



La Paz County Department of Community Development
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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, February 13, 2020, 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 January 9, 2019 BOA meeting (rescheduled)

3) Call to the Public

4) 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: a) 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, District 2)

5) Docket No. V2020-001 – Parker Vacation Group, LLC, James Kuhl APN: 311-66-081 Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements: a) Requesting a one-foot, six inch (1'6") Variance from the required ten-foot (10') Front Yard setback resulting in an eight-foot, six inch (8'6") Front Yard Setback. The property is located in a Transitional Residential Zoning District (TR). Section 22, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Minor, District 2)

6) Adjournment

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday February 1, 2020, on or before the hour of 5:30 p.m.

Tonya Hoogerwerf Interim Director

**MINUTES of the
La Paz County Board of Adjustment
February 13, 2020 Meeting
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present: Luis Corral, Dino Gory, Nina Chumley, Tonya Hoogerwerf

Chairman Cramer was not present so Dino Gory was asked to lead the meeting.

Call the Meeting to Order:

Dino Gory called the 2/13/2020, Board of Adjustment Meeting to order at 4:01 p.m.

Approval of Minutes: Luis Corral motions to approve minutes from the 1/9/2020 meeting; Nina seconds the motion. All agree. Motion passes.

Dino calls to the public to address either docket before he opens them to be heard; nobody comes forward.

Dino Gory opens Docket No. V2019-009- Jeff & Tracy Jones, APN: 311-53-027A & gives the floor to Tonya Hoogerwerf.

Tonya Hoogerwerf, Interim Community Development Director and Building Inspector gives the staff report on V2019-009. She gave a brief history on the project, no permits pulled; spoke with contractors & that they're aware of what the regulations are and will be pulling all of the necessary and required permits pending BOA decision, or they will be required to rip out the deck.

Nina Chumley asks if they have been fined for not pulling permits like they should have?

Tonya Hoogerwerf said not at this time, but they will be once this is all done. Their fine amounts can't be determined until the variance is either granted or denied.

Dino Gory asked why the property owner wasn't present again- stated that this is the 3rd time he hasn't shown up to one of these meetings and he should have shown up to defend or explain his actions.

Nina Chumley says she'd like to know why he thought it was ok to just take it upon himself to do all of this without seeking the proper permissions and getting the right permits like everyone else has to and motions to deny the variance.

Luis Corral seconds motion.

Jeff Jones' uncle stands up from the audience and asks if he can speak. He explains that he was the one who constructed the entire project and pleads with the board to hear him.

The board gives him permission to speak.

He continues to explain that they can move the deck back 3 feet, even with the home and straighten a few things out, that would allow for room for the power crews and emergency crews through.

Tonya, the Uncle, Dino, & Luis continue to discuss different aspects of the project and plans of actions and come to an agreement.

Nina Chumley suggests postponing the docket.

Dino Gory says to postpone & do everything they've discussed and come back with proof that it's in compliance so it can be approved.

Tonya Hoogerwerf interjects and explains that they're stuck between a rock and a hard place because in order to do everything they've discussed to be brought into compliance and get the permits, the variance has to be approved; but if they will approve the variance, she will- as the building inspector- make sure that they stay on top of everything that they are supposed to be doing and do everything up to code and everything that was discussed in today's meeting OR it will all get ripped out.

All 3 members unanimously approved the docket.

Dino Gory opens Docket No. V2020-001 Parker Vacation Group, LLC, James Kuhl, APN: 311-66-081 & gives the floor to Tonya Hoogerwerf.

Tonya Hoogerwerf, Interim Community Development Director and Building Inspector, gives the staff report on V2020-001 & states that a grading and drainage survey/report will probably be needed, also states that WAPA indicated property owner needed to contact them regarding the property lines; other review committee members stated that there were not hardships qualifying for the variance; also addressed a complaint our office received from a neighbor below James regarding dirt flow and water flow.

James Kuhl was given the floor to speak. He stated that he filed the necessary paperwork with WAPA; also had a grading and drainage survey done and filed that paperwork as well. He addressed the neighbor that complained and stated that part of the grading and drainage plan is that they diverted the waterflow to go to the street and not down to those other properties; he goes on to explain that his property does have

several hardships due to the WAPA lines, and the fact that 2 of his neighbors have built onto his property line- 1 built 100' onto one side of his property, the other 50'. He has verified his plans and measurements with APS and all the necessary utility companies in the area for 3 different sized houses that will work on that lot if the variance is approved.

Nina Chumley asks what the neighbors built on his land.

James Kuhl responds that the one below built a nice patio and the one above built a driveway that takes up part of his driveway. And, because his survey wasn't done until after he bought the property, he wasn't aware of that. He stated that the neighbor that complains about the dirt flow, etc, doesn't even have a retaining wall set up. James has it set up so that the water from his property will all drain down towards the street and flow down that way & there is a 12" concrete lip set up around the cliff to divert the water away from there.

Luis Corral motions to approve.

Nina Chumley seconds.

All agree. Docket V2020-001 approved unanimously.

Meeting adjourned at 4:43 p.m.

Todd Cramer, Chairman

Community Development Director