



MARICOPA COUNTY, ARIZONA

Board of Adjustment

Minutes

November 14, 2019

CALL TO ORDER: Chairman Morris called meeting to order at 10:03 a.m.

ROLL CALL/
MEMBERS PRESENT: Mr. Jason Morris
Mr. Greg Loper (telephonically)
Mr. Craig Cardon (telephonically)
Mr. Jeff Schwartz (telephonically)

MEMBERS ABSENT: Ms. Fern Ward

STAFF PRESENT: Mr. Darren Gerard, Planning Services Manager
Ms. Rachel Applegate, Senior Planner

COUNTY AGENCIES: Mr. Wayne Peck, County Attorney

ANNOUNCEMENTS: Chairman Morris made all standard announcements.

AGENDA ITEMS: BA2019039, BA2019045, BA2019041

APPROVAL OF MINUTES: October 17, 2019

Chairman Morris requested a motion to approve the October 17 minutes.

BOARD ACTION: Member Schwartz motioned to approve the October 17, 2019 minutes. Vice Chairman Loper second. Approved 4-0.

WITHDRAWN AGENDA

BA2019039 **Arizona Land II, LLC Property** **District 4**
Applicant: Charles Pelletier – Avalon Development
Location: 17312 N. 99th Ave. – 99th Ave. & Bell Road, in Sun City
Zoning: C-2 zoning district
Request: Variance to permit:
1) Proposed side setback of 0' where 10' is the minimum required per MCZO Article 804.4.2.a

Withdrawn by the applicant. No action required by the Board.

BA2019045 **Northern Farms** **District 4**
Applicant: Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC

Location: 8601 N. Cotton Ln. Waddell AZ 85355 – a proposed subdivision located on the east side of Cotton Ln. and north of the Butler Dr. alignment, in the Waddell/Glendale area
Zoning: R1-6 RUPD
Request: Variance to permit:
1) Proposed minimum lot widths of 39' for lots on the outside of curve of a street line such as at knuckles where 45' is the minimum permitted per MCZO Article 606.5.2

Withdrawn by the applicant. No action required by the Board.

CONSENT AGENDA

BA2019041	Carruth Property	District 2
Applicant:	Jeff Rodgers	
Location:	231 S. 98 th Way. – Crimson Rd. & Balsam Ave., in the Mesa area	
Zoning:	R-5	
Request:	Variance to permit: 1) Proposed front yard setback of 18' where 20' is the minimum permitted	

BOARD ACTION: Member Schwartz motioned to approve BA2019041 with conditions 'a'-'c'. Vice Chairman Loper second. Approved 4-0.

- a) General compliance with the site plan stamped received October 7, 2019.
- b) Failure to complete necessary construction within one year from the date of approval, shall negate the Board's approval.
- c) Satisfaction of all applicable Maricopa County Zoning Ordinance requirements, Drainage Regulations, and Building Safety codes.

Adjournment:

Chairman Morris adjourned the meeting of November 14, 2019 at 10:05 a.m.

Prepared by Rosalie Pinney
Recording Secretary
November 14, 2019