

MINUTES OF A SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD WEDNESDAY, APRIL 26, 2006, AT 6:00 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ

A regular meeting of the Board of Adjustment of the Town of Clarkdale was held on April 26, 2006, at 6:00 p.m. in the Men's Lounge.

Board of Adjustments:

Chairperson	Duane Norton	Present
Vice Chairperson	Anita Simgen	Present
Board Members	Lee Daniels	Present
	Richard Dehnert	Present
	Charles Bennett	Present

Staff:

Community Development Director	Sherry Bailey
Administrative Assistant	Charlene Stockseth

Others in Attendance: Rick Morris

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 pm.
2. **ROLL CALL:** The Administrative Assistant called roll.
3. **MINUTES:** Board member Simgen motioned to approve the minutes of March 22, 2006. Board member Bennett seconded the motion. The motion passed unanimously.
4. **REPORTS:**
Chairperson's Report: The Chair stated he and Board member Daniels attended the Planning Commission meeting on the Draft Yavapai Regional Plan. The Chair also attended the Training for Board and Commissions and found it very informative.
Staff Report: None.
5. **PUBLIC COMMENT:** None.

NEW BUSINESS

6. **PUBLIC HEARING on a Residential Variance Request from Rick Morris, 1418 Main Street, Parcel #400-03-281**
 - ❑ **The Chair opened the Public Hearing.**
 - ❑ **Staff Report:** The applicant would like to enclose his existing carport and make it into a garage. By doing so, the structure would be in the required front yard of 10 ft. on a side yard on a corner lot. The applicant's enclosed garage would be 5 ft. 6 inches from the

property line. He is asking for a variance of 4 ft. 6 inches. A second variance would be required in that the garage would be a solid structure within the sight distance triangle of the intersection of a street and an alley. Even using the more conservative 20 ft. triangle for a driveway placement, the garage would be only 5 ft. 6 inches from the alley line. He is asking for a 14 ft. 6 inch variance on the sight triangle requirement. There is a safety concern when an alley intersects with a street. When the sight of approaching vehicles in the street is visually blocked, there is the likelihood of an accident.

- ❑ **Applicant Presentation:** The applicant read his letter submitted for the meeting. He also appreciated being able to present his case. The garage would be consistent with the historical background of the Town. He felt the Community Development Director addressed the issues very thoroughly.
- ❑ **Public Comments:** None.
- ❑ **The Chair closed the Public Hearing.**

7. CONSIDERATION AND POSSIBLE ACTION on a Residential Variance Request from Rick Morris, 1418 Main Street, Parcel #400-03-281

- ❑ **Questions directed to staff/applicant:** The Board reviewed and discussed the findings for Special Circumstances; Undue Hardship; Public Health, Safety and Welfare; Adequate Financial Return; Self-Imposed Special Circumstances and Use Variance.
- ❑ **Discussion:** The Board discussed the staff report and questioned the applicant regarding the existing carport and traffic. There were concerns regarding the increase in traffic that would come with the growth of the Town. The blind alley was also a concern.
- ❑ **Action:** The Chair closed the public hearing and called for a motion. Board member Denhart motioned to deny the variance. Board member Simgen seconded the motion. The Chair called for a roll call vote. The motion passed unanimously.

8. FUTURE AGENDA ITEMS: None.

9. ADJOURNMENT: Board member Bennett motioned to adjourn. The meeting adjourned at 6:30 p.m.

APPROVED BY:

SUBMITTED BY:

Duane Norton
Chairperson

Charlene Stockseth
Administrative Assistant