

The Yuma County Board of Adjustment met in a regular session on August 20, 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; 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 July 16, 2019.

MOTION (EISENMANN/LINES): Approve as presented.

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

ITEM No. 4: In accordance with the Yuma County Zoning Ordinance, Section 403.07(B), Gail Langford requests an extension of time for Variance Case No. 18-13 for a parcel 1,710 square feet in size zoned Planned Development (PD), Assessor's Parcel Number 459-50-113, located at 11416 North Mezquite Drive, Yuma, Arizona.

Associate Planner Tricia Ramdass presented the staff report recommending approval of the request for extension of time for Variance Case No. 18-13.

Chairman Neil Tucker opened the public hearing.

Board Member Eisenmann inquired if construction had been started on the property.

Associate Planner Tricia Ramdass stated there had not been construction on the property.

Board Member Lines inquired if a permit had been filed.

Associate Planner Tricia Ramdass explained the applicant has not applied for a building permit.

Planning Director Maggie Castro, AICP, reiterated that the applicant requested an extension of time because the applicant has not started construction or obtained a permit.

Chairman Neil Tucker closed the public meeting.

MOTION (LINES/SALTZER): Approve extension of time of one year for Variance Case No. 18-13 as presented by staff.

ROLL CALL VOTE: Tucker – AYE; Eisenmann – AYE; Lines - AYE; Saltzer – AYE.

The motion carried 4-0.

ITEM No. 5: Variance Case No. 19-09: Brandon S. Kinsey requests a variance from the Yuma County Zoning Ordinance, Section 706.04—Noise Zones, to allow a single family residence on a parcel 2.0 gross acres in size zoned Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number (APN) 724-19-013, located in the vicinity of Avenue 4³/₄ E and County 12³/₄ Street, Yuma, Arizona; located in the 65-69 dB noise zone.

Associate Planner Tricia Ramdass presented the staff report recommending approval of Variance Case No. 19-09 based on:

1. Staff finds granting this request would not be contrary to the public interest
2. Staff finds granting this request would be in accordance with the spirit and regulations of the Airport District.

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 710.08 of the Yuma County Zoning Ordinance.
2. An avigation disclosure statement shall be recorded by the owner/agent within 60 days of approval by the Board of Adjustment.
3. Measures to achieve an outdoor to indoor noise reduction of 25 decibels must be incorporated into the design and construction of the residence, per Yuma County Sound Attenuation Standards (YCBOS Ordinance 02-01) and the Yuma County Comprehensive Building Safety Code.

Board Member Eisenmann inquired if there was construction on the property.

Associate Planner Tricia Ramdass stated the lot was vacant and there had not been any construction on the property.

Chairman Neil Tucker opened the public hearing.

Brandon Kinsey, 7874 East 26th Street, Yuma, Arizona, applicant, stated he requested the variance to be granted and would comply with staff's conditions.

Chairman Neil Tucker closed public meeting.

Planning Director Maggie Castro, AICP, requested the findings on page 4 in the staff report be incorporated into the motion.

Board Member Rosalie Lines recused herself from Variance Case No. 19-09 due to her friendship with the applicant.

MOTION (EISENMANN/SALTZER): Approve Variance Case No. 19-09 subject to the conditions of staff and the findings: The Yuma County Board of Adjustment hereby makes a specific finding that the purpose of military airport compatibility is preserved in accordance with ARS 28-8481(C).

ROLL CALL VOTE: Tucker – AYE; Eisenmann – AYE; Saltzer – AYE.

The motion carried 3-0.

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 1:12 p.m.

Approved and accepted on this 15th day of October, 2019.



Neil Tucker, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director