



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, February 11, 2016, 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 November 12, 2015 meeting.

3) Docket No. V2016-001 – Richard & Kathryn Ramsey @ APN: 310-35-180E. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
- 2) 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 Dwelling Zoning District (TR). Section 27, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Clapperton Dist. 2.)

4) Call to the Public.

5) Adjournment.

This notice/agenda posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Thursday, January 14, 2016, 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
February 11, 2016 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 Nina Chumley and Board Member Luis Corral. Staff present were: Chief Building Official Olkowski & Administrative Assistant Renee Nelson.

Call to Order by: Chairperson Cramer at 4:00 pm

Board Member Corral made the motion to approve the minutes of the **November 12, 2015 Regular Meeting**. **Board Member Peretik** seconded the motion. **APPROVED, motion passed unanimously**

Docket No. V2016-001 – Richard & Kathryn Ramsey @ APN: 310-35-180E. Applicant is requesting a Variance from the La Paz County Zoning Regulations, Section 603.06/B. Minimum Yard Setback Requirements:

- 1) Requesting a three foot (3') Variance from the required five foot (5') Side Yard setback resulting in a two foot (2') Side Yard setback,
- 2) 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 Dwelling Zoning District (TR). Section 27, Township 11N, Range 18W of the Gila & Salt River Meridian (Supervisor Clapperton Dist. 2.)

Chief Building Official Olkowski: read staff report and staff makes recommendation to approve Docket No. V2016-001

Chairperson Cramer asked the Board if there were any questions, comments

Chairperson Cramer made the clarification that the property owner originally asked for a 2' variance, but was posted as 3'; always OK to go lower than what is advertised so we will be OK allowing the originally requested 2'

Chief Building Official Olkowski stated that yes; on the application, the applicant only requested a 2' variance

Board Member Peretik commented that on the plot plan there looks to be an easement in the rear

Open to the Public:

Property owner Mike Ramsey introduced himself and explained that yes there is an easement on the property

Vice Chairperson Peretik asked if the utilities were in the front or back

Homeowner Ramsey explained that they were in the front

Chief Building Official Olkowski explained that the retaining wall in back was just recently built and it was built specifically to protect this parcel

Chairperson Cramer explained that it looks like the 5' is only in the corner there

Homeowner Ramsey explained that in the CCR's of the subdivision the setbacks are only 5'

Board Member Corral made the motion to **Approve Docket No. V2016-001**, with the clarification being that we grant what the original request with the 2' on the side yard and the 5' rear yard setback

Board Member Peretik seconded

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

Chairperson Cramer made the call for Adjournment at 4:10

Todd Cramer, Chairman

Ken Olkowski, Chief Building Official

Renee Nelson, Administrative Assistant



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1112 Joshua ● Suite 202 ● Parker, Arizona 85344
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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, July 14, 2016, 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 February 11, 2016 meeting.

3) Docket No. V2016-002 – Dean & Cynthia Miles @ APN: 311-41-297. 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 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 Dwelling Zoning District (TR). Section 22, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Clapperton Dist. 2.)

4) Docket No. V2016-003 – Kimberly & Rauni Harsch @ APN: 311-52-307. 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,

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

5) Docket No. V2016-004 – Gregg & Maria Beckwith @ APN: 311-62-191 & 192. 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,

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

6) Call to the Public.

7) Adjournment.

This REVISED notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Tuesday June 21, 2016, 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
July 14, 2016 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 Nina Chumley and Board Member Luis Corral. Staff present were: Chief Building Official Olkowski & Administrative Assistant Renee Nelson.

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

Board Member Chumley made the motion to approve the minutes of the **February 11, 2016 Regular Meeting**. **Board Member Peretik** seconded the motion. **APPROVED, motion passed unanimously**

- 1.) Docket No. V2016-002 – Dean & Cynthia Miles @ APN: 311-41-297.** 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 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 Dwelling Zoning District (TR). Section 22, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Clapperton Dist. 2.)

Chief Building Official Olkowski: read staff report and staff makes recommendation to approve Docket No. V2016-002

Chief Building Official Olkowski explained that the letters in opposition were in reference to the metal storage buildings with livable areas being located within residential zoning areas. At this point we do not have anything in the codes against this, so this would not be a reason to deny the variance, the building itself will be built regardless

Chairperson Cramer commented that all objections were based on applicants building a metal building, no objection to the actual variance

Chief Building Official Olkowski explained that yes that is correct and it is a zoning issue and building code issue, nothing to do with a variance. On a side note we have had 2 public meetings to change zoning requirements to have at least 80% covered by stucco or some type of exterior on the metal buildings.

Chairperson Cramer commented that in the future anything that is TR zoned would have a stucco exterior

Board Member Corral asked if the livable area is on the second floor

Chief Building Official Olkowski explained that 90% are on the main level and it is completely firewalled

Board Member Corral asked if there would be an exit requirement besides the steps inside

Community Development Administrator Yackley explained that there was a little bit of confusion when this was presented, they are actually asking for the variance on the east side, which sits next to BLM land

Chairperson Cramer thanked Mrs. Yackley for the clarification and asked the Board if there were any questions, comments

Open to the Public:

Robert and Diane Krebs introduced themselves and explained they are property owners within the 300'. They explained that they are tired of these large metal buildings going up in their neighborhood. They do not approve of this because these guys keep coming in and pushing them around. They live right next to this place and the place is trashy and if it were to catch fire then our place would too.

Chairperson Cramer explained that what we are dealing with today is strictly with side variance, we have no part in what it is that they are building

Board Member Peretik made the motion to **Approve Docket No. V2016-002, with the side variance being for the east side**

Board Member Corral seconded

Chairperson Cramer: called for the vote **Motion Approved, with one nay by Board Member Chumley**

2.) Docket No. V2016-003 – Kimberly & Rauni Harsch @ APN: 311-52-307. 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,

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

Chief Building Official Olkowski: read staff report and staff makes recommendation to approve Docket No. V2016-003

Chairperson Cramer asked the Board if there were any questions, comments

Board Member Peretik commented that it looks like electric runs down the side of property, so are they going to wind up with a pole in the rear

Chief Building Official Olkowski explained that the contractor Dustin Nelson was here today and he can better explain the intentions of the property owner

Dustin Nelson, the contractor introduced himself and explained that they will have pole in front of house and will go underneath, and the reason for the septic in the rear is because the soil was not conducive in the front

Open to the Public:

No one commented

Board Member Chumley made the motion to **Approve Docket No. V2016-003**

Board Member Corral seconded

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

3.) Docket No. V2016-004 – Gregg & Maria Beckwith @ APN: 311-62-191 & 192. 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,

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

Chief Building Official Olkowski: read staff report and staff makes recommendation to approve Docket No. V2016-004

Chairperson Cramer asked the Board if there were any questions, comments

Chairperson Cramer asked for confirmation that the requested side variance was for the east side

Chief Building Official Olkowski explained that yes that is correct

Board Member Peretik asked when the combination would be done

Chief Building Official Olkowski explained that it is already done, just tends to take them a little while to get new parcel number

Community Development Administrator Yackley explained that we have approved their combination and it has been recorded, all we are waiting for is the new parcel number. They will keep their same 911 address, so if this does get approved we will attach the permit to that address and when the new parcel number is assigned we will add that to the permit

Chairperson Cramer asked if they would be able to uncombined the lots at any time

Community Development Administrator Yackley explained that once the building is built they cannot divide the parcel

Chairperson Cramer asked how long before the county is going to require metal buildings to have exterior metal covered

Community Development Administrator Yackley explained that at this time it has gone through a public meeting and before the planning and zoning commission. It will next go to the Board of Supervisors and we will see from there. Do want to clarify that this is also only on dwellings, not an accessory structure.

Chairperson Cramer commented that it would only be for when there would be livable area in the metal building

Open to the Public:

Gregg Beckwith introduced himself and his wife Maria, he explained that he was just trying to show you the combining affidavit has been recorded

Board Member Corral made the motion to **Approve Docket No. V2016-004, just the one variance on the east side**

Board Member Peretik seconded

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

Chairperson Cramer made the call for Adjournment at 4:34

Todd Cramer, Chairman

Nora Yackley, Administrator

Renee Nelson, Administrative Assistant



MINUTES
Of the
LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
December 8, 2016 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, and Board Member Luis Corral. Staff present were: Community Development Administrator Yackley & Administrative Assistant Renee Nelson.

Call to Order by: Chairperson Cramer at 4:08 pm

Board Member Peretik made the motion to approve the minutes of the **July 14, 2016 Regular Meeting**. **Board Member Corral** seconded the motion. **APPROVED, motion passed unanimously**

- 1.) **Docket No. V2016-005 – Michael & Vicki Makrdichian @ APN: 311-43-005A.** 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,

The property is located in a Transitional Residential Dwelling Zoning District (TR). Section 22, Township 10N, Range 19W of the Gila & Salt River Meridian (Supervisor Clapperton Dist. 2.)

Community Development Administrator Yackley: read staff report and staff makes recommendation to approve Docket No. V2016-005

Chairperson Cramer asked the Board if there were any questions, comments

Open to the Public:

Board Member Corral made the motion to **Approve Docket No. V2016-005**

Board Member Peretik seconded

Chairperson Cramer explained that just to be clear the 3' has to remain clear, nothing in the way

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

- 2.) **Docket No. V2016-006 – Donald Braska & Jeri Duay @ APN: 311-52-117A.** 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 five foot (5') Side Yard setback resulting in a zero foot (0') Side Yard setback,

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

Community Development Administrator Yackley: read staff report and staff makes recommendation to approve Docket No. V2016-006, with the stipulation that the wall be a firewall on that side the garage is existing as it already is, he would like to make the garage from 12'to 17', to make it easier to get car in and out of garage. There will be 5' between him and the neighbors garage.

Chairperson Cramer that clears the picture up a little bit

Vice Chairperson Peretik asked what else is in the yard

Chairperson Cramer explained we are looking at it, come on up to front, so that we can get you on the recording

Property owner Braska explained the plot plan and what he intends to do

Chairperson Cramer the county was specifying that we would have a firewall and no windows, his house is set up with overhang, so no overhang and then gutters

Community Development Administrator Yackley explained that yes he will have to put up gutters

Chairperson Cramer asked the Board if there were any questions, comments

Open to the Public:

Board Member Peretik made the motion to **Approve Docket No. V2016-006, with the stipulations that wall be fire rated, with us granting the 4' variance and gutters**

Board Member Corral: seconded

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

Chairperson Cramer made the call for Adjournment at 4:26

Todd Cramer, Chairman

Nora Yackley, Community Development Admin

Renee Nelson, Administrative Assistant