



**TOWN OF CAREFREE
PUBLIC HEARING
of the
BOARD OF ADJUSTMENT
MINUTES**

WHEN: MONDAY, JUNE 13, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

TIME: 5:00 P.M.

Members of the Planning and Zoning Commission may participate by technological means or methods pursuant to A.R.S. §38-431(4).

Chairperson Cross called the meeting to order at 5:03 p.m. and led the group in the Pledge of Allegiance.

BOARD MEMBERS PRESENT VIA ZOOM:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon – via Telephone/Zoom
Board Member Heather Burgett – via Telephone/Zoom
Board Member Peter Burns - via Telephone/Zoom
Board Member Phil Corso
Board Member Dan Davee
Board Member Ralph Ferro

ABSENT:

None

ITEM #1 Approval of the Board of Adjustment meeting minutes dated **AUGUST 09, 2021**.

Board Member Ferro **MOVED TO APPROVE** the Board of Adjustment meeting minutes dated AUGUST 09, 2021. **SECONDED** by Board Member Corso. **CARRIED** unanimously.

ITEM #2 **PUBLIC HEARING** to be held to consider **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for a 4'6" view fence in portions of the side and rear yard building setbacks where such structures are not allowed. The proposed encroachment would be 29'6" into the required 30-foot rear yard setback and 8' into the required side yard setback.

NOTE: The residence was built in 1971 and considered a legal nonconforming lot. This request is for relief from the rear and side yard setback requirements.

Planning Director, Stacey Bridge Denzak presented via PowerPoint, details, and location of the proposed variance. Explaining, the proposal is for a new fence located within the required building setback to provide for a secured outdoor space. Ms. Bridge-Denzak noted, as a result of past approvals for similar variances in this area, which were based upon the legal nonconforming status of the properties involved, and pursuant to Arizona Revised Statutes, there exists a unique circumstance on this lot which supports the subject request.

Director Bridge - Denzak concluded, all Citizen Participation requirements have been met.

There was no public comment.

Board Member Corso **MOVED TO APPROVE** a **VARIANCE** to the Zoning Ordinance standards to allow for a 4'6" view fence in portions of the side and rear yard building setbacks where such structures are not allowed. The proposed encroachment would be 29'6" into the required 30-foot rear yard setback and 8' into the required side yard setback.

With the following conditions:

1. Fourteen feet and six inches (14'6" into the rear yard setback where fifteen (15) feet is required for a fence; and,
2. Three feet (3') into the side yard setback where five (5) feet is required for a fence.
3. The building permit development plans shall conform to the site plan submitted in association with this application.
4. The granting of this variance shall be null and void if the building permit is not issued within one year of approval.

SECONDED by Board Member Ferro. **CARRIED** unanimously.

ITEM #3 ANNOUNCEMENTS

There were no announcements.

ITEM #4 ADJOURNMENT

The meeting was adjourned by unanimous consent at 5:10 p.m.

DATED this 13TH day of June 2022.

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk


Chairperson, Tom Cross