

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, July 22, 2015, 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 14th day of July, 2015 at 11:30 a.m.

Dated this 14th day of July, 2015, by:

Vicki McReynolds

Vicki McReynolds

Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED
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1. **CALL TO ORDER:** The Vice Chairperson Morris 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 June 24, 2015. Board Member Midkiff motioned to approve the Regular Meeting Minutes of June 24, 2015. Board Member deBlanc seconded the motion. The motion passed unanimously.
5. **REPORTS:**
 - a. **Chairperson's Report**

b. Staff Report

NEW BUSINESS

6. PUBLIC HEARING: Discussion/Possible Action: A Variance request to reduce the 20-foot rear setback requirement to allow the placement of a patio cover involving parcel number 406-29-258 in the Town of Clarkdale. This parcel is located at 1960 Wildflower Lane and zoned R-1 Single-Family Residential. The variance request is to reduce the required 20-foot rear setback from the property line, per section 3-1-I of the Town of Clarkdale Zoning Code, to 10 feet from the rear of the property.

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

ACTION: Board Member Midkiff motioned to approve an encroachment of ten feet into a portion of the rear yard setback for the construction of a patio cover at 1960 Wildflower Lane as requested, based on Special Circumstances.

Board Member deBlanc seconded the motion. Vice Chairperson Morris called the matter to vote with the motion passing unanimously.

7. PUBLIC HEARING: Discussion/Possible Action: A variance from Section 3-11.C.6 of the Town of Clarkdale Zoning Code restricting the height of a wireless communication tower to a 65 foot maximum This variance is being requested to allow the installation of a 2.72 inch diameter public safety repeater antenna to exceed the maximum permitted height by approximately 60 inches (5 feet). This property is located at 1450 SR 89A, assessor parcel number 406-26-010Y.

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

ACTION: Board Member deBlanc motioned to approve the addition of a 60” tall antenna to the approved 65’ cell tower located at 1450 SR 89A as requested, based on Special Circumstances.

Board Member Midkiff seconded the motion. The motion passed unanimously. Vice Chairperson Morris called the matter to vote with the motion passing unanimously.

8. **FUTURE AGENDA ITEMS:**

9. **ADJOURNMENT:** Board Member deBlanc motioned to adjourn the meeting. Board Member Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 7:10 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.