

MINUTES OF A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD ON MARCH 26, 2003, AT 6:00 P.M. IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, CLARKDALE, ARIZONA.

A regular meeting of the Board of Adjustment of the Town of Clarkdale was held on March 26th, 2003, at 6:00 p.m. in the Men's Lounge, Clark Memorial Clubhouse.

Chairperson	Robert Noland	Present
Vice Chair	Jerry Wiley	Present
Board Members	Robert Sayles	Absent
	Frank Sa	Present
	Duane Norton	Present

Staff:	Planning Director	Lyle Richardson
	Planner II	Steven Brown
	Planner I	Ry Smith
	Admin. Assistant	Linda Noland

Other In Attendance: Tom Pehl, Santa Fe Engineering.

CALL TO ORDER: Chairperson Noland called the meeting to order at 6:03 p.m.

ROLL CALL: Roll was called. It was noted that Board Member Sayles was absent. A quorum was present.

APPROVAL OF MINUTES: Chairperson Noland asked for a motion to approve the minutes of the regular meeting of December 18, 2002. Board Member Sa: made a motion to approve the minutes as submitted. Vice Chair Wiley: seconded the motion. The motion passed unanimously.

PUBLIC COMMENT: None

CHAIRPERSON'S REPORT: Chairperson Noland introduced the new Board Member, Duane Norton. Board Member Norton replaces previous Board Member, Ed Knight.

STAFF REPORT: Planning Director Richardson stated that one of the two variance requests on the agenda was withdrawn. The Variance Request by Ruth Moncibaez, 901 Calle Figueroa would be withdrawn because of the death of Mrs. Moncibaez.

Planning Director Richardson shared the four required findings by which a variance could be granted.

1. Special Circumstance
2. Undo hardship
3. Detrimental to public safety, health and welfare
4. To show not self imposed hardship

NEW BUSINESS

PUBLIC HEARING ON VARIANCE REQUEST BY MARY VANDRE, 1020 CALLE TOMALLO

CONSIDERATION ON VARIANCE REQUEST BY MARY VANDRE, 1020 CALLE TOMALLO

The Board members had several questions on the information which was supplied in their packets.

There was much confusion as to which side of the Vandre house the ramp and deck were going to be built.

They were all under the assumption, with the materials provided, that the variance being asked for was concerning the left side of the house because of the site plan showing a circle around that area of deck and awning.

Planning Director Richardson explained that the awning shown was existing and was nonconforming for the side yard setback. In order for a building permit to be issued, the lot must be brought into legal compliance, which is why the variance request was showing a deck on the left side of the house rather than the right side, where the work is to be done.

Vice Chairperson Wiley mentioned he didn't notice a posting at the address requesting the variances and that he couldn't find address numbers. Wiley was also concerned with the quality of the site plan drawing, along with the other Board Members. They mentioned there were no directional arrows and that the plan was not showing proper dimensions, stating on the variance request for it reads: A plot plan on White 8 ½"x11" paper drawn to scale showing property dimensions, all buildings, structures, signs, and other pertinent information.

Planning Director Richardson assured him the properties were posted well in compliance with the 15 day time frame. Also stating the Centerville area had been under construction and some of the address have not been replaced and finished. He went on to explain that it has not been unusual to get "site plans" that are lacking and that the Planning Department is working to improve the quality of all exhibits.

Board Member Norton recommended having before and after photos of the property in the file

for the Town's protection.

After much discussion by the Board Members and Planning Director Richardson, Chairperson Noland stated the variance was for the south side of the residence, which would require a 4'9" variance to bring the property into compliance in order issue the building permit.

Vice Chairperson Wiley: made a motion to approve the 4' 9" variance with the approved stipulation requiring before and after photos of the property. Board Member Sa: seconded the motion. The motion passed unanimously.

With no further business the meeting was adjourned at 6:40 p.m.

REVIEWED BY:

Lyle Richardson
Planning Director

APPROVED BY:

Robert Noland
Chairperson

SUBMITTED BY:

Linda Noland
Administrative Assistant