

TOWN OF PAYSON
BOARD OF ADJUSTMENTS
MINUTES OF THE PUBLIC MEETING
OCTOBER 18, 2006

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| A | Vice-Chairman Cornell called the duly posted and published Public Hearing of the Board of Adjustments to order at 3:13 p.m. in the Town Hall Council Chambers. | Meeting Time & Place |
| B | ROLL CALL: Brenda Cornell, Jason Phillimore, Robert Sumegi, and Ken Wagner. ABSENT: Wayne Donnay, Roger Schwartz, and George Spears. | Roll Call |
| C | STAFF PRESENT: Sheila DeSchaaf, Planning Specialist; Tim Wright, Deputy Town Attorney; and Chris Floyd, Secretary. | Staff Present |
| D | OTHERS PRESENT: Larry Sheehan and Robert Dinardi. | Others Present |
| E | Vice-Chairman Cornell welcomed the two (2) new members to the Board, Jason Phillimore and Robert Sumegi. | New Members |
| F | CONSENT AGENDA: Ken Wagner moved, seconded by Jason Phillimore, that the consent agenda be approved as presented; motion carried 4-0. Approved on the Consent Agenda were the minutes of February 16, 2005, pages 211-212. | Consent Agenda |
| G | <p>SCHEDULED HEARING (S):</p> <p>V-162-06 Variance Application</p> <p>Filed by: Larry L. Sheehan, property owner</p> <p>Location: The property is located at 501 North Chaparral Pines Drive, Payson, Arizona, with Gila County tax parcel number 302-85-001.</p> <p>Purpose: To consider the allowance of a 25' front yard setback for a structure instead of the Unified Development Code district standard of 55', for the R1-90 zoned property; because of the special circumstances of steep topography as well as minimal impacts to adjoining property uses.</p> | <p>V-162-06</p> <p>501 North</p> <p>Chaparral Pines Dr.</p> |
| H | Vice-Chairman Cornell introduced the scheduled hearing and requested a Staff Report. Sheila DeSchaaf, Planning Specialist, summarized the staff report. | Staff Report |

DEC 14 2006 E.4*

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Staff recommends approval with the following conditions:

1. A building permit for construction of the proposed new residence shall be approved prior to construction. Applicant shall apply for permit within 12 months of approval date.
2. Future improvements, requiring a building permit, which would encroach into any yard setback area, shall require an approved variance.
3. The variance is granted based upon the site plan and footprint shown, any changes to the footprint or site plan shall require applicant to seek approval by the Board.

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| A | Vice-Chairman Cornell opened the public hearing. | Hearing Opened |
| B | The Board asked questions, which were answered by staff. | Questions Asked |
| C | Robert Dinardi, from the audience, stated that he was in favor of the variance on the front but then asked if the difference between the required setback and the variance could be added to the side setback that is adjacent to his property. It was suggested that another possible condition could be added if the Board so chose to. | Additional Setback
On Side |
| D | Vice-Chairman Cornell closed the public hearing. | Hearing Closed |
| E | Jason Phillimore moved, seconded by Ken Wagner, to approve V-162-06, a request for a 25' front yard setback for the proposed construction of a residence, at 501 North Chaparral Pines Drive, tax parcel 302-85-001, with the following conditions: | Motion to
Approved V-162-
06 |
1. A building permit for construction of the proposed new residence shall be approved prior to construction. Applicant shall apply for permit within 12 months of approval date.
 2. Future improvements, requiring a building permit, which would encroach into any yard setback area, shall require an approved variance.
 3. The variance is granted based upon the site plan and footprint shown. Any changes to the footprint or site

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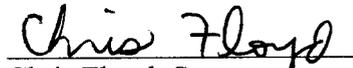
plan shall require applicant to seek approval by the Board.

Motion carried 4-0.

- A There being no further items on the agenda, Vice-Chairman Cornell adjourned the meeting of the Board of Adjustments at approximately 3:36 p.m. Adjournment

Brenda Cornell, Vice-Chairman

Approved



Chris Floyd, Secretary