

MINUTES OF A SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD WEDNESDAY, NOVEMBER 29, 2006, AT 6:00 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ

A special meeting of the Board of Adjustment of the Town of Clarkdale was held on November 29, 2006, at 6:00 p.m. in the Men's Lounge.

Board of Adjustment:

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

Staff:

Building Official	Mike Baker
Planner II/GIS Technician	Pam Ravenwood
Permit Technician	Charlene Stockseth

Others in Attendance: Gary Simgen

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Vicki McReynolds called roll.
3. **MINUTES:** Board member Daniels motioned to approve the minutes of October 25 and November 22, 2006. Board member Norton seconded the motion. The motion passed unanimously.

4. **REPORTS:**

Chairperson's Report: Chairperson Simgen reported she attended the Annual Boards & Commissions Conference in Phoenix and found it extremely informational and hopes others from Clarkdale will attend in the future.

Staff Report: Staff members were introduced as follows: Vicki McReynolds, Administrative Assistant, replacing Charlene Stockseth. Charlene's new position is Permit Technician and Pam Ravenwood is the Planner II/GIS Technician.

Staff reviewed the guidelines from the League of Cities & Towns. There will be a work session in the future with appropriate people invited. Staff also discussed highlights of Prop 207 and the Board will be updated in a timely manner as the information becomes available.

5. **PUBLIC COMMENT:** No public comment.

NEW BUSINESS

6. **PUBLIC HEARING: Variance Request, ZV-2007-2, from Nancy & Todd Goodman, for the property located at 416 Main Street, Parcel #400-03-024.**
- ❑ **Open Public Hearing** Chairperson Simgen motioned to open Public Hearing. Board Member Bennett seconded the motion. The motion passed unanimously.
 - ❑ **Staff Report:** The applicant's lot at 416 Main Street, is a corner lot zoned R-1A. The applicant would like to install a 6' redwood fence on the west side of their home and would run along their property line adjacent to 5th Street. According to the ordinance, Section 4-8, fence height regulation in R-1A zones may not exceed 4' in height in the front yard. In addition, Section 4-4 regulates the construction of a fence over 4' in height for corner lots due to visibility constraints. The proposed fence will start approximately 48' from the front yard on Main Street but at the property line on Fifth Street it will be at the property line and run 23' deep along the property line; it will span 16' across from the property line to the house and then cut back in another 8'
 - ❑ **Applicant Presentation** The applicant was not present. Charlene Stockseth (the Applicant's Aunt) verified the Applicant's situation in requesting the variance.
 - ❑ **Invite public to speak:**
Gary Simgen, 500 First North: Mr. Simgen stated he felt there were no safety issues in having a 6' fence along the side of the home. He wanted to compliment the applicant for bringing this to the Board. The applicant has already addressed the setbacks for the corner. He has no complaints.
 - ❑ **Close Public Hearing:** Board member Bennett motioned to close the Public Hearing. Vice Chair Daniels seconded the motion. The motion passed unanimously.
7. **CONSIDERATION AND POSSIBLE ACTION: Variance Request, ZV-2007-2, from Nancy & Todd Goodman, for the property located at 416 Main Street, Parcel #400-03-024.**
- ❑ **Questions may be directed to staff/applicant:** The Board directed questions to staff regarding setbacks, building permit and visibility.
 - ❑ **Chair may request a motion and a second:** None.
 - ❑ **Discussion:** The Board discussed the required findings: Special Circumstances, Undue Hardship, Public Health, Safety and Welfare, Adequate Financial Return, Self-Imposed Special Circumstances and Use Variance.
 - ❑ **Action:** Board Member Bennett motioned to approve the Variance Request based upon Special Circumstances – (property located on a corner lot). Board member Daniels seconded the motion. Chairperson Simgen, Vice Chair Daniels and Board Member Bennett voted to approve the motion. Board Members Norton and Dehnert voted to deny the motion. The motion passed with a three to two vote to approve the Variance.
8. **FUTURE AGENDA ITEMS:** None

9. **ADJOURNMENT:** The meeting adjourned at 7:00 p.m.

APPROVED BY:

SUBMITTED BY:

Anita Simgen
Chairperson

Vicki McReynolds
Administrative Assistant