



**NOTICE OF A REGULAR MEETING OF THE BOARD OF ADJUSTMENT
OF THE TOWN OF CLARKDALE**

**Tuesday, September 14, 2021 at 5:30 P.M.
Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale, Arizona**

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN to the members of the Board of Adjustment of the Town of Clarkdale and to the general public that the Town of Clarkdale Board of Adjustment will hold a Regular Meeting open to the public on Tuesday, **September 14, 2021 at 5:30 p.m.** in the **Clark Memorial Clubhouse, Men's Lounge, 19 N. Ninth Street**, Clarkdale, Arizona. Pursuant to A.R.S. §38-431.03, the Board may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Board may resume the meeting, open to the public, to address the remaining items on the agenda.

Dated this 9th day of September, 2021
BY

Mary Ellen Dunn
Mary Ellen Dunn
Town Clerk

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption to this meeting.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

[CALL TO ORDER – Chair Prud'homme-Bauer called the Board of Adjustment meeting to order at 5:30 p.m.](#)

Chair Prud'homme-Bauer
Vice Chair Hunseder
Board Members Regner, Babbitt-Pierce and O'Neill

Staff:
Interim Town Manager Sweeney
Community Development Director Mayday
Town Clerk Dunn

PUBLIC COMMENT – The public is invited to provide comments at this time on items that are not on this agenda. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit their comments to FIVE minutes.

[There was no public comment.](#)

MINUTES: Consideration of the Minutes of the meeting held April 25, 2018 and July 27, 2021.

Action: Approve minutes of April 25, 2018 and July 27, 2021 as written.

Motion: Board Member Babbitt-Pierce

Second: Board Member Regner

Vote:

Voting Member	Aye/Nay
Board Member Marney Babbitt-Pierce	Aye
Vice Chair Debbie Hunseder	Aye
Board Member Lisa O'Neill	Aye
Chair Robyn Prud'homme-Bauer	Aye
Board Member Bill Regner	Aye

NEW BUSINESS

VARIANCE HEARING – A hearing on a request by Beatrice Daniel for a residential variance.

Action: approval of the variance request, with findings of fact and stipulations as follows:

MOTION: I move to approve the Board of Adjustment Application No. 093068 for the property located at 941 Calle Carrillo, Assessor's Parcel No. 406-24-178, with the following findings of fact and stipulations:

1. The Board finds that strictly applying a zoning ordinance will cause peculiar and exceptional practical difficulties that deprive the property of privileges enjoyed by other similarly zoned properties. Specifically, the subject property presently has no economically viable use due to the required minimum lot size, lot frontage, and average lot width requirements in the R-1 (Single Family Residential) zoning district, which the subject parcel does not meet.
2. The Board finds that the circumstances were not self-imposed by the property owner because the non-conforming parcel was created nearly 100 years ago, prior to the adoption of the Town of Clarkdale Zoning Code.
3. The Board finds that the granting of this variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.
4. This Approval is for a variance as follows:
 - a. A variance in minimum lot size, allowing a minimum lot size of 7,000 square feet;
 - b. A variance of minimum lot frontage, allowing a minimum lot frontage of 50'
 - c. A variance of average lot width, allowing a minimum average lot width of 50'
5. No other rights are conferred by this approval, and the subject property shall otherwise be developed in conformance with the requirements of Chapter 3, Zoning Districts, Article 3-010 Single Family Residential of the Town of Clarkdale Zoning Code.

Motion: Board Member O'Neill

Second: Vice Chair Hunseder

Board Member Regner asked to amend the motion according to the staff findings of facts and stipulations.

Motion amended by Board Member O'Neill (**MOTION:** I move to approve the Board of Adjustment Application No. 093068 for the property located at 941 Calle Carrillo, Assessor's Parcel No. 406-24-178, with the following findings of fact and stipulations in the staff report.)

and seconded by Vice Chair Hunseder

Vote:

Voting Member	Aye/Nay
Board Member Marney Babbitt-Pierce	Aye
Vice Chair Debbie Hunseder	Aye
Board Member Lisa O'Neill	Aye
Chair Robyn Prud'homme-Bauer	Aye
Board Member Bill Regner	Aye

FUTURE AGENDA ITEMS - Listing of items to be placed on a future council agenda.

ADJOURNMENT **Without objection, the Mayor adjourned the meeting at 5:42 p.m.**