



La Paz County Department of Community Development
Nora Yackley, Community Development Administrator
1112 Joshua ● Suite 202 ● Parker, Arizona 85344
(928) 669-6138 ● Fax (928) 669-5503 ● TDD (928) 669-8400

NOTICE/AGENDA
LA PAZ COUNTY
BOARD OF ADJUSTMENT

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Board of Adjustment, and to the general public, that the La Paz County Board of Adjustment will hold a **Regular Meeting**, open to the public, on **Thursday, January 10, 2019, 4:00 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona.

1) Call to Order

2) Approval of Minutes for the October 11, 2018 meeting

3) Docket No. V2019-001 – Base Line Holdings LLC @ APN: 310-32-047A. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- a) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard Setback
- b) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
- c) Requesting a seven foot (7') Variance from the required ten foot (10') Rear Yard setback resulting in a three foot (3') Rear Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 14, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

4) Call to the Public.

5) Adjournment.

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Thursday, December 6, 2018, on or before the hour of 5:30 p.m.

Nora Yackley, C.D. Administrator



MINUTES
Of the
LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
January 10, 2018 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

Those present were: Chairperson Todd Cramer, Vice Chairperson Mark Peretik, Board Member Luis Corral and Board Member Nina Chumley. Staff present were: Building Inspector Hoogerwerf & GIS/911 Coordinator Renee Nelson.

Call to Order by: Chairperson Cramer at 4:05 pm

Board Member Chumley made the motion to approve the minutes of the October, 2018 Regular Meeting

Board Member Corral seconded the motion. APPROVED, motion passed unanimously

Docket No. V2019-001 – Base Line Holdings LLC @ APN: 310-32-047A. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard Setback
- 2.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
- 3.) Requesting a seven foot (7') Variance from the required ten foot (10') Rear Yard setback resulting in a three foot (3') Rear Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 14, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)
Dist. 2)

Building Inspector Hoogerwerf: read staff report and at this time staff would like to **Docket No. V2019-001** to discussion

Chairperson Cramer asked if the Board had any questions for the county at this point

MP where will AC go?

TH have not received plans as of yet

MP they will not be able to put in the setback

CC when we make the motion we will need to include, since no survey provided, at least min. 3' distance maintained as clear...

MP Yes and this is for fire safety

LC yes coming from the fire dept. how limiting would it be for them

CC in this place it is not as limited as in some other places

MP it also mention in the other drawing, are they going to lower it?

DN introduced himself and explained that property is level, they will cut down 5' on S side and will build up retaining walls

CC does it meet CC and R?

DN yes and all ac will be on the roof or in the front

Chairperson Cramer opened this up to the public

Board Member Corral made the motion to approve **Docket No. V2019-001, with the stipulation that all should remain free/clear and unobstructed**

Board Member Peretik seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

Chairperson Cramer made the call for Adjournment at 4:14

Todd Cramer, Chairman

Tonya Hoogerwerf, Building Inspector



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REVISED NOTICE/AGENDA
LA PAZ COUNTY
BOARD OF ADJUSTMENT

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Board of Adjustment, and to the general public, that the La Paz County Board of Adjustment will hold a **Regular Meeting**, open to the public, on **Thursday, April 11, 2019, 4:00 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona.

1) Work Session

2) Call to Order

3) Approval of Minutes for the January 10, 2019 meeting

- 4) Docket No. V2019-002 – Donald & Diane Petrotta @ APN: 310-30-023C.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- Requesting a six foot (6') Variance from the required ten foot (10') Front Yard setback resulting in a four foot (4') Front Yard Setback
 - Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
 - Requesting a seven foot (7') Variance from the required ten foot (10') Rear Yard setback resulting in a three foot (3') Rear Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 21, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 5) Docket No. V2019-003 – Christine & Carlos Sanchez @ APN: 311-42-009A.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- Requesting a twenty foot (20') Variance from the required 20 foot (20') Front Yard setback resulting in a zero foot (0') Front Yard Setback

The property is located in a Low Density Residential Zoning District (R-1-6). Section 22, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 6) Docket No. V2019-004 – Braddick Harbuck @ APN: 311-49-113.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- Requesting a four foot (4') Variance from the required ten foot (10') Front Yard setback resulting in a six foot (6') Front Yard Setback
- Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 7) Docket No. V2019-005 – John & Shantel Fox @ APN: 311-49-076.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- a) Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
- b) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

8) Docket No. V2019-006 – Keith & Debra Kilpatrick @ APN: 310-32-107. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- a) Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
- b) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
- c) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
- d) Requesting a five foot (5') Variance from the required ten foot (10') Rear Yard setback resulting in a five foot (5') Rear Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 14, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

9) Call to the Public.

10) Adjournment.

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Monday, March 11, 2019, on or before the hour of 5:30 p.m. **Re-posted Revised Agenda Monday, April 8, 2019, to include item #1, Work Session.**

Jeff McCormick, C.D. Director



MINUTES
Of the
LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
April 11, 2018 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

Those present were: Chairperson Todd Cramer, Vice Chairperson Mark Peretik, Board Member Luis Corral and Board Member Nina Chumley. Staff present were: County Attorney Dooley, Community Development Director McCormick, Building Inspector Hoogerwerf & GIS/911 Coordinator Renee Nelson.

Call to Order by: Chairperson Cramer at 4:04 pm

Board Member Chumley made the motion to approve the minutes of the Regular Meeting of January 10, 2019

Board Member Corral seconded the motion. APPROVED, motion passed unanimously

- 1.) Docket No. V2019-002 – Donald & Diane Petrotta @ APN: 310-30-023C.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- 1.) Requesting a six foot (6') Variance from the required ten foot (10') Front Yard setback resulting in a four foot (4') Front Yard Setback
 - 2.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
 - 3.) Requesting a seven foot (7') Variance from the required ten foot (10') Rear Yard setback resulting in a three foot (3') Rear Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 21, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Inspector Hoogerwerf: read staff report and at this time staff would like to make a stipulation that if you do choose to approve **Docket No. V2019-002** that you do so with the stipulation that the setback remain a clear 3' unobstructed

Chairperson Cramer asked if the Board had any questions for the county at this point

No questions for staff at this time

Chairperson Cramer opened this up to the public

Board Member Peretik asked where will the a/c be going

Shane Kemper introduced himself and explained that he was here with the owner and will answer any questions that you do have. What is being proposed for the a/c is that it will be on the south side

Board Member Peretik explained that it can't be anywhere within the 3' setback

Chairperson Cramer explained that if we do make the motion for approval we will make it with the stipulation that it remain free/clear and unobstructed

Board Member Corral made the motion to approve **Docket No. V2019-002, with the stipulation that all should remain free/clear and unobstructed**

Board Member Chumley seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

2.) Docket No. V2019-003 – Christine & Carlos Sanchez @ APN: 311-42-009A. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a twenty foot (20') Variance from the required 20 foot (20') Front Yard setback resulting in a zero foot (0') Front Yard Setback

The property is located in a Low Density Residential Zoning District (R-1-6). Section 22, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Inspector Hoogerwerf: read staff report and at this time staff do choose to approve **Docket No. V2019-002** that you do so with the stipulation that the setback remain a clear 3' unobstructed

Chairperson Cramer asked if the Board had any questions for the county at this point

Building Inspector Hoogerwerf read owner letter into record

TC the owner is here?

Chairperson Cramer opened this up to the public

Mike Mitchell introduced himself and explained that he is here representing the owners

Mike Mitchell said he turned plans in, I am not sure why it is not in you packet, he then approached the BOA members with site plan and proceeded to explain what he is proposing

TC my only concern is that you will be dependent on getting in and out of driveway by using the right of way, they have 66' the map shows

NC so he is going to take that wall out and build there

MP will this attach to the house or be free standing

MM explained that it will be free standing and we will be remodeling the home so that it also matches the new garage

TC ok so we have looked at the plans and we understand what he plans to do

Board Member Peretik made the motion to approve **Docket No. V2019-003, with the stipulation that all should remain free/clear and unobstructed**

Board Member Corral seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

3.) Docket No. V2019-004 – Braddick Harbuck @ APN: 311-49-113. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a four foot (4') Variance from the required ten foot (10') Front Yard setback resulting in a six foot (6') Front Yard Setback
- 2.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Inspector Hoogerwerf: read staff report and at this time staff would like to **Docket No. V2019-004** to discussion, stipulation to remain free and clear and un

Chairperson Cramer asked if the Board had any questions for the county at this point

CC the drawing shows an existing garage and a new trailer, but the request shows a detached garage. So are building a garage or a trailer

TH I believe that we are just placing the manufactured home, we included the additional information for you to see

NC so will it be 3' from the house?

MP no it will be 3 from the property line

Robyn Igo introduced himself and explained that there is another trailer on the side and he is currently 3 as well, so it will be 6, the a/c only takes up about 3 and it will not be within the setback

MP any other additions will be required to remain clear

RI commented that if we do put stairs we will make sure that it remains free and clear

Chairperson Cramer opened this up to the public

Board Member Corral made the motion to approve **Docket No. V2019-004, with the stipulation that all should remain free/clear and unobstructed**

Board Member Chumley seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

4.) Docket No. V2019-005 – John & Shantel Fox @ APN: 311-49-076. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
- 2.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Inspector Hoogerwerf: read staff report and at this time staff would like to **Docket No. V2019-005** to discussion

Chairperson Cramer asked if the Board had any questions for the county at this point

Chairperson Cramer opened this up to the public

CC sightline, do you know how the other structures are, I am just curious as to what the other structures are up and down in that area

TH I can't remember, but I do know that the homeowner is here to answer any of your questions

Chairperson Cramer opened this up to the public

John Fox introduced himself and the circle around the block, there are some that go straight to the street, some that go 5', I also have a revised site plan

TC you will have to do fire wall on the garage, the existing structure

MP you would think that it will be for both structures

JF explained that it will non combustible

TC so the variance will be in that one corner basically

Board Member Peretik made the motion to approve **Docket No. V2019-005**, with the stipulation that all should remain free/clear and unobstructed and that the materials also be non combustible

Board Member Corral seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

5.) Docket No. V2019-006 – Keith & Debra Kilpatrick @ APN: 310-32-107. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
- 2.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
- 3.) Requesting a two foot (2') Variance from the required five foot (5') Side Yard setback resulting in a three foot (3') Side Yard setback,
- 4.) Requesting a five foot (5') Variance from the required ten foot (10') Rear Yard setback resulting in a five foot (5') Rear Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 14, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Inspector Hoogerwerf: read staff report and at this time staff would like to **Docket No. V2019-006** to discussion

NC did they get approval from the homeowners association, also the fire department has an objection to this

TH explained that yes and then read into record what the fire chief said

TC explained that there is a concern that this will not remain clear

TH we do ask

RD whenever i hear hoa and variance, the county's position is that legally the hoa cannot be more lenient, the hoa can be more strict or not. That is a contractual obligation between the hoa and the homeowner, we do like to have there blessing, but that alone is not enough to deny a variance

MP we approved something in a hoa, what happens then

RD it can't be used against you

TC thank you for the clarification

Chairperson Cramer asked if the Board had any questions for the county at this point

Chairperson Cramer opened this up to the public

Jackie johson the other two in marina manor have hoa

TC we are only looking at the county standards, nothing more

MP but if the hoa does not approve, it is between the homeowner and the hoa

TC the county is independent of that

JJ bc most of the old hoa's were only 3'

Board Member Cramer made the motion to approve **Docket No. V2019-006, with the stipulation that all should remain free/clear and unobstructed**

Board Member Chumley seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

Chairperson Cramer made the call for Adjournment at 4:50

Todd Cramer, Chairman

Tonya Hoogerwerf, Building Inspector



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Jeff McCormick, Community Development Director
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NOTICE/AGENDA
LA PAZ COUNTY
BOARD OF ADJUSTMENT

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Board of Adjustment, and to the general public, that the La Paz County Board of Adjustment will hold a **Regular Meeting**, open to the public, on **Thursday, June 13, 2019, 4:00 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona.

1) Call to Order

2) Approval of Minutes for the April 11, 2019 meeting

3) Call to the Public

- 4) Docket No. V2019-007 – Michael & Jill Foster @ APN: 311-64-005.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
 - Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
 - Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 5) Docket No. V2019-008 – Kevin & Emily Miller @ APN: 311-64-002.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
 - Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
 - Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 6) Docket No. V2019-009 – Jeff & Traci Jones @ APN: 311-53-027A.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- Requesting a six foot (6') Variance from the required ten foot (10') Front Yard setback resulting in a four foot (4') Front Yard Setback

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

7) Adjournment

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday, May 29, 2019, on or before the hour of 5:30 p.m.

Jeff McCormick, C.D. Director



MINUTES
Of the
LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
June 13, 2018 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

Those present were: Chairperson Todd Cramer, Board Member Luis Corral, Board Member Nina Chumley and Board Member Gory. Staff present were: County Attorney Dooley, Building Official Sorensen & GIS/911 Coordinator Renee Nelson.

Call to Order by: Chairperson Cramer at 4:02 pm

Board Member Chumley made the motion to approve the minutes of the Regular Meeting of April 11, 2019

Board Member Corral seconded the motion. APPROVED, motion passed unanimously

Ryan Dooley, did not see stack of cards for call to public. any appeal goes straight to the Superior Court. Under AZ law there are 4

1-special circumstances

2-any hardship to land/personal hardship is not considered justifiable reason to grant

3need for an adequate financial return

4hardship which has been created by the land owner

I would be the ones representing to the superior court. It will be heard de novo which means that they do not take your opinion into consideration. thank you for your time.

TC had a question

RD stated that this is not the time for that as doing call to public

Anna Camacho-la paz county assessor introduced herself and explained that when she gets her packet for review what she looks for among many things is to make sure that ownership is correct. What I am finding is that they are not putting the reason as for the hardship. I am not sure who I need to take this to, be it Mr. McCormick, they need to put some reason as to why they are asking for the variance. It seems that they are just asking for these and not giving any reason as to why or explaining what the hardship is

Docket No. V2019-007 – Michael & Jill Foster @ APN: 311-64-005. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback**
- 2.) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,**
- 3.) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,**

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Official Sorensen: read staff report and at this time staff would like to make a stipulation that if you do choose to approve **Docket No. V2019-007** that you do so with the stipulation that the setback remain a clear 3' unobstructed

Chairperson Cramer asked if the Board had any questions for the county at this point

No questions for staff at this time

Chairperson Cramer opened this up to the public

Gene Ohlendorf introduced himself and explained that he resides in the neighborhood and is the acting agent for the applicant. Our area is very tight and we also have a wash that runs in with the lots. the real issue is the side setbacks. there is already 4' to the neighboring sides so I do believe that we will appease the code enforcement and the fire department with that 6'. You will find that there are properties in the neighborhood that are currently at 0 lot line or

Chairperson Cramer explained that we generally have granted 3', but 2' is not usually something that we approve

Gene Ohlendorf asked if we can amend it and explained that the project will work with 2 feet and the association states that 3' is for a good

DG-can you take a look at the picture and where does the wall actually sit

GO-no that wall is on the adjacent property and that is a little over 4'

DG so you would be 4' from the wall

GO-Yes

DG_is the house that is in the picture is currently at 4', and you will be an additional 3'

GO-yes

DG_so this also meets with the CCR's of the subdivision

GO_yes when they are 3 and 3, that will make it a minimum of 6' to appease both the fire and the code enforcement

Board Member Corral made the motion to approve **Docket No. V2019-007, with the stipulation that it remain 3' on each side and that all should remain free/clear and unobstructed and the 5' in the front**

Board Member Gory seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

Docket No. V2019-008 – Kevin & Emily Miller @ APN: 311-64-002. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1.) Requesting a five foot (5') Variance from the required ten foot (10') Front Yard setback resulting in a five foot (5') Front Yard Setback
- 2.) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
- 3.) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Official Sorensen: read staff report and at this time staff asks that if you do choose to approve **Docket No. V2019-008** that you do so with the stipulation that the setback remain a clear 3' unobstructed

Chairperson Cramer asked if the Board had any questions for the county at this point

None at this time

Chairperson Cramer opened this up to the public

Gene Ohlendorf explained that not only is this the same neighborhood, it is the same street. This project will also work with just the 2' variance, so again can we amend this, as it is exactly like the previous request.

Chairperson Cramer commented that it looks like on this one that both properties on both sides are already at 0' lot line

Gene Ohlendorf explained that yes, the one on one side is at 0' lot line, not sure how that got approved, but that building has no doors, no windows

Chairperson Cramer asked about the other side, is that a wood structure?

Gene Ohlendorf explained that no there will be 6' between structures, he then went to dais and explained that there will be at least 6', there will again be 6' that remains between all structures

Chairperson Cramer asked if this will be a trailer with a deck in the front

Gene Ohlendorf commented that we are calling it a condo, it is a single wide trailer that looks like a double wide and it has a full garage on the other side

Chairperson Cramer commented that because of the angle of the lot you are looking at the 5' in the front

Gene Ohlendorf explained that is why, because all of those lots are pie shaped

Board Member Cramer made the motion to approve **Docket No. V2019-008 with the variance to be 2' versus the requested 3' with the stipulation that all should remain free/clear and unobstructed**

Board Member Corral seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

Docket No. V2019-009 – Jeff & Traci Jones @ APN: 311-53-027A. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

1.) Requesting a six foot (6') Variance from the required ten foot (10') Front Yard setback resulting in a four foot (4') Front Yard Setback

The property is located in a Transitional Residential Zoning District (TR). Section 27, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

Building Official Sorensen: read staff report and at this time staff asks that if you do choose to approve **Docket No. V2019-009**

Chairperson Cramer commented that we are seeing pictures of a near finished deck, so what happened?

Building Official Sorensen explained that they did not apply for a permit

Chairperson Cramer also commented that APS has some problems with this, so the setback is 4' from the street at this point

Chairperson Cramer asked if the Board had any additional questions for the staff

Chairperson Cramer opened this up to the public

Jeff Jones, property owner, did not know that he needed a permit for a deck, so sorry about that. I can cut it back 3' so that there will be access to the electrical panel. I have just been slowly working on this. We love it out here, I made a mistake and I will do whatever it takes to have a place to put my bbq on

Chairperson Cramer asked the applicant if he meets the overhead requirements that APS is looking for

Jeff Jones explained that at this point it does not, but that is something that can be cut back as well

Chairperson Cramer explained that this will have to follow the APS guidelines

Board Member Corral also commented that he will need the variance on the front and also on the side

Chairperson Cramer explained that the only thing that we can look at is the front one, because that is the only one that was posted and advertised. Maybe it would be best to have you come back with both requests

Chairperson Cramer so we can table this for this month and then you can make sure that everything does get notified

JS-I feel guilty for missing the assessor comments and I am sorry that I skipped over that

Chairperson Cramer commented that another problem is the fact that you are adding the deck for your own convenience and there is no real hardship. That will be something that you will want to talk to staff about. the problem with the variance is that it runs with the land, not just the deck. so if you were to move, sell, and the next one comes in and decides to build a home, he would be able to with this variance.

Building Official Sorensen explained that if you have a structure that is 120 square feet you are required to have a permit, this was done originally without a permit, so at this time I do not know the exact dimensions. I will tell you that our department is more than happy to work with this gentleman

County Attorney Dooley explained that at this point you can table this, or the homeowner can reapply

Jeff Jones introduced himself as the property owner and explained that he is here and is willing to do anything at this point to correct this

Board Member Corral made the motion to table, so that the applicant can figure out exact needs and can be published as needed

Board Member Gory seconded

Chairperson Cramer: called for the vote **Motion Approved**, unanimously

Chairperson Cramer made the call for Adjournment at 4:43 p.m.

Todd Cramer, Chairman

Tonya Hoogerwerf, Building Inspector

DRAFT



La Paz County Department of Community Development
Jeff McCormick, Community Development Director
1112 Joshua ● Suite 202 ● Parker, Arizona 85344
(928) 669-6138 ● Fax (928) 669-5503 ● TDD (928) 669-8400

NOTICE/AGENDA
LA PAZ COUNTY
BOARD OF ADJUSTMENT

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Board of Adjustment, and to the general public, that the La Paz County Board of Adjustment will hold a **Special Meeting**, open to the public, on **Wednesday, August 14, 2019, 4:00 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona.

1) Call to Order

2) Approval of Minutes for the June 13, 2019 meeting

3) Call to the Public

- 4) Docket No. V2019-010 – Highway 72, LLC @ APN: 305-30-006B.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 616.06 (C) (1). Applicant is requesting a 20 foot height variance from the required 45 foot height limit for Heavy Industrial Structures resulting in a 65 foot height.

The property is located in a Heavy Industrial Zoning District (HI). Range:14W Section:30 Township:5N of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 5) Docket No. V2019-011 – Ricky and Michelle Wilson @ APN: 311-64-014 &015 (Mother Parcels, Parcels have been combined).** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- a) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
 - b) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Range:19W Section:27 Township:10N of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 6) Docket No. V2019-012 – Rodney & Bonnie Altman @ APN: 304-76-002.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- a) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Manufactured Home Subdivision Zoning District (MHS). Range:13W Section:21 Township:5N of the Gila & Salt River Meridian (Supervisor Irwin Dist. 3)

7) Adjournment

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Thursday, August 8, 2019, on or before the hour of 5:30 p.m.

Jeff McCormick, C.D. Director



La Paz County Department of Community Development
Jeff McCormick, Community Development Director
1112 Joshua ● Suite 202 ● Parker, Arizona 85344
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1) Call to Order

2) Approval of Minutes for the June 13, 2019 meeting

3) Call to the Public

- 4) Docket No. V2019-010 – Highway 72, LLC @ APN: 305-30-006B.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 616.06 (C) (1). Applicant is requesting a 20 foot height variance from the required 45 foot height limit for Heavy Industrial Structures resulting in a 65 foot height.

The property is located in a Heavy Industrial Zoning District (HI). Range:14W Section:30 Township:5N of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 5) Docket No. V2019-011 – Ricky and Michelle Wilson @ APN: 311-64-014 &015 (Mother Parcels, Parcels have been combined).** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- a) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
 - b) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Transitional Residential Zoning District (TR). Range:19W Section:27 Township:10N of the Gila & Salt River Meridian (Supervisor Minor Dist. 2.)

- 6) Docket No. V2019-012 – Rodney & Bonnie Altman @ APN: 304-76-002.** Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:
- a) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,

The property is located in a Manufactured Home Subdivision Zoning District (MHS). Range:13W Section:21 Township:5N of the Gila & Salt River Meridian (Supervisor Irwin Dist. 3)

7) Adjournment

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Jeff McCormick, C.D. Director



MINUTES
Of the
LA PAZ COUNTY
BOARD OF ADJUSTMENT
Special Meeting / Public Hearing
August 14, 2019, 4:00pm
Board of Supervisors Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

Those present were: Chairman Todd Cramer, Board Member Mark Peretik, Board Member Dino Gory, Board Member Luis Corral.

Call to Order by: Chairman Cramer at 4:35pm

Call to the Public

Docket No. V2019-010 – Highway 72, LLC @ APN: 305-30-006B. Applicant is requesting a variance from the La Paz County Zoning Regulations, Section 616.06 (C)(1). Applicant is requesting a 20 ft height variance from the required 45 ft height limit for heavy industrial structures resulting in a 65 ft height. Jeff McCormick advises the Board that four land owners were notified, and none opposed. Barry Druce for Highway 72, LLC, explains the reason for the request.

Board Member Peretik made the motion to approve Docket No. V2019-010.

Board Member Gory seconded the motion.

Chairman Cramer called for the vote Motion passed, unanimously.

Docket No. V2019-011 – Ricky and Michelle Wilson @ APN: 311-64-014 & 015. Applicant is requesting a variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements: requesting a 3 ft variance from the required 5 ft side yard setback resulting in a 2 ft side yard setback; and requesting a 3ft variance from the required 5 ft side yard setback resulting in a 2 ft side yard setback.

Board Member Gory made the motion to approve Docket No. V2019-011, approving the 3 ft clearance minimum side yard requirement including the roof overhang.

Board Member Peretik seconded the Motion.

Chairman Cramer called for the vote, Motion passed, unanimously.

Docket No. V2019-012 – Rodney & Bonnie Altman @ APN: 304-76-002.

Applicant is requesting a variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum yard setback requirements: requesting a 3 ft variance from the required 5 ft side yard setback resulting in a 2 ft side yard setback. Rodney Altman, property owner is present.

Board Member Corral made a motion to take no action and refund the application fee to the property owner.

Board Member Gory seconded the motion.

Chairman Cramer called for the vote, Motion passed, unanimously.

Chairman Cramer made the call for Adjournment at 5:32pm.

Todd Cramer, Chairman

Tonya Hoogerwerf, Building Inspector