

The Yuma County Board of Adjustment met in a regular session on December 16, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:03 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board members present: Eric Saltzer, Mike Pancrazi, Joe Harper, and Rosalie Lines. Board member Randy Ferguson was absent. Others present: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy, Associate Planner Amber Kelly, Associate Planner Roxanna Sanchez and PZ Commission Administrative Specialist Heidi Ramirez.

PLEDGE OF ALLEGIANCE: Chairman Saltzer led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of November 18, 2025.

MOTION (PANCRAZI/HARPER): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Harper- AYE

The motion carried 3-0.

Board member Rosalie Lines joined the meeting at 1:15 p.m.

ITEM No. 4: Variance Case No. 25-25: Juanita McBroom requests a variance from the Yuma County Zoning Ordinance, Section 609.05--Minimum Lot Width and Principal Buildings Setback Requirements, to allow a front yard setback of nine feet and nine inches on a parcel 6,600 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-35-119, located at 12644 East 49th Street, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 25-25 recommending approval based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety and welfare.
2. Staff finds approval of this request will not have a negative impact on the neighborhood.
3. Staff finds that the approval of this variance will not have an adverse effect on public health, safety and welfare.

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

1. Approval of this variance is based on the site plan submitted. Any deviation from the site plan will require approval of a new variance by the Board of Adjustment.

Chairman Saltzer opened the discussion to the public.

Edward Craft, 12645 East 48th Drive, Yuma Arizona, member of the public, stated he was confused because a previous similar structure required the owner to go door to door and collect neighbor signatures, which was done and accepted as a one-time situation. He stated that in this case, the structure was already built without notifying neighbors or collecting signatures, raising concerns about a change in procedure. The main concerns are lack of neighbor communication, approval after construction, and potential negative impacts on property values if the metal structure is not maintained over time.

Greg Hennings, 13248 East 40th Drive, Yuma Arizona, member of the public, referenced a recently denied variance for a nearby property and appreciated that decision. Mr. Hennings expressed concerned that approving this variance would set a precedent leading to many similar structures in the neighborhood. He requested that the variance not be approved to remain consistent with the prior denial.

Alfredo Bustos, 12635 East 49th Street, Yuma Arizona, member of the public, stated that recent storms did not damage the structures and that potential risks exist with any structure or property. He explained that the homeowner is elderly and unable to go door to door, and that he personally contacted neighbors, with most being homeowners. Mr. Bustos expressed support allowing the awning due to the homeowner's age, health, and need for shade in extreme heat. He noted that similar structures exist in the community, some permitted for decades, and argues that allowing shade structures is reasonable for health, property protection, and safety in a high-heat environment in Yuma.

Juanita McBroom, 12644 East 49th Street, Yuma Arizona, applicant and homeowner, explained that she acted without intent to violate rules and lacked clear information about permitting requirements as a new resident after her husband's passing. She stated the structure was meant to cover her RV for safety and health reasons and was not built as she originally intended. She emphasized that she maintains her property, was unaware an engineer or permit was required, and received no guidance from neighbors, contractors, or officials. She expressed willingness to comply with regulations and remove or modify the structure if required, noting her actions were due to lack of information, not disregarding the rules.

There being no one else to come forward, Chairman Saltzer closed the discussion to the public.

Board member Harper requested to see the aerial view once again.

Chairman Saltzer asked staff as to what type of material would be used to cover the shade structure.

Associate Planner Roxanna Sanchez stated specifications would be submitted at the time of the permit application.

Chairman Saltzer commented it has been a recurring issue.

Board member Pancrazi stated the structure would only be coming out much further, like three inches from the sidewalk.

Chairman Saltzer commented he thought property owner has a right to put a shade up. They need to be within compliance, this is a different circumstance, and it's far enough back.

MOTION (LINES/ PANCRAZI): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Harper- AYE; Lines-AYE

The motion carried 4-0.

ITEM No. 5: Variance Case No. 25-25: Michael and Brandie O’Hanlon request a variance from the Yuma County Zoning Ordinance, Section 1102.02 (E)--Setback Exceptions, to allow a side yard setback of one foot two inches on a parcel 8,910 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor’s Parcel Number 700-15-269, located at 11642 East 27th Place, Yuma, Arizona.

Amber Kelly, Associate Planner, presented Variance Case No. 25-25 recommending approval based on:

1. Staff finds there are hardships arising from conditions or circumstances unique to the development of this 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.

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

1. Approval of this variance is based on the site plan submitted. Any deviation from the site plan will require approval of a new variance by the Board of Adjustment.

Chairman Saltzer opened the discussion to the public.

Michael O’Hanlon, 11642 East 27th Place, Yuma Arizona, applicant, explained that a removable shade structure was built on his property in early 2024 to protect his RV. He stated that the structure is not attached to the house, is located behind a fence, does not obstruct neighboring views, and does not encroach onto adjacent properties. Prior to construction, he spoke with nearby neighbors and received no objections. Mr. O’Hanlon acknowledged that he was unaware a permit was required and accepted responsibility for the oversight, respectfully requesting consideration for approval.

There being no one else to come forward, Chairman Saltzer closed the discussion to the public.

MOTION (LINES/ SALTZER): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Harper- AYE; Lines-AYE

The motion carried 4-0.

ITEM No. 6: Variance Case No. 25-26: Chris Morris, agent for Sharpe Family Trust No RLT 21-520M 7-23-2021, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 36 feet on 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.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 25-26 recommending denial based on:

1. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance
2. Staff finds there is hardship arising from conditions or circumstances unique to the development of this property.
3. Staff finds approval of this request will not have adverse effects on public health, safety, and welfare.

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

1. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Chairman Saltzer opened the discussion to the public.

There being no one else to come forward, Chairman Saltzer closed the discussion to the public.

Board member Pancrazi asked staff as to how high the buildings behind the proposed structure were since they looked like they were sitting higher.

Associate Planner Roxanna Sanchez commented she was unsure of the elevation of those buildings in the back, but it did seem like they were sitting higher.

Board member Pancrazi commented that it didn't look like the building would block any views.

Chairman Saltzer commented this was a standard issue in the area and they are trying to get vehicles off the street for the fire department even though they do not like the height, but at least they can access the roads.

MOTION (HARPER/ LINES): Approve as presented.

ROLL CALL VOTE: Saltzer- AYE; Pancrazi- AYE; Harper- AYE; Lines-AYE

The motion carried 4-0.

The Regular Meeting Schedule was presented to the Board members and board member Lines requested to change meeting date of August 18, 2026.

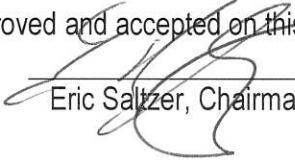
Planning Director Maggie Castro, AICP, asked Board member what day she would like to have the meeting.

Board member Lines said the Tuesday before or after August 18, 2026.

Planning Director Maggie Castro, AICP, stated they propose either the August 11 or holding it on August 25. There would be no action taken until the next Board of Adjustment meeting on January 20, 2026. The item would be on the agenda.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:36 p.m.

Approved and accepted on this 20th day of January 2026.


Eric Saltzer, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director