

The Yuma County Board of Adjustment met in a regular session on May 21, 2019. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m., Chairman Neil Tucker convened the Board of Adjustment meeting. Board Members present: Tim Eisenmann, Eric Saltzer, Neil Tucker and Rosalie Lines. Board Member Joe Harper was absent. Others present: Planning Director Maggie Castro, AICP; Associate Planner Tricia Ramdass; Deputy County Attorney Ed Feheley and PZ Commission Admin Specialist Amber Jardine.

PLEDGE OF ALLEGIANCE: Board Member Lines led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment regular meeting minutes of April 16, 2019.

MOTION (EISENMANN/SALTZER): Approve as presented.

ROLL CALL VOTE: Eisenmann – AYE; Saltzer – AYE; Tucker - AYE; Lines – AYE.
The motion carried 4-0.

ITEM No. 4: Variance Case No. 19-06: Tracy Wieczorek, representing Arizona Public Service Company, requests a variance from the Yuma Zoning Ordinance, Section 1108.03(B)(1)—Fences, Walls and Hedges, to allow a block wall ten feet in height within the side yard setback on a parcel approximately 38.57 gross acres in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 181-11-003, located at 8300 East County 6th Street, Yuma, Arizona.

Associate Planner Tricia Ramdass presented the staff report recommending approval of Variance Case No. 19-06 based on:

1. Staff finds there is a hardship arising from conditions or circumstances unique to the development of the property.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of a variance.
3. Staff finds approval of this variance may not have an adverse effect on public health, safety, and welfare.
4. Staff finds that granting this variance will not confer a special privilege not enjoyed by others in the RA zoning district.
5. The condition is not self-imposed.

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.

Board Member Eisenmann inquired about the improvements going beyond the boundaries of the property.

Associate Planner Tricia Ramdass explained the facility lies across two parcels, but a variance is only required for the portion of the wall that lies within the southwest side yard setback because it does not comply with the requirements of the zoning ordinance.

Board Member Lines inquired about the why the rest of the facility does not require a double barrier.

Associate Planner Tricia Ramdass reiterated that the variance only pertained to the portion of the project where the proposed wall encroaches into the setbacks. Construction of any portion of a wall or fence in compliance with the requirements of the zoning ordinance did not require a variance.

Chairman Tucker opened the public hearing.

There being no one from the public, Chairman Neil Tucker closed public meeting.

MOTION (LINES/SALTZER): Approve Variance Case No. 19-06 with staff recommendations.

ROLL CALL VOTE: Eisenmann – AYE; Saltzer – AYE; Tucker - AYE; Lines – AYE.
The motion carried 4-0.

ITEM No. 6: Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.

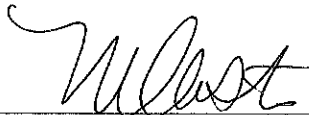
There being no further business to come before the Board, the Chairman adjourned the meeting at 1:11 p.m.

Approved and accepted on this 16th day of July, 2019.



Neil Tucker, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director