



LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting/Public Hearing
04/08/2021 - AT 4:00pm
LA PAZ COUNTY BOARD OF SUPERVISORS MEETING ROOM
1108 JOSHUA AVE, PARKER, AZ 85344

NOTICE/AGENDA

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz County Board of Adjustment, and to the general public, that the La Paz County Board of Adjustment will hold a Regular Meeting, open to the public, at the following date, time, and location:

Thursday, 04/08/2021, 4:00 p.m.

La Paz County Board of Supervisors Meeting Room
1108 Joshua Ave., Parker, Arizona 85344

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Approval of 03/11/2021 Board of Adjustment Meeting minutes.
5. **Docket No. V2021-001 – Hayden Harris – APN: 311-66-094** – The applicant is requesting a 17-foot Variance from the required 20-foot front yard setback, resulting in a 3-foot front setback; and a variance allowing for an increase to 55.51% lot coverage. This property's 9-1-1 address is 9254 Moovalya Estates Dr, Parker, AZ 85344 and has a legal description of section 22, township 10N, and range 19W of the Gila and Salt River Meridian. (Board of Supervisors, Duce Minor, District 2).
6. **Docket No. V2021-002 – Hayden Harris – APN: 311-66-095** – The applicant is requesting a 17-foot Variance from the required 20-foot front yard setback, resulting in a 3-foot front setback; and a variance allowing for an increase to 53.11% lot coverage. This property's 9-1-1 address is 9248 Moovalya Estates Dr, Parker, AZ 85344 and has a legal description of section 22, township 10N, and range 19W of the Gila and Salt River Meridian. (Board of Supervisors, Duce Minor, District 2).
7. **Docket No. V2021-003 – Mike & Sharyl Stapleton – APN: 311-64-032B** – The applicant is requesting a 5-foot Variance from the required 10-foot front yard setback; 4-foot Variance from the required 5-foot left side yard setback; and a 5-foot Variance from the required 5-foot right side yard setback; resulting in a 5-foot front yard setback, 1-foot

left side yard setback, and a 0-foot right side yard setback. This property's 9-1-1 address is 10150 Marina Loop, Parker, AZ 85344 and has a legal description of section 27, township 10N, and range 19W of the Gila and Salt River Meridian. (Board of Supervisors, Duce Minor, District 2).

8. Docket No. V2021-004 – Michael Garcia – APN: 311-36-034 – The applicant is requesting a 5-foot Variance from the required 10-foot front yard setback; 8-foot 3-inch Variance from the required 10-foot rear yard setback; 2-foot Variance from the required 5-foot left side yard setback; and a 1-foot Variance from the required 6-foot fire separation between home and garage resulting in a 5-foot front yard setback, 1-foot 9-inch rear yard setback, a 2-foot left side yard setback, and a 5-foot fire separation. This property's 9-1-1 address is 33921 Navajo Way, Parker, AZ 85344 and has a legal description of section 1, township 10N, and range 19W of the Gila and Salt River Meridian. (Board of Supervisors, Duce Minor, District 2).

9. Community Development Update- Tonya Hoogerwerf.

10. Next Board of Adjustment meeting is TBD as needed.

11. Adjournment.

Tonya Hoogerwerf, Director

This notice was posted at the La Paz County Board of Supervisors Office on 04/05/2021, at or before 5:30 p.m., and published in the Parker Pioneer on 03/24/2021 & 03/31/2021.

La Paz County Board of Adjustment Meeting (Regular)
04/08/2021 @ 4:00pm
La Paz County Board of Supervisors Meeting Room
1101 W Arizona Ave, Parker, AZ 85344

Phone Presence: Hayden Harris (Dockets V2021-001/V2021-002), Michael Garcia (Docket V2021-004)

-Agenda item # 1 Meeting is called to order at 4:00 pm by Dino Gory.

-Agenda item # 2: Roll Call: Nina Chumley, Dino Gory, Michael Hildebrand.

-Agenda item # 3: Pledge of Allegiance.

-Agenda item # 4: Approval of the minutes from the 03/11/2021 Board of Adjustment Regular Meeting.

Motion to approve by Nina Chumley.

Seconded by Michael Hildebrand.

All in favor to approve minutes.

Motion carried.

Approved (3-0)

Agenda items # 5 Docket V2021-001, Hayden Harris APN 311-66-094-

T. Hoogerwerf: gives staff report on parcel.

N. Bierbrodt: If you want to lump both Docket V2021-001 and V2021-002 into one session, to make it easier on everyone, that would be ok- the parcels are side by side and the requests are identical except for the lot coverage.

-everyone agrees that is acceptable-

T. Hoogerwerf: gives staff report on V2021-002/APN 311-66-095 as well.

Hayden Harris, parcel owner, present on the phone, speaks up and states that at the southeast portion of the parcel is not figured in lot size because he wasn't sure how to figure that in the shape. (Trapezoid) There is an easement down the center of the lot. Without the variance he would have to significantly reduce the square footage of the building.

Dino Gory: What is it that you're planning on building?

H. Harris: I have 2 large shops that I would like to bring here because I would like to move here full time. This Variance would allow me to do that. They are very nice buildings. I wouldn't be as far up as the neighboring parcels are that are flush with the property lines.

D. Gory: I'm familiar with the area, yes, I think it'll look nice. If there isn't any other comments, can I get a motion.

Motion to approve docket(s) V2021-001 & V2021-002 for APN(s) 311-66-094 & 311-66-095 as noticed, made by Nina Chumley.

Seconded by Michael Hildebrand.

All in favor to approve.

Motion carried.

Approved (3-0)

Agenda items # 7 Docket V2021-003, Mike & Sheryl Stapleton APN 311-64-032B-

T. Hoogerwerf: gives staff report on parcel.

N. Bierbrodt: I just need to make a correction, there was not an opposition, it was a return to sender from the post office.

D. Gory: Being that I've been here forever, in the business that I'm in, I know that this subdivision and another were originally created a very long time ago for RV's and meant for vacations and temporary stays so the lots were created very small. Then over time, the stays became longer and longer and RVs got bigger and became park models and then mobile homes. And gradually as improvements started happening, the lots are just too small to accommodate needs.

Dan George: I'm the president of the HOA there. The Stapletons have HOA approval as well as approval from surrounding neighbors. There will be 8' between structures and access way for the fire department, which the chief has been out to look and gave his approval. (He and another woman approach the board with pictures to explain the development plans).

Michael Hildebrand: Well it sounds like a nice plan, I don't see a problem with it if the neighbors and the fire department don't.

N. Bierbrodt: We DO have signed HOA approval with all of the neighbor's approval and signatures on it as well, in the file.

Motion to approve docket(s) V2021-003 APN 311-64-032B as noticed, made by Michael Hildebrand.

Seconded by Nina Chumley.

All in favor to approve.

Motion carried.

Approved (3-0)

Agenda items # 8 Docket V2021-004, Mike Garcia APN 311-36-034-

T. Hoogerwerf: gives staff report on parcel.

-The board instantly discusses the odd lot shape & difficulty to build-

Michael Garcia, parcel owner- present on the phone, explains that only a portion of the garage will be 1-ft 9-in setback and the rest will be 3-ft setback.

Motion to approve docket(s) V2021-004 APN 311-36-034 as noticed, made by Michael Hildebrand.

Seconded by Nina Chumley.

All in favor to approve.

Motion carried.

Approved (3-0)

The next Board of Adjustment meeting will be a special meeting, for an appeal on 04/22/2021 at 4:00PM.

Motion to adjourn meeting at 4:37 pm made by Dino Gory.

Seconded by Nina Chumley.

All in favor to adjourn this regular meeting of the Board of Adjustment at 4:37 pm.

Motion carried.

Approved (3-0)

Board of Adjustment Chairman Dino Gory

Community Development Director, Tonya Hoogerwerf