

SUMMARY REPORT OF ACTION TAKEN AT THE CITY OF COTTONWOOD
BOARD OF ADJUSTMENT MEETING, HELD APRIL 21, 2010
IN THE CITY COUNCIL CHAMBERS
826 NORTH MAIN STREET, COTTONWOOD, ARIZONA

This summary is a statement of discussions and action taken by the Board of Adjustment of the City of Cottonwood, Arizona, at a regular meeting pursuant to A.R.S. § 38-431.02(D); and provided as required by A.R.S. § 38-431.01(D).

CALL TO ORDER & ROLL CALL

Chairman Good called the meeting to order at 6:00 p.m. Roll call was taken as follows:

Board of Adjustment Members Present

Walt Good, Chairman
Bob Richards, Vice Chair

Kent Hellman
Jean Ellen Wilder

Millard Meccia

Staff Members Present

George Gehlert, Community Development Director
Renee George, Administrative Coordinator

CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), 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. Comments are limited to five minutes for each person.

No comments from the public.

Acceptance of Board Minutes of March 17, 2010

MOTION: That we approve the Minutes of March 17, 2010 as presented.

MADE BY: Millard Meccia
SECOND: Bob Richards
VOTE: Unanimous

V 10-008 Request for relief from the Cottonwood Zoning Ordinance Section 404.G.1/2 (Yard, Lot and Area Requirement); Section 404.G.6.c (Standards for Detached Accessory Buildings in Residential Zones); Section 414.D.8 (R-2 Zone/ Property Development Standards); and Section 403.C.7 (extensions to non-conforming structures); in order to allow construction of an accessory structure withch encroaches into the required rear yard setback. The property is located in a R-2 (Single family/multiple Family) zone on the east side of North Fifth Street, 400feet north of its intersection with North Main street in Old Town. The site includes 0.17 acres, including lot 9 and the north

half of lot 10 within Block 6 of Hopkins Ranch Subdivision, Unit 1. Address: 719 North Fifth Street. APN: 406-38-071. Owner/Agent: Jeanette Campbell

- 404.G.1/2 (Yard, Lot and Area Requirements);
- 404.G.6.c (Standards for Detached Accessory Buildings / Residential Zones);
- 414.D.8 (R-2 Zone / Property Development Standards);
- 403.C.7 (extensions to non-conforming structures); in order to allow construction of an accessory structure which encroaches into the required rear yard setback.

The applicant was present to answer questions that the Board of Adjustment had. The Board of Adjustment discussed and evaluated the applicant's request for a variance based on conditions and results directed by the "Findings of Fact".

Action taken by the Board of Adjustment.

MOTION: To approve request for variance, **V 10-008**, with the stipulations that the city requested.

1. That the request conform to the applicant's site plan, dated 2-26-10.
2. Conformance to all Code Review comments.

MADE BY: Kent Hellman
SECOND: Jean Ellen Wilder
VOTE: Unanimous

ADJOURNMENT

Chairperson Good adjourned the meeting at 6:33 p.m.