Tuesday, April 23, 2019 9:00 A.M.**

**BOARD OF ADJUSTMENT MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA

The issues that come before the Board of Adjustment are often challenging and potentially divisive. In order to make sure we benefit from the diverse views to be presented, the Board believes that the meeting be a safe place for people to speak. With this in mind, the Board asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Agenda items may be taken out of order. Please turn off all cell phones. The Board meeting may be broadcast via live streaming video on the internet in both audio and visual formats. A quorum of Council may be present. One or more members of the Board may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

1. Call To Order

2. Roll Call Board Members Linda Horvath, Gary Ford, Vice-Chair Ulys Brooks, Chair Cheryl Taylor

3. Pledge of Allegiance

4. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. Any item may be removed from the Consent Agenda for separate consideration at a Commissioner's request. If a citizen desires separate consideration of an item, he or she should approach a Commissioner prior to the meeting and ask that the Commissioner request that the item be removed.

A. Approval of Minutes of March 26, 2019, Board of Adjustment Meeting

5. Public Hearing Agenda Discussion and Possible Legal Action may be taken.

A. ITEM #: V-19-002

Request: Approve a variance of the front yard setback to allow a 36-foot front setback, where a 50-foot setback is required. The property is located at 14110 E. General Way in the Town of Dewey-Humboldt, being Yavapai County Assessor's parcel number 402-02-386N.

1. Staff Report

2. Open Public Hearing and Receive Public Comments

3. Close Public Hearing

4. Commission Discussion

6. Adjourn

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 632-7362 at least 24 hours in advance of the meeting.

Certification of Posting

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the _____ day of April, 2019, at _____ a.m./p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.

By: _____, Town Clerk's Office.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 632-7362 at least 24 hours in advance of the meeting.

For Your Information:

Next Town Council Work Session: Tuesday May 7, 2019 at 6:30 p.m.

Next Town Council Meeting: Tuesday, May 21, 2019 at 6:30 p.m.

Next Board of Adjustment Meeting, if needed: Tuesday, May 28, 2019 at 9:00 a.m.

If you would like to receive Town Council agendas via email, please sign up at AgendaList@dhaz.gov and type Subscribe in the subject line, or call 928-632-7362 and speak with Julie Gibson, Town Clerk.

**TOWN OF DEWEY-HUMBOLDT
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES**

MARCH 26, 2019

A REGULAR MEETING OF THE DEWEY-HUMBOLDT BOARD OF ADJUSTMENT WAS HELD ON TUESDAY, MARCH 26, 2019 AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA.

1. **Call To Order** Board Member Ulys Brooks called the meeting to order at 9:00 a.m.
2. **Roll Call** Board Members Linda Horvath, Ulys Brooks, Gary Ford, Cheryl Taylor were present.
3. **Pledge of Allegiance** Led by Veteran Michael Doole.
4. **Election of Officers** BM Horvath made a motion to nominate BM Brooks for Chair. BM Brooks made a motion to nominate BM Taylor for Chair. A vote was taken to nominate BM Taylor for Chair. Board Members Brooks, Ford and Horvath all voted for BM Taylor to be Chair. No action was taken on the first motion. Chair Taylor made a motion to nominate BM Brooks for Vice-Chair, seconded by BM Horvath. A vote was taken to nominate BM Brooks for Vice-Chair. Board Members Ford, Horvath, and Chair Taylor all voted for BM Brooks to be Vice-Chair.

5. Consent Agenda

A. Approval of Minutes of March 14, 2017, Board of Adjustment Meeting

BM Ford made a motion to approve the Minutes of March 14, 2017, Board of Adjustment Meeting, seconded by BM Horvath. The motion passed unanimously.

6. Public Hearing Agenda Discussion and Possible Legal Action may be taken.

A. ITEM #: V-19-001

Request: Approve a variance of the front yard setback to allow a 25-foot front setback, where a 50-foot setback is required. The property is located at 9310 E. Chestnut Hill Avenue in the Town of Dewey-Humboldt, being Yavapai County Assessor's parcel number 402-03-157B.

1. Staff Report

Planning Consultant Steven Brown stated the applicant is seeking a variance to allow a 25-foot front yard setback, where a 50-foot setback is required by code. The property is located at 9310 E. Chestnut Hill Avenue in the northeast corner of the town. The terrain in this particular area of town is characterized by roadways developed along the ridgelines of hills, with the buildable portion of the lots falling off steeply almost immediately upon leaving the roadway. In the case of this property, the grade reaches in excess of 20% grade (new information indicates a lot of the property is in excess of 27% grade) within the first 75 feet of the lot measured from the roadway.

PC Brown stated Town Code 153.093 provides for deviations to the required setback where circumstances warrant. Yard deviations were not in conflict. On lots rising in elevation from front to center and exceeding 26% grade thereon, the front yard maybe reduced, not to exceed 50% of the required minimum. Staff had a problem in making an administrative determination based on that clause, in that it reads exceeding 26% grade rising front to center. The code should have been written to clarify the rise and the fall, then we could have granted an administrative variance. The applicant has requested a 25-foot front setback variance to comply with the Town Code.

Chair Taylor asked if the applicant would like to speak about their plans.

Michael Doole spoke about the garage, which is inside the setback. The living portion of the house adheres to the setback. The terrain is so steep that building any further back would incur horrendous costs. We would like to build the house as designed. A redesign would be costly. The structure will not be visible from the road.

PC Brown stated he concurs with everything Mr. Doole has presented. Staff has no objections to the facts as he stipulated them.

Chair Taylor stated Chestnut Hill Avenue is one step up from a two rut road. Is there any chance that, in the future, they would have to widen the road for safety concerns and, how would that work for any structures that have reduced the setbacks. PC Brown stated that will be a factor when they go to do that. If he is setback 25' and other people are setback 25', I can't anticipate that it would be a 50-foot paved section going through there. At best, it would two lanes and perhaps 24', with half being taken from each side of the centerline.

BM Brooks asked if there is anything on any of the adjacent properties. PC Brown stated there are four other structures, one on the corner of Chestnut Hill Avenue, one building is cantilevered over, one that is occupied and one dilapidated building which has been the subject of code enforcement for a long time. BM Brooks asked if the surrounding property owners are aware of what the applicant wants to do. PC Brown stated yes. The notice of the hearing was advertised and notices were mailed to everyone within 300'. BM Brooks asked if there were any problems. PC Brown stated there are no concerns, only one person calling wanting to know the outcome when it occurs.

BM Ford asked, from the street front, what is the distance from the side of the garage to the toe of the cut. Mr. Doole's contractor stated it is about 20'. BM Ford asked what is the distance from the back wall of the house to the top of the fill. The contractor stated about 20-25', as there is approximately 10' of patio. BM Ford stated the building code does have some conditions and restrictions on where you can place a building in relation to a cut and a fill. He asked if this was going to be an issue with the house. The contractor stated he talked to the building department and they said no.

2. Open Public Hearing and Receive Public Comments

None

3. Close Public Hearing

Chair Taylor closed the Public Hearing at 9:15 a.m.

4. Staff Recommendation

PC Brown gave his recommendation for the variance. He stated there are several findings for the variance, which are as follows:

1. The property is associated with "special circumstances" that make building on these steep slopes challenging in the extreme.
2. The variance is necessary to assure that this property owner enjoys the same rights and privileges as other property owner in the same locale.
3. The special circumstances are not self-imposed, as the property was subdivided back in 1964 in roughly the current configuration, and the property owner acquired the property in 2015.

4. The granting of the variance will not be detrimental to persons working or living in the vicinity. It is safe to say that owners of property throughout this vicinity will be faced with the same development challenges in future when they build.

PC Brown stated that following your deliberation, you might want to vote to find that the evidence and testimony presented provides compelling grounds to grant the variance of the front yard setback for the property located at 9310 E. Chestnut Hill Avenue to allow a 25-foot front yard setback. Conversely, the Board may find evidence and testimony that it does not provide such grounds. Therefore, you can choose from those two findings and they will be legally supportable

Chair Taylor asked if we have to meet all of the criteria. PC Brown stated you do have to meet the four criteria.

BM Ford made a motion to approve the variance, seconded by BM Brooks. The motion passed unanimously.

PC Brown stated there will be another Board of Adjustment meeting on April 23, 2019.

BM Ford asked what is the procedure to get that verbiage corrected. PC Brown stated we are currently reviewing of our zoning code and this will be one that we will ask Town Council to consider.

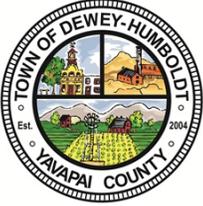
7. **Adjourn** Vice-Chair Brooks made a motion to adjourn, seconded by BM Ford. The motion passed unanimously and the meeting adjourned at 9:19 a.m.

Chair Cheryl Taylor

ATTEST:

Beth Evans, Administrative Assistant II

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TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362 • Fax 928-632-7365
www.dhaz.gov

Staff Report

Board of Adjustment Meeting

April 23, 2019

Date: April 12, 2019

To: Board of Adjustment

From: Edward L. Hanks, Jr., Interim Town Manager

Public Hearing Item:

ITEM #: V-19-002

Request: Approve a variance of the front yard setback to allow a 36-foot front setback, where a 50-foot setback is required. The property is located at 14110 E. General Way in the Town of Dewey-Humboldt, being Yavapai County Assessor's parcel number 402-02-386N.

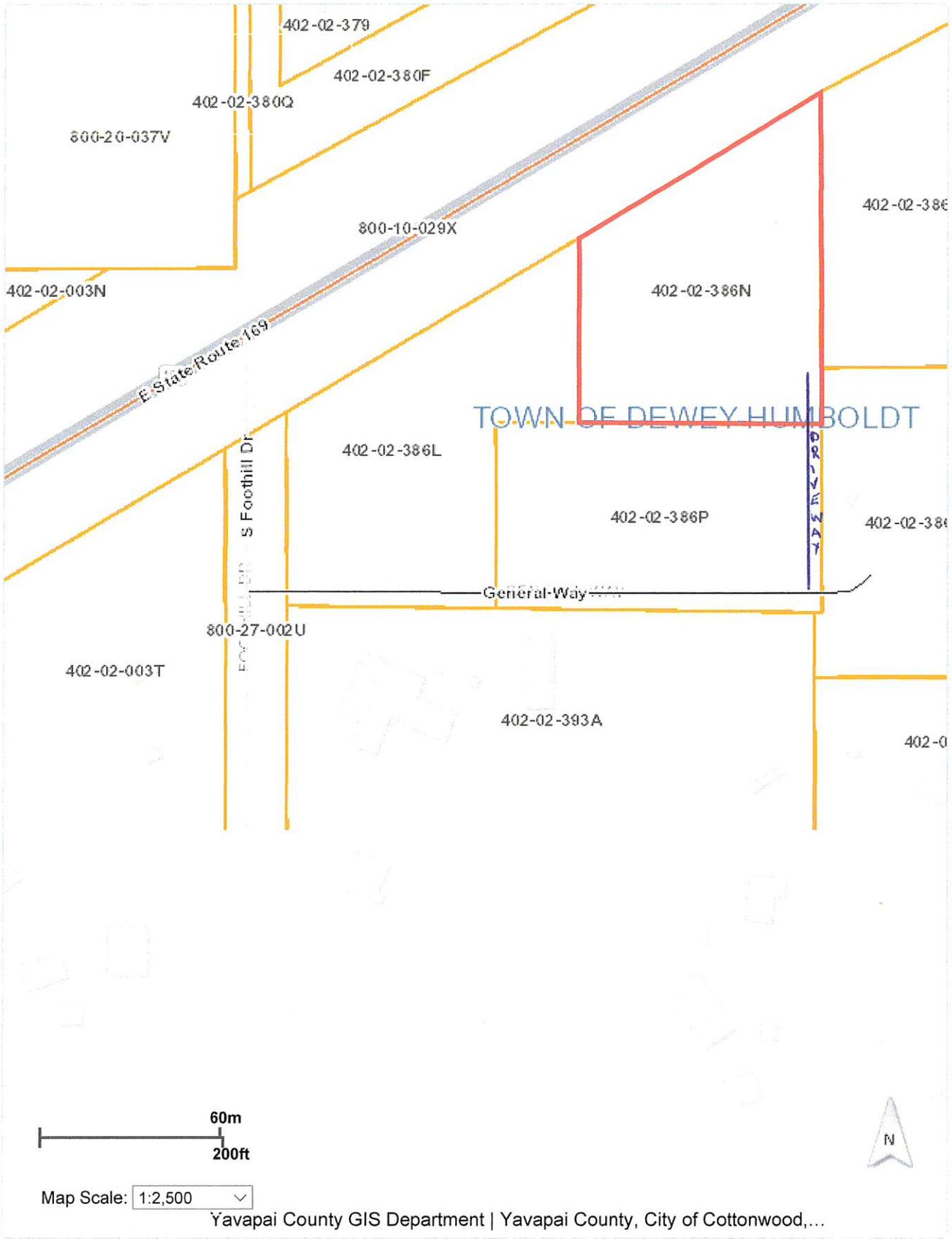
I. BACKGROUND

The applicant is seeking a variance to allow a 36-foot front yard setback, where a 50-foot setback is required by code. The property is located on E. General Way in the northeast corner of the Town. The house on this property was situated with the front door facing north towards State Route 169, although the access drive is located off E. General Way to the south, where it is addressed as well. The front and back yard setbacks are both 50 feet, and the house is situated such that it is only 52 feet from the property line. Therefore, in order to place the structure and hot tub such that they have some privacy from the highway traffic, they desire to place it to the south of their home. To do so will not be in compliance with the required front setback. Therefore, the applicants are seeking a variance of 14 feet to the front yard setback.

II. STAFF RECOMMENDATION

Staff recommends that if a finding can be made on the Key Criteria Standards, which apply to the granting of a variance, a motion to approve would be appropriate citing the findings on the criteria.

1. The property is associated with "special circumstances" that make building elsewhere unreasonably difficult.
2. The variance is necessary to assure that this property owner enjoys the same rights and privileges as other property owner in the same locale.
3. The special circumstances are not self-imposed.
4. The granting of the variance will not be detrimental to persons working or living in the vicinity.





Town of Dewey-Humboldt

P.O. Box 69 / 2735 South Highway 69, Suite 10, Humboldt Station, Humboldt, AZ 86329

PUBLIC HEARING NOTICE **BOARD OF ADJUSTMENT**

Pursuant to A.R.S. §§ 39-204 and 9-462.04, NOTICE IS HEREBY GIVEN OF The following public hearings in the Town of Dewey-Humboldt, Arizona:

TOWN OF DEWEY-HUMBOLDT BOARD OF ADJUSTMENT **ON April 23, 2019, 9:00 AM**

The hearing will be conducted at Dewey-Humboldt Town Hall, 2735 South Highway 69, Suite 10, Humboldt, AZ 86329

Public Hearing Item:

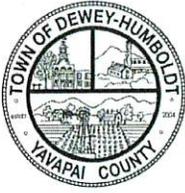
A. ITEM #: V-19-002

Request: Approve a variance of the front yard setback to allow a 36-foot front setback, where a 50-foot setback is required. The property is located at 14110 E. General Way in the Town of Dewey-Humboldt, being Yavapai County Assessor's parcel number 402-02-386N.

Applicant: Mary Dallas

The project file may be viewed by the public Monday through Friday from 8:00 am to 6:00 pm. at the Town of Dewey-Humboldt Town Hall located at 2735 South State Route 69, Dewey-Humboldt, AZ. Written comments may be sent to Town of Dewey-Humboldt, Community Development Department, and P.O. Box 69, Dewey-Humboldt, AZ 86329. Written comments may also be submitted at the public hearing.

Any interested person may appear and be heard at the public hearings. Property owners may submit letters in support or opposition of a Public Hearing Item by directing written correspondence to the Town of Dewey-Humboldt, PO Box 69, Humboldt, Arizona 86329. For more information, contact Dewey-Humboldt Town Clerk, Julie Gibson, at (928) 632-8562/ Fax 928-632-7365.



DEWEY-HUMBOLDT BOARD OF ADJUSTMENT HEARING APPLICATION

Date of Application 3/21/19 Case # Parcel Number(s) 402-02-386 N

Name of Applicant (appellant) Mary S Dallas

[X] Applicant owner [] Other (explain)

Current Zoning District R1L-70 Year of Purchase 2019 Year of Construction 2018

Is the applicant requesting a:

[X] Variance [] Interpretation of a zoning ordinance [] Appeal from an administrative decision

(See pages three and four of this application for specific information)

Describe relief required if a variance is being sought. Give current setbacks or requested setbacks if applicable. Relief from requirement of Town Code Section 153.036 R1L District for a 50 foot front yard setback to allow a 36 foot front yard setback

Did the reason for this application exist before the current purchase of this property? Explain:

Describe existing uses of the parcel: size and location of existing structures and buildings on it. Submit relevant reference maps, diagrams, drawings, photos, graphs.



TOWN OF DEWEY-HUMBOLDT
P.O. Box 69, Humboldt, AZ 86329
Phone 928-632-8643 ▪ Fax 928-632-7365

HEARING APPLICATION

Purpose of the Board of Adjustment

The purpose of the Board of Adjustment is to provide a quasi-Judicial body so residents can ask for relief from the sometimes harsh effects of a zoning law. In cases where the strict and literal application would impose an unfair burden on a particular individual/group, the Board of Adjustment may be able to alleviate this.

The Board of Adjustment must hold a public hearing on all appeals, and usually it is thirty days after the appeal is filed. The Board may decide to grant, modify or deny any appeal, and may also defer any action on any appeal when it decides that additional evidence is needed or that alternative solutions need further study

The legal authority of the Board is granted through A.R.S. 9-462.06:

Section A

***To Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the zoning administrator in the enforcement of an adopted zoning ordinance. The following are reasons for seeking an appeal (if this is an appeal under this section, please describe and submit supporting documents and final status):**

-An abuse of the official's discretion if it violates the intent and the policy of the statute that granted the decision-making authority. If an appellant can demonstrate that the decision was unreasonable, arbitrary, unfair, capricious, or discriminatory, then the decision should be reversed.

-Exceeding the official's power or authority outside the limits imposed on it by the statute or the ordinance that granted the authority.

-An error of law if it was based on an erroneous interpretation of statutes, ordinances, or regulations, or if any of these were wrong statutes, wrong ordinances, or wrong regulations.

-Fraud or bad faith or malice can invalidate an official decision, if they have influenced a decision or the manner in which it was made.

-Lack of evidence or any reasonable basis in fact invalidates a decision. Arbitrary judgment can reverse a decision

Section B

***To Hear and decide appeals for variances from the terms of the zoning ordinance.** (Provide evidence that there are special circumstances or conditions applicable to the property of application that justify a variance from the requirements so that strict application of the zoning would work an unnecessary hardship; that the granting of the request is necessary for the preservation and enjoyment of substantial property rights, and that the granting will not materially affect the health and safety of the area/residents.)

TOWN OF DEWEY-HUMBOLDT
Hearing Application for Variance

Case.# _____ Assessor's Parcel# 402-02-386N

Name Mary S Dallas Supervisor District _____
(Print)

In accordance with A.R.S. 9-462.06, a variance may be granted from the terms of the Town Planning and Zoning Ordinance if the following requirements are satisfied to the Board of Adjustments and Appeals by the applicant.

PLEASE ANSWER THE BELOW REQUIREMENTS.

1. The peculiar conditions that make it necessary for you to request a Variance from the Ordinance are: This is a new build that was set on the property backwards. My house's back yard is considered to be the front yard according to zoning laws. I would like to put my hot tub with a gazebo in the yard. This would also infringe on the set backs by approximately 14'

2. The unnecessary hardship that would be created if you cannot obtain a Variance:

The builder elected to face the front door toward State Rt 169 instead of toward E General Way. The sliding door is facing E General Way.

3. The general intent and purpose of the Zoning Ordinance (which is to conserve and promote the public health, safety, convenience and general welfare by coordinated and harmonious growth and development) will be preserved because:

To install my hot tub with a gazebo outside the sliding door and deck. Also, I would like to install a dedicated 20 amp service for the hot tub - see blue line on graph drawing. I also would like to install a dedicated 30 amp service for my Motorhome at the same time - see red dot on graph drawing

NOTE: Generally, the peculiar condition and unnecessary hardship are situations that run-with-the-land, i.e., rocks, ditches, hills, washes, etc... that would prevent enjoyment of property rights if strict interpretation of the Ordinance were enforced. Personal and/or self-imposed conditions or hardships may be given consideration but may not be valid or substantial reasons for a Variance.

Mary S Dallas 3/21/19
Applicant Sign and Date



TOWN OF DEWEY-HUMBOLDT
P.O. Box 69, Humboldt, AZ 86329
Phone 928-632-8643 • Fax 928-632-7365

In approving an application (all or part) the Adjustment Board may designate such conditions that will maintain the integrity of the Ordinance and will ensure compliance of conditions. Once approved, variances stay with the land and do not expire unless stipulated otherwise. Conditions applied to the Variance at the Hearing Date of the Board of Adjustment such as an inability to fulfill these conditions at a prescribed time, warrant approval by Planner for an extension or other.

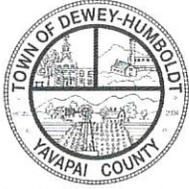
Appeal to the Courts Within 30 days after the board has made a decision and has filed this decision, a person aggrieved by the decision of the Board of Adjustment may file a complaint for special action in the Superior Court for review of the Board's decision. Filing the complaint does not stay proceedings on the decision appealed. The Court may, however, grant a stay upon application and on final hearing; may affirm or reverse, in whole or in part, or modify the decision reviewed.

CHECKLIST

Application for Variance/Appeal

- Application form: (page 1 through 5)
- Appeal: Written Narrative and documentation
- Permission to enter
- Direction to property
- Aerial of site plan
- Recorded deed and legal descriptions
- Letter of support (optional)
- Evidence: (photos, maps, drawings, diagrams)

Please Note: All variance application requests are reviewed prior to any scheduled Public Hearings. All related concerns and/or questions need to be addressed between the applicant and staff and/or the reviewing agency.



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8643 • Fax 928-632-7365

COMMUNITY DEVELOPMENT DEPARTMENT
PERMISSION TO ENTER PROPERTY

Application #: _____ **Parcel #:** 402-02-386N **Unit/Lot #:** 1

Legal Description (see attached): _____

Applicant(s): Mary S Dallas

Address: 14110 E General Way, Dewey **Phone No.:** 928-420-5363

I, the undersigned, hereby give permission to the Town of Dewey-Humboldt Zoning Inspector (or any Deputy Inspector) in the discharge of his/her duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the enumerated application made under the terms of the Dewey-Humboldt Town Code, or for any investigation as to whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Dewey-Humboldt Town Code; or for any investigations for conditions, compliance and stipulations under the terms of the Dewey-Humboldt Town Code and public hearings concerning this parcel. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer or renewal of the application. Such entry shall be limited between the hours of 7 a.m. and 6 p.m. MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or verbally) at any time.

Applicant's Signature: Mary S Dallas **Date:** 3/21/19

(check one) Owner
 Agent for _____

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Mary S. Dallas
14110 E. General Way
Dewey, AZ 86327

72202282-K19

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 402-02-386N

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

Michael T. Generalli and Cathy L. Generalli, Husband and Wife, as Community Property with Right of Survivorship do/does hereby convey to

Mary S. Dallas, An Unmarried Woman

the following real property situated in Yavapai County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: February 26, 2019

Michael T. Generalli

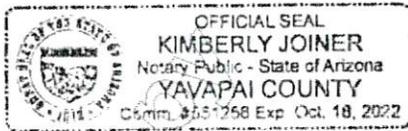
Michael T. Generalli

Cathy L. Generalli

Cathy L. Generalli

State of Arizona }
 }
 } ss.
County of Yavapai }

The foregoing instrument was acknowledged before me this 6 day of March, 2019, by Michael T. Generalli and Cathy L. Generalli.



Kimberly Joiner
NOTARY PUBLIC
My commission expires: 10-18-22

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: <u>February 26, 2019 / Consisting of 3 pages</u>
Parties to Document: <u>Mary S. Dallas</u> <u>Michael T. Generalli and Cathy L. Generalli</u>

Exhibit A

PARCEL 1:

Parcel 'B' as shown on that certain Land Survey recorded at Reception No. 2015-0029707, Yavapai County Recorder's Office.

Being a portion of the West Half of the Southwest Quarter of Section 1, Township 13 North, Range 1 East, Gila and Salt River Meridian, Yavapai County, Arizona.

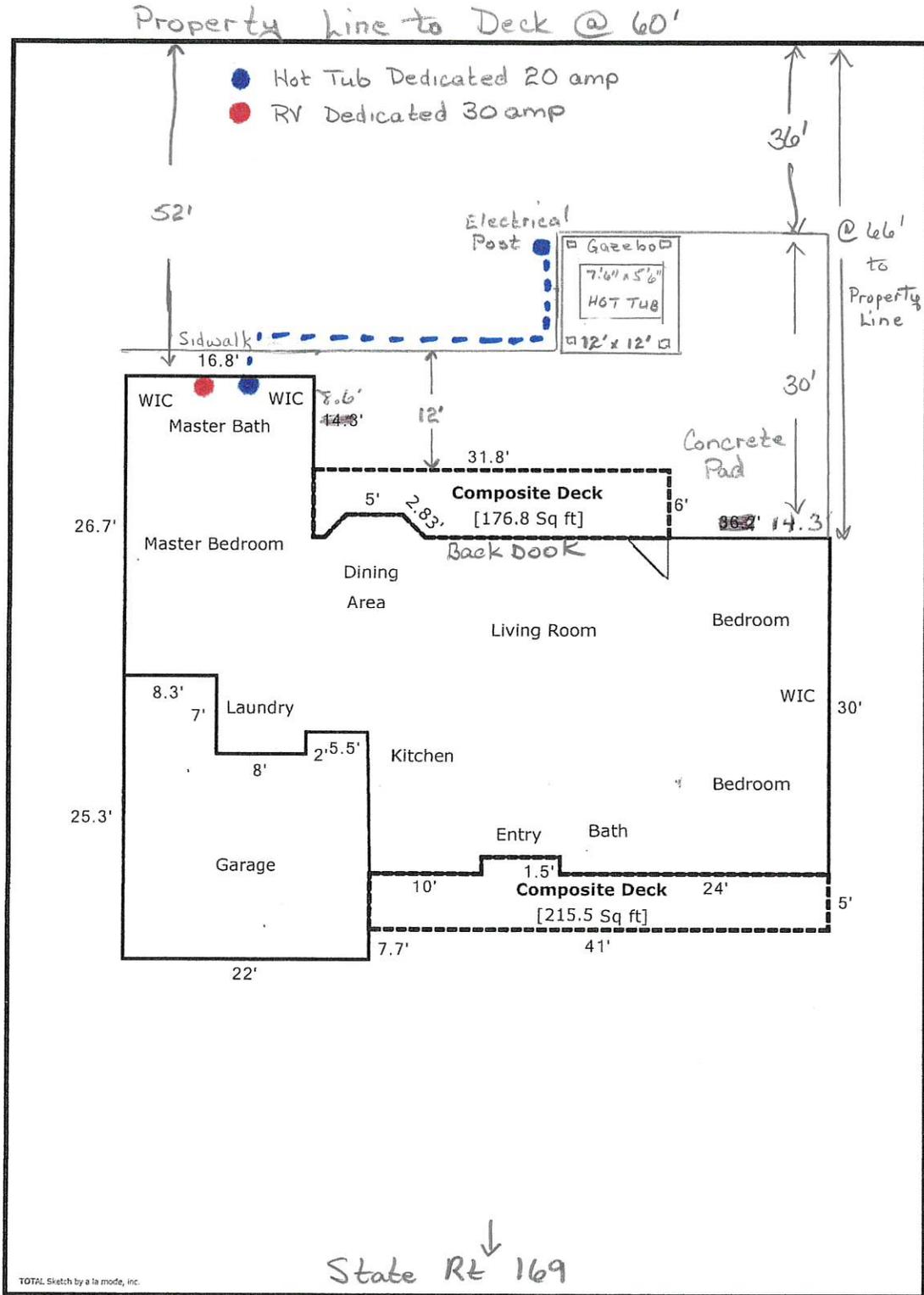
PARCEL 2:

An easement for ingress, egress and public utilities as depicted on Instrument No. 2015-0039707 across Parcel A and Parcel C.

Mary S. Walker

Building Sketch (Page - 1)

Borrower	Mary Dallas				
Property Address	14110 E General Way				
City	Dewey	County	Yavapai	State	AZ
Zip Code	86327				
Lender/Client	Wallick & Volk, Inc.				

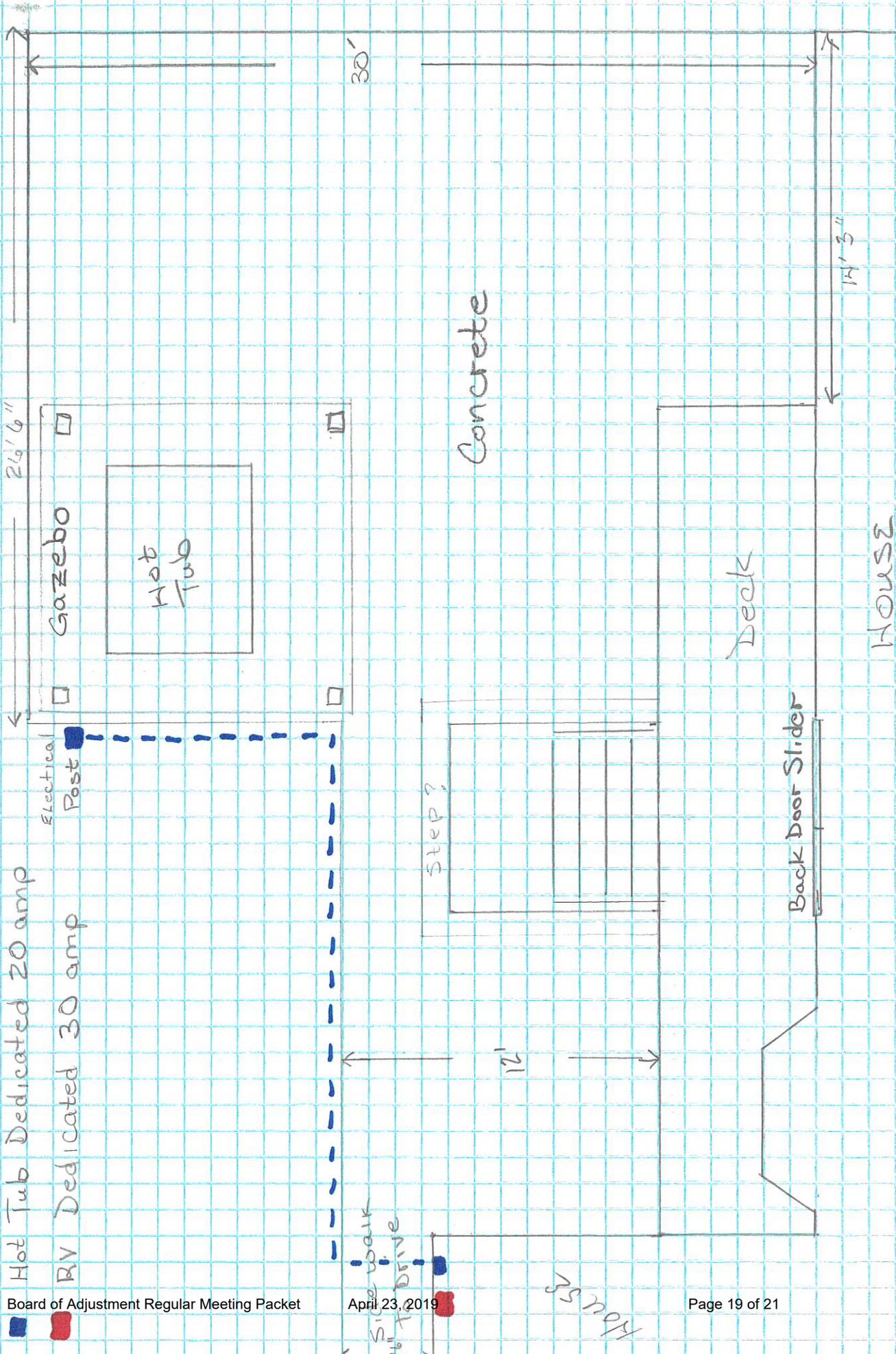


DALLAS 14110 E GENERAL WAY

ADD

Hot Tub Dedicated 20 amp

RV Dedicated 30 amp





12' x 12' Cedar Gazebo with Aluminum Roof

★★★★★ 4.7 (358)

Item 1500084

Your Price **\$1,599.99**

Shipping & Handling Included

Features:

- 100% FSC Certified Wood
- Water-Based Stain
- Fully Paintable
- Assembly Required

Qty

Add to Cart

The estimated delivery time will be approximately 2 - 3 weeks from the time of order.

Feedback



Add to Registry

Product Details

Attention: As the purchaser and/or installer of this product, you are advised to consult your local city, municipality and applicable HOA guidelines for guidance on building codes and/or zoning requirements for your area before purchase. This structure may require a permit.

Product details have been supplied by the Manufacturer, and are hosted by a third party.

Wood Gazebo with Aluminum Roof by Yardistry

Expand your outdoor living space using the Wood Gazebo with Aluminum Roof by Yardistry. The Wood Gazebo with Aluminum Roof adds character to any area, creating the perfect setting for all of your outdoor entertainment needs. The stunning design features an Aluminum Roof, 7 in. x 7 in. posts finished with classic plinths, and sleek curved gussets. The 100% natural FSC Certified Cedar Lumber is finished with a beautiful Mocha brown stain that brings a warmth and distinctive feel to any space. With interior dimensions of 11 ft. 2 in. x 11 ft. 2 in. the Wood Gazebo with Aluminum Roof

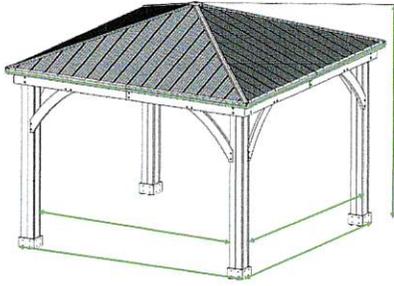


Manuals, Information & Guides

[Dimensional Drawing](#)

[Roof English](#)

[Roof Spanish](#)



Dimensions

Overall dimensions (L x W x H): 12 ft. x 12 ft. x 10 ft. 6 in.

Base dimension (outside of post): 11 ft. 2 in. x 11 ft. 2 in.

Base dimension (inside of post): 9 ft. 8 in. x 9 ft. 8 in.

Warranty

5 Year Limited Wooden Component Warranty

Customer Experience Team

At Yardistry, we take our customer experience seriously. Whether you have a product related question, warranty claim or need replacement parts, our Customer Experience Team will ensure your request is handled thoroughly.

Email: support@yardistrystructures.com

Website: www.yardistrystructures.com

Call: 1-888-509-4382

Monday – Friday 8:30 AM – 5:00 PM, excluding holidays

Extended hours during Peak Season; April-August

Monday- Friday 8:00 AM – 7:00 PM

Saturday and Sunday 8:00 AM – 4:00 PM



[view](#)

[download](#)

PDF, 5.95 MB

Feedback

Specifications

Dimensions - Depth	12 ft.
Dimensions - Height	126 in.
Weight	598 lb.

Reviews (358)

Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	289
4 ★	46
3 ★	11
2 ★	6
1 ★	6

Average Customer Ratings

Overall ★★★★★ 4.7