

NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.

NOTICE OF A REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

NOTICE IS HEREBY GIVEN THAT THE Board of Adjustment of the Town of Clarkdale will hold a REGULAR Meeting on WEDNESDAY, February 26, 2014, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 18th day of February, 2014 at 10:00 a.m.

Dated this 18th day of February, 2014, by:

Vicki McReynolds

Vicki McReynolds

Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED

1. **CALL TO ORDER:** The Chairperson called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** The Building Official called roll.
3. **PUBLIC COMMENT** – The Board of Adjustment invites the public to provide comments at this time. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to FIVE minutes.
4. **MINUTES:** Consideration of the Regular Meeting Minutes of October 23, 2013. Board Member Midkiff motioned to approve the Regular Meeting Minutes of October 23, 2013. Board Member Backus seconded the motion. The motion passed unanimously.
5. **REPORTS:**
 - a. Chairperson's Report:
 - b. Staff Report:
6. **NEW BUSINESS**
7. **PUBLIC HEARING:** Discussion/possible action regarding a variance request to reduce the 20 foot setback requirement for placement of a room addition, involving parcel number 406-26-011J in the Town of Clarkdale. This parcel is located at 1680 N. Cholla Lane in

Clarkdale and Zoned R-1 Single-Family Residential. The variance request is to reduce the required 20 foot setback from the rear property line for a room addition, per Section 3-1 of the Town of Clarkdale Zoning Code, to 18 feet from the rear line of the property.

- a. **OPEN Public Hearing:** The Chairperson opened the Public Hearing.
- b. **Staff Report:**
- c. **Applicant Presentation:**
- d. **Invite Public to speak:**
- e. **CLOSE Public Hearing:** The Chairperson closed the Public Hearing.

ACTION: Board Member Midkiff motioned to approve the variance request to reduce the 20 foot setback requirement for placement of a room addition, involving parcel number 406-26-011J in the Town of Clarkdale. This parcel is located at 1680 N. Cholla Lane in Clarkdale and Zoned R-1 Single-Family Residential. The variance request is to reduce the required 20 foot setback from the rear property line for a room addition, per Section 3-1 of the Town of Clarkdale Zoning Code, to 18 feet from the rear line of the property. The variance request falls under special circumstances that exist on this property because of the orientation of the house and the location of easements along Mescal Spur Road and due to the location of the septic tank and leech lines. Board Member Backus seconded the motion. The motion passed unanimously.

8. FUTURE AGENDA ITEMS:

9. **ADJOURNMENT:** Board Member Backus motioned to adjourn the meeting. Board Member deBlanc seconded the motion. The motion passed unanimously. The meeting adjourned at 7:05 p.m.

Reasonable accommodations may be requested by contacting the town hall at 634-9591 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.