

MINUTES OF A SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD THURSDAY, JANUARY 4, 2007, 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 January 4, 2007, 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	Normalinda Zuniga
Administrative Assistant	Vicki McReynolds

Others in Attendance: Ken Thornton, Kim Talbot, Nancy & Gerald Amundson.

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Administrative Assistant called roll.
3. **MINUTES:** Consideration of minutes from the meeting of November 29, 2006 and December 27, 2006. Corrections to the minutes were made and will be brought to the next meeting for approval.
4. **REPORTS:**
 - Chairperson's Report:** None.
 - Staff Report:** Planner II, Zuniga reminded everyone about the 50th Anniversary of Clarkdale's incorporation. There will be a variety of events throughout the year to celebrate. For more information contact Committee Coordinator, Winnie Bohall at 634-9475 or Janet Perry (Town Hall) at 634-9591.
5. **PUBLIC COMMENT:** No public comment.

NEW BUSINESS

6. **PUBLIC HEARING: Variance Request, ZV-2007-3, from Ken Thornton, for the property located at 2000 Lone Star Trail, Parcel #406-28-010G. (Variance for height of detached garage from 15 feet to 18 feet).**

- ❑ **Open Public Hearing** Board Member Norton motioned to open public hearing. Board Member Dehnert seconded the motion. The motion passed unanimously.
- ❑ **Staff Report:** Planner II, Zuniga presented the following information. Mr. Ken Thornton, the applicant and owner of 2000 Lone Star Trail, would like to construct a detached RV garage on their property. The proposed RV garage plan shows the height of the garage to be 18 feet on the right side of the building and 16.5 feet high on the left side of the building (plans were provided to the Board Members in their packets). The Town of Clarkdale Zoning Code specifies in Section 4-1,A.1.f., that accessory structures, if permitted in a district, are approved, provided: “They do not exceed fifteen (15) feet in height.” This code has been in effect for several years. If the structure was attached to the home, it would fall under house requirements for height.
- ❑ **Applicant Presentation:** Mr. Ken Thornton, (owner/applicant), described to the Board that he has a consistent problem with rodents on his land and the problems they cause to his RV. Many efforts have been made to control the rodents, but none have been successful. The applicant drew on the dry erase board the outline of his property showing where the proposed detached garage for the RV would be. There would be no where to put the garage attached to his home with the drop off/grading issue. His property is a good distance from other neighbors and there would be no hindrance to their view.
- ❑ **Invite public to speak: Gerry Amundson, 2311 Morningside,** confirmed the rodent problem in the area. He has had damage to his vehicles with costly repairs. Being one of the nearest neighbors to the applicant, he has no problem with the appearance to the proposed detached garage, height concerns and likes the plan. He had concerns with drainage in the past, but not with this proposed project. He struggled to get his RV in their garage with the 15 feet requirement. If he didn't have air bags to lower the RV, it would have been a problem.

Kim Talbot, 101 Deception Lane, (occupation is a builder), re-confirmed there would be no views obstructed to neighbors with the applicant's proposed request. If a door were to be used on the structure, it would need an 18 feet radius in order to work correctly.

- ❑ **Close Public Hearing:** Board member Norton motioned to close the Public Hearing. Board Member Dehnert seconded the motion. The motion passed unanimously.

7. CONSIDERATION AND POSSIBLE ACTION: Variance Request, ZV-2007-3, from Ken Thornton, for the property located at 2000 Lone Star Trail, Parcel #406-28-010G. (Variance Request for height of detached garage from 15 feet to 18 feet).

- ❑ **Questions may be directed to staff/applicant:** Board Member Dehnert questioned applicant if another garage existed on the property and if other vehicles were owned. (He stated the applicant had a beautiful home). Applicant responded he has a 3-car garage, owns several vehicles (some collectors), motorcycle and pull-along trailer for an ATV. The Chairperson asked applicant if there was ever an issue with the height working with the Engineers and

drainage. The applicant stated a Pueblo roof was discussed (wanting to match his home) and was following recommendations of the Engineers regarding height and cracking concerns. He spoke about drainage and where water runs in accordance to what is allowable. There is a culvert setup for water run off.

- **Chair may request a motion and a second:** None.
- **Discussion:** Board Members brought up the following items of concern: materials used in keeping with the continuity of the existing home, visibility of the applicant's property/structures from various points, RV storage areas within City limits/their size limitations and rodent problems they may face. Board Member Dehnert referenced: The Board of Adjustment shall have the powers and duties as prescribed by law and ordinance including, according to Town Code, Section 17-2-2 C: *"To hear and decide on requests for variances from the strict application of the Zoning Code as adopted by the Town of Clarkdale where by reason of exceptional narrowness, shallowness, shape, or topography, or a property's location and surroundings the strict application of said standards will deprive the subject property of privileges lawfully permitted other properties in the same zone district or immediate vicinity. Decisions shall be based upon a review of the application in conformance with the following criteria:"* Special Circumstances, Undue Hardship, Public Health, Safety and Welfare, Adequate Financial Return, Self-Imposed Special Circumstances and Use Variance. The Board must consider the findings listed above in any variance approval, and must be able to make the findings that are required by law.
- **Action:** Board Member Bennett motioned to deny the Variance Request because the request does not meet any of the criteria for granting approval. Board Member Dehnert seconded the motion. The motioned passed unanimously.

8. **FUTURE AGENDA ITEMS:** There are no other submittals for Variance Requests at this point. The REGULAR SCHEDULED meeting for JANUARY 24, 2007, will be cancelled due to deadline constraints if no other items are placed on the agenda.

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

APPROVED BY:

SUBMITTED BY:

Anita Simgen
Chairperson

Vicki McReynolds
Administrative Assistant