

MINUTES OF A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD October 8th, 2003 AT 6:00 P.M. IN THE LIBRARY BASEMENT, 55 N. NINTH STREET, CLARKDALE, AZ.

A regular meeting of the Board of Adjustment of the Town of Clarkdale was held on October 8th, 2003, at 6:00 p.m. in the Library Basement, 55 N. Ninth Street, Clarkdale, AZ.

Chairperson	Robert Noland	Present
Vice Chairperson	Jerry Wiley	Absent
Boards Members	Charles Bennett	Present
	Duane Norton	Absent
	Frank Sa	Present

Staff:

Planning II	Steven Brown
Administrative Assistant	Linda Noland

Others In Attendance: Richard and Cari Wells.

CALL TO ORDER: Chairperson Noland Called the meeting to order at 6:00 p.m.

ROLL CALL: Roll was called.. A quorum was present.

APPROVAL OF MINUTES: Chairperson Noland asked for a motion to approve the minutes of the regular meetings of July 23rd, August 27th and September 24th, 2003. Board member Sa: made a motion to accept the minutes as submitted. Board Member Bennett: seconded the motion. The motion passed unanimously.

PUBLIC COMMENT: None

CHAIRPERSON'S REPORT: None

PLANNING DIRECTOR'S REPORT: Planning Director Richardson was absent from the meeting and Planner Steven Brown was taking his place. Steven mentioned that the variance being asked for would not encroach on the side yard set back.

NEW BUSINESS:

1. PUBLIC HEARING ON A VARIANCE REQUEST BY RICHARD AND CARI WELLS, 400 FIRST NORTH STREET.
2. CONSIDERATION ON VARIANCE REQUEST BY RICHARD AND CARI WELLS, 400 FIRST NORTH STREET.

Mr Wells, 400 First North Street, stated they had previously stripped the roof and replaced it with a new one and also added a porch. He described the repairs which have been done to improve the home and stated that if the variance were to be approved, he would be submitting plans to enclose the existing porch.

Planner II, Steven Brown made mention that the Town of Clarkdale has a significant number of these “non conforming” situations in older established residential areas. This usually becomes an issue when owners wish to expand their homes and the current site standards are reviewed.

The Board is required to judge requests such as this in a fair and reasonable standard. Statute requirements including looking at the request in light of the following required findings;

1. There are special circumstances associated with the property in question
2. That the special circumstance(s) create an under hardship preventing a reasonable Use of the property.
3. If approved the variance will not create a hardship to public health, safety or welfare.
4. The special circumstance was not self imposed by the applicant.

CONCLUSION: The Planning Staff does not feel that the variance is out of line and recommends its approval.

Board member Sa: made a motion to accept the Variance Request made by Mr. And Mrs. Wells.
Board member Bennett: seconded the motion. The motion passed unanimously.

ADJOURNMENT

With no further business, the meeting adjourned at 6:10.m.

APPROVED BY:

SUBMITTED BY:

Robert Noland
Chairperson

Linda Noland
Administrative Assistant