

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
January 10, 2008 – 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes for the December 13, 2007 meeting.**
- 3. Docket No. V2007-012 - Julio's Rockin' Baja Grill LLC/Julian and Dianne Muniz – APN: 311-66-013A.** (Continued from the December 13, 2008 meeting of the Board of Adjustment.) The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-4): Requesting a 12 foot front yard setback (Hwy. 95) variance from the required 20 foot front yard setback, resulting in an 8 foot front yard setback for an outdoor patio to be in compliance with the Alcohol Beverage Control (ABC), La Paz County Health Department and the new State Smoking Law. The property is located at 9218 Lower Moovalya Estates Dr., Parker.
- 4. Docket No. V2007-014 – James L. Nix - APN: 311-49-197C.** (Continued from the December 13, 2008 meeting of the Board of Adjustment.) The applicant is requesting five variances from the County Zoning Regulations, Section V-1-3-C (2) (Table V-3): 1) requesting a 0 foot north side yard setback variance from the required 5 foot (existing subdivision) side yard setback, resulting in a 0 foot north yard setback; 2) requesting a 0 foot south side yard setback variance from the required 5 foot (existing subdivision) side yard setback, resulting in a 0 foot south side yard setback; 3) requesting a 0 foot front yard setback variance from the required 20 foot front yard setback, resulting in a 0 foot front yard setback; 4) Section V-1-2-D (1) (Table V-1), requesting an increase in the building height from the maximum of 35 feet to 39 feet, resulting in an 4 foot increase in the building height; and 5) Section V-1-4-A (1) (Table V-6), requesting an increase in lot coverage from the maximum allowed (in an R-1 zone) of 65% to 87%, resulting in a 22% increase in lot coverage. The property is located at 10084 Riverside Drive, Parker.

5. **Docket No. V2007-017 – Jo Anne Bentley - APN: 311-37-014.** (Continued from the December 13, 2008 meeting of the Board of Adjustment.) The applicants are requesting five variances from the County Zoning Regulations, Section V-1-3-C (Table V-3): 1) requesting a 2 foot west side yard setback variance from the required 5 foot side yard setback, resulting in a 3 foot west yard setback; 2) requesting a 2 foot east side yard setback variance from the required 5 foot side yard setback, resulting in a 3 foot east yard setback; 3) requesting a 5 foot front yard setback variance from the required 10 foot front yard setback, resulting in a 5 foot front yard setback; 4) requesting a 0 foot rear yard setback variance from the required 10 foot rear yard setback, resulting in a 0 foot rear yard setback; and Section V-1-4-A (1) (Table V-6), 5) requesting an increase in lot coverage from the maximum allowed of 65% to 85%, resulting in a 20% increase in lot coverage. The property is located at 6895 Bonnie Drive, Parker.
6. **Docket No. V2007-019 – Roger and Lea Lynne Parsons - APN: 311-64-042A.** The applicants are requesting two variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-4): 1) requesting a 2 foot (north) side yard setback variance from the required 5 foot side yard setback, resulting in a 3 foot side yard setback; and 2) requesting a 5 foot front yard setback variance from the required 10 foot front yard setback, resulting in a 5 foot front yard setback. The property is located at 10217 Marina Way, Parker.
7. **Call to the Public.**
8. **Adjournment.**

**MINUTES
Of The
La Paz County Board of Adjustment
January 10, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Gene Fisher, Board Members: Barbara Cowell, Todd Cramer, Joyce Plog, Jim Slawson and, Director Scott Bernhart, Planner Joan-Marie King, Public Works Director Tom Simmons, Chief Inspector Dale Heberling, and Administrative Assistant Christa Lotts. Others present were: Julian and Diane Muniz, James Nix, Roger Parsons, Charles E. Cruise, and Robert and Joanne Bentley.

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing to order at 4:05 p.m.

Acting Chairman Fisher called for the 2nd item on the agenda today; the approval of the December 13, 2007 minutes.

Member Plog moved to approve the minutes of the December 13, 2007 meeting.

Member Cramer 2nd the motion.

Acting Chairman Fisher called for the vote.

The motion to approve the December 13, 2007 minutes passed with one abstention.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 3 on the agenda.

Director Bernhart stated regarding **Docket No. V2007-012 - Julio's Rockin' Baja Grill LLC/Julian and Dianne Muniz – APN: 311-66-013A**. This item was continued from the December 13, 2007 meeting of the Board of Adjustment. The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-4): Requesting a 12 foot front yard setback (Hwy. 95) variance from the required 20 foot front yard setback, resulting in an 8 foot front yard setback for an outdoor patio to be in compliance with the Alcohol Beverage Control (ABC), La Paz County Health Department and the new State Smoking Law. The property is located at 9218 Lower Moovalya Estates Dr., Parker.

Director Bernhart referred the Members to comments from the December 13, 2007 Board of Adjustment meeting regarding whether the applicant was requesting the patio to be covered now or in the future.

Acting Chairman Fisher pointed out that Owner, Diane Muniz was shaking her head no and stated that the structure had to be open.

Acting Chairman Fisher and Director Bernhart discussed whether a variance was needed.

Acting Chairman Fisher asked Owner, Diane Muniz to approach the podium.

Owner, Diane Muniz stated they never wanted an enclosed area as an enclosed smoking area would not be in compliance with the new State Smoking Law.

Acting Chairman Fisher asked the members if there were any questions or comments.

Member Cramer asked whether a ruling was needed.

Owner, Diane Muniz stated that she is withdrawing her application for a 12 foot variance.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 4 on the agenda.

Director Bernhart stated regarding **Docket No. V2007-014 – James L. Nix - APN: 311-49-197C**. This item was continued from the December 13, 2007 meeting of the Board of Adjustment. The applicant is requesting five variances from the County Zoning Regulations, Section V-1-3-C (2) (Table V-3): 1) requesting a 5 foot north side yard setback variance from the required 5 foot (existing subdivision) side yard setback, resulting in a 0 foot north yard setback; 2) requesting a 5 foot south side yard setback variance from the required 5 foot (existing subdivision) side yard setback, resulting in a 0 foot south side yard setback; 3) requesting a 20 foot front yard setback variance from the required 20 foot front yard setback, resulting in a 0 foot front yard setback; 4) Section V-1-2-D (1) (Table V-1), requesting an increase in the building height from the maximum of 35 feet to 39 feet, resulting in a 4 foot increase in the building height; and 5) Section V-1-4-A (1) (Table V-6), requesting an increase in lot coverage from the maximum allowed (in an R-1 zone) of 65% to 87%, resulting in a 22% increase in lot coverage. The property is located at 10084 Riverside Drive, Parker. Staff recommends approval.

Director Bernhart stated he was open for questions at this time.

Acting Chairman Fisher asked the members if there were any questions or comments.

Members and Director Bernhart discussed various variance options and whether the applicant should go back to the Board of Supervisors to remove the stipulation off of the rezone request.

Acting Chairman Fisher asked Owner, James Nix to speak regarding this request.

Owner, James Nix mentioned that he does not need a height variance. He stated that he is only concerned about the rezone for financial reasons. He will not build any additions or make any alterations to the existing building.

Member Cramer stated that Mr. Nix does not need a variance if there are no building plans and suggested that Mr. Nix should go back to the Board of Supervisors and ask for the stipulation to be removed off of the approval of his rezone.

Member Cramer moved to refer Docket V2007-014 back to the Board of Supervisors to determine whether the property can be residential non-conforming and therefore not requiring a variance.

Member Slawson 2nd the motion.

Acting Chairman Fisher asked if there was any further discussion.

There was no further discussion.

Acting Chairman Fisher called for the vote.

The motion to table Docket V2007-014 was approved unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 5 on the agenda.

Director Bernhart stated regarding **Docket No. V2007-017 – Jo Anne Bentley - APN: 311-37-014**. This item was continued from the December 13, 2007 meeting of the Board of Adjustment. The applicants are requesting four variances from the County Zoning Regulations, Section V-1-3-C (Table V-3): 1) requesting a 2 foot west side yard setback variance from the required 5 foot side yard setback, resulting in a 3 foot west yard setback; 2) requesting a 2 foot east side yard setback variance from the required 5 foot side yard setback, resulting in a 3 foot east yard setback; 3) requesting a 5 foot front yard setback variance from the required 10 foot front yard setback, resulting in a 5 foot front yard setback; and 4) requesting a 10 foot rear yard setback variance from the required 10 foot rear yard setback, resulting in a 0 foot rear yard setback. The property is located at 6895 Bonnie Drive, Parker. Staff recommends approval of the

requested front and side setbacks, with a maximum 5 foot rear setback variance allowed.

Director Bernhart stated he was open for questions at this time.

Acting Chairman Fisher asked the members if there were any questions or comments.

Member Cramer and Director Bernhart spoke whether a variance was needed on the sides based on the plot plan.

Acting Chairman Fisher asked Owner, Robert Bentley to clarify the plans for the second story.

Owner, Robert Bentley spoke in regards to the second story being built to Board of Adjustment's ruling.

Acting Chairman Fisher asked if there was any one else that wished to speak in favor of or in opposition to this request.

Chief Inspector Dale Heberling spoke in regards to procedures of posting variances and speaking to property owners.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Cramer moved to approve Docket V2007-017 with the following stipulations: 2 foot front yard setback from the required 7 foot front yard setback, resulting in a 5 foot front yard setback for the 10 foot high cantilever balcony; 2 foot east side yard setback front the required 5 foot east side yard setback, resulting in a 3 foot east side yard setback; and 5 foot rear yard setback from the required 10 foot rear yard setback, resulting in a 5 foot rear yard setback.

Member Slawson 2nd the motion.

Acting Chairman Fisher asked if there was any further discussion.

There was no further discussion.

Acting Chairman Fisher called for the vote.

The motion to approve Docket V2007-017 with stipulations passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 6 on the agenda.

Director Bernhart stated regarding **Docket No. V2007-019 – Roger and Lea Lynne Parsons - APN: 311-64-042A**. The applicants are requesting two variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-4): 1) requesting a 2 foot (north) side yard setback variance from the required 5 foot side yard setback, resulting in a 3 foot side yard setback; and 2) requesting a 5 foot front yard setback variance from the required 10 foot front yard setback, resulting in a 5 foot front yard setback. The property is located at 10217 Marina Way, Parker. Staff recommends approval 1) per APS owner needs to make sure overhead secondary wire is no less than 8 feet over new mobile home; 2) need proof of septic permit.

Director Bernhart stated he was open for questions at this time.

Acting Chairman Fisher asked the members if there were any questions or comments.

There were no comments from the Members.

Acting Chairman Fisher opened the hearing to the public and asked if there was any one wishing to speak in favor of, or in opposition to, this request.

Owner, Roger Parsons explained that the variance is needed due to the steep grade on the rear of the property and to allow for a septic tank.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Slawson moved to approve Docket V2007-019.

Member Plog 2nd the motion.

Acting Chairman Fisher asked if there was any further discussion.

Acting Chairman Fisher called for the vote.

The motion to approve Docket V2007-019 passed unanimously.

Call to the Public

Chairman Fisher asked if there were any comments from the public.

There were no comments from the public.

Adjournment

Board of Adjustment
January 10, 2008

There being no further questions or comments, Acting Chairman Fisher adjourned the meeting at 5:10 p.m.

Gene Fisher, Acting Chairman

Director, Scott Bernhart

Christa Lotts,
Administrative Assistant

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
March 13, 2008 – 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes for the January 10, 2008 meeting.**
- 3. Docket No. V2008 –001 - Robert and Stephanie Barron - APN: 310-30-030.** The applicants are requesting two (2) variances from the County Zoning Regulations, Section V Lot Development Standards, Section V-1-3 (page V-2) Setbacks from property Lines for Structures (Table V-3A, V-4 & V-5), and/or Section V-1-4.B2 (Table V-6, page V-7). Requesting two (2) - 2 foot side yard setback variances from the required 5 foot side yard setback, resulting in an 3 foot side yard setback for proposed development of a new residential dwelling. Property is located at 3381 Sunfish Blvd. Parker.
- 3. Call to the Public.**
- 4. Adjournment.**

**MINUTES
Of The
La Paz County Board of Adjustment
March 13, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Jim Slawson, Board Members: Joyce Plog, Barbara Cowell and, Director Scott Bernhart, and Administrative Assistant Christa Lotts. Others present were: Ron Biewener, Celia Biewener, Valerie Hinson, Andy Hinson, Mark Durham, Denise Durham and Stephanie Barron.

Acting Chairman Slawson called the Thursday, Regular Meeting/Public Hearing to order at 4:02 p.m.

Acting Chairman Slawson called for the 2nd item on the agenda today; the approval of the January 10, 2008 minutes.

Member Plog moved to approve the minutes of the January 10, 2008 meeting.

Member Cowell 2nd the motion.

Acting Chairman Slawson called for the vote.

The motion to approve the January 10, 2008 minutes passed unanimously.

Acting Chairman Slawson asked Director Bernhart to give the staff report on item number 3 on the agenda.

Director Bernhart stated regarding **Docket No. V2008 –001 - Robert and Stephanie Barron - APN: 310-30-030**. The applicants are requesting two (2) variances from the County Zoning Regulations, Section V Lot Development Standards, Section V-1-3 (page V-2) Setbacks from property Lines for Structures (Table V-3A, V-4 & V-5), and/or Section V-1-4.B2 (Table V-6, page V-7). Requesting two (2) - 2 foot side yard setback variances from the required 5 foot side yard setback, resulting in a 3 foot side yard setback for proposed development of a new residential dwelling. Property is located at 3381 Sunfish Blvd. Parker. Director Bernhart read into record Health Department concerns regarding any future septic as well as APS concerns with the power box and meter.

Director Bernhart spoke about a height issue that is not listed within this variance request does not need to be discussed among the Members.

Acting Chairman Slawson asked if there was any one that wished to speak in favor of or in opposition to this request.

Mark Durham, a property owner in Moonridge Marina spoke regarding the amount of variances within Moonridge Marina. Mr. Durham also addressed the concerns of the Health Department and APS.

Member Plog asked Mr. Durham about the distance between the proposed building and an existing structure on the neighboring lot.

Acting Chairman Slawson asked if there was any one else that wished to speak in favor of or in opposition to this request.

Ron Biewener, property owner directly behind applicant spoke of concern regarding height of the proposed building.

Andy Hinson, President of the Moonridge Marina Association addressed the height concerns and stated that the HOA has signed off on the proposed building plans.

There were no other questions or comments from the public and **Acting Chairman Slawson** closed the public hearing and asked the Board for a motion.

Member Plog moved to approved Docket V2008-001 as presented.

Member Cowell 2nd the motion.

Acting Chairman Slawson asked if there was any further discussion.

There was no further discussion.

Acting Chairman Slawson called for the vote.

The motion to approve Docket V2008-001 passed unanimously.

Call to the Public

Chairman Slawson asked if there were any comments from the public.

Ron Biewener asked whether the applicants would be coming back in for a height variance. Director Bernhart stated that the applicants do not need to come to this board for a height variance, it is now between the owners and the Home Owners Association.

Adjournment

Board of Adjustment
March 13, 2008

There being no further questions or comments, Acting Chairman Slawson adjourned the meeting at 4:41 p.m.

Jim Slawson, Acting Chairman

Director, Scott Bernhart

Christa Lotts,
Administrative Assistant

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
April 10, 2008 – 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes for the March 13, 2008 meeting.**
- 3. Appeal on Docket No. V2005-13 - Laurence and Brenda Gardner - APN: 311-61-027A.** In 2005, the applicants requested a variance from the County Zoning Regulations, Section V-1-3-C (Table V-3) to allow a variance for the front street setback from a twenty foot (20') setback to a five foot (5') setback in a R1-6 (Low Density Residential) Zoning District and an increase in maximum lot coverage from 55% to 74% due to the shape and angles of the lot. The property is located at 9055 Lakeview Drive in Moovalya Keys, Parker, AZ 85344. It is further described as being in Section 22, Township 10 North, Range 19 West of the Gila and Salt River Meridian, La Paz County, Arizona.

The Board of Adjustment at their May 17, 2005 Regular Meeting, moved to approve the variance request reducing the front setback from twenty feet (20') to eight feet (8').

The applicants are now requesting to appeal the approval, requesting a five foot (5') front yard setback.

- 4. Call to the Public.**
- 5. Adjournment.**

**MINUTES
Of The
La Paz County Board of Adjustment
April 10, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Gene Fisher, Board Members: Barbara Cowell, Todd Cramer, Joyce Plog and Jim Slawson, and Director Scott Bernhart and Administrative Assistant Christa Lotts. Others present were: Laurence Gardner.

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing to order at 4:00 p.m.

Acting Chairman Fisher called for the 2nd item on the agenda today; the approval of the March 13, 2008 minutes.

Member Slawson moved to approve the minutes of the March 13, 2008 meeting.

Member Cowell 2nd the motion.

Acting Chairman Fisher called for the vote.

The motion to approve the March 13, 2008 minutes passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 3 on the agenda.

Acting Chairman Fisher asked for a two minute recess to allow Member Plog to be seated.

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing back into order at 4:03 p.m.

Director Bernhart stated regarding **Appeal on Docket No. V2005-13 - Laurence and Brenda Gardner - APN: 311-61-027A**. In 2005, the applicants requested a variance from the County Zoning Regulations, Section V-1-3-C (Table V-3) to allow a variance for the front street setback from a twenty foot (20') setback to a five foot (5') setback in a R1-6 (Low Density Residential) Zoning District and an increase in maximum lot coverage from 55% to 74% due to the shape and angles of the lot. The property is located at 9055 Lakeview Drive in Moovalya Keys, Parker, AZ 85344. It is further described as being in Section 22, Township 10 North, Range 19 West of the Gila and Salt River Meridian, La Paz County, Arizona.

The Board of Adjustment at their May 17, 2005 Regular Meeting, moved to approve the variance request reducing the front setback from twenty feet (20') to eight feet (8').

The applicant is now requesting to appeal the approval, requesting a five foot (5') front yard setback.

Director Bernhart explained the nature of this appeal request and the relationship between the applicant's variance approval and the applicant's neighbor, Mr. Guenther's variance approval and appeal.

Acting Chairman Fisher asked if there were any questions from the Members.

Members and Director Bernhart discussed the Guenther appeal and the differences and similarities to the current appeal in front of the Board.

Property Owner and applicant, Mr. Gardner spoke on his position of the variance request.

Acting Chairman Fisher reiterated the topic of the Board meeting and stated that the Board is to decide whether the applicant was given a five foot or eight foot variance in 2005 and asked Member Cramer to recuse himself from the remainder of the meeting.

Director Bernhart explained the various options the applicant has based on approval or denial of the appeal per the request of Acting Chairman Fisher.

Members and applicant discussed the appeal in length.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Plog moved to deny the appeal on Docket V2005-13.

Member Slawson 2nd the motion.

Acting Chairman Fisher asked if there was any further discussion.

There was no further discussion.

Acting Chairman Fisher called for the vote.

The motion to deny the appeal on Docket V2005-13 passed with four ayes one abstention.

Call to the Public

Chairman Fisher asked if there were any comments from the public.

Mr. Gardner asked to clarify the motion and was satisfied with the clarification.

Adjournment

There being no further questions or comments, Acting Chairman Fisher adjourned the meeting at 4:50 p.m.

Gene Fisher, Acting Chairman

Director, Scott Bernhart

Christa Lotts,
Administrative Assistant

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
May 8, 2008 – 4:00 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes for the April 10, 2008 meeting.**
- 3. Docket No. V2008-002 – David and Lois Strickland – APN: 310-34-034.** The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (5) five foot rear yard setback variance from the required (10) ten foot rear yard setback, resulting in a (5) five foot rear yard setback. The property is located at 3333 Sunburst Dr., Parker.
- 3. Docket no. V2008-003 – Tobias and Amy Atwood – APN: 311-49-115.** The applicants are requesting four variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): 1) requesting a (5) five foot front yard setback variance from the required (10) ten foot front yard setback, resulting in a (5) five foot front yard setback; 2) requesting a (2) two foot East side yard setback variance from the required (5) five foot East side yard setback, resulting in (3) three foot East side yard setback; 3) requesting a (2) two foot West side yard setback variance from the required (5) five foot West side yard setback, resulting in (3) three foot West side yard setback; and 4) requesting a (5) five foot rear yard setback variance from the required (10) ten foot rear yard setback, resulting in a (5) five foot rear yard setback. The property is located at 31370 Circle Dr., Parker.
- 3. Call to the Public.**
- 4. Adjournment.**

**MINUTES
Of The
La Paz County Board of Adjustment
May 8, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Gene Fisher, Board Members: Barbara Cowell, Todd Cramer, Joyce Plog and Jim Slawson and, Director Scott Bernhart and Administrative Assistant Christa Lotts. Others present were: Doyle Thompson, Jr.

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing to order at 4:00 p.m.

Acting Chairman Fisher called for the 2nd item on the agenda today; the approval of the April 10, 2008 minutes.

Member Plog moved to approve the minutes of the April 10, 2008 meeting. **Member Slawson** seconded the motion.

Acting Chairman Fisher called for the vote. The motion to approve the April 10, 2008 minutes passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 3 on the agenda.

Director Bernhart stated regarding **Docket No. V2008-002 – David and Lois Strickland – APN: 310-34-034**. The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (5) five foot rear yard setback variance from the required (10) ten foot rear yard setback, resulting in a (5) five foot rear yard setback. The property is located at 3333 Sunburst Dr., Parker. Staff recommends approval maintaining a three foot utility easement.

Director Bernhart stated he was open for questions at this time.

Acting Chairman Fisher asked if there were any questions from the Members.

There were no questions from the Board members.

Acting Chairman Fisher opened the hearing to the public and asked if there was any one wishing to speak in favor of, or in opposition to, this request.

Doyle Thompson, representative of the Mr. and Mrs. Strickland, spoke in favor of the request and stated that the variance is necessary for septic installation.

Member Cramer asked Mr. Thompson to clarify where the utility easement and variance setback were located on the property as the pictures were not clear.

Mr. Thompson stated that he can maintain five feet from the property line with three foot separation from the wall.

Member Slawson asked Mr. Thompson if septic would be located under the driveway. Mr. Thompson confirmed that it will.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Cramer moved to approve Docket V2008-002 as requested noting that property owner will maintain a minimum of three foot from the existing block wall. **Member Plog** seconded the motion.

Acting Chairman Fisher asked if there was any further discussion.

There being no further discussion, **Acting Chairman Fisher** called for the vote. The motion to approve Docket V2000-002 passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 4 on the agenda.

Director Bernhart stated regarding **Docket no. V2008-003 – Tobias and Amy Atwood – APN: 311-49-115**. The applicants are requesting four variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): 1) requesting a (5) five foot front yard setback variance from the required (10) ten foot front yard setback, resulting in a (5) five foot front yard setback; 2) requesting a (2) two foot East side yard setback variance from the required (5) five foot East side yard setback, resulting in (3) three foot East side yard setback; 3) requesting a (2) two foot West side yard setback variance from the required (5) five foot West side yard setback, resulting in (3) three foot West side yard setback; and 4) requesting a (5) five foot rear yard setback variance from the required (10) ten foot rear yard setback, resulting in a (5) five foot rear yard setback. The property is located at 31370 Circle Dr., Parker. Staff recommends approval of rear setback variance from 10' to 5' and East side yard setback variance from 5' to 3' providing that the applicant: 1) Does not interfere with operation and maintaining or violate any clearances regarding electric facilities in a utility easement in the backyard; and 2) Property owner must be aware that a

wastewater system constructed on the property must meet all setbacks as sated in the Aquifier Protection Rule.

Director Bernhart stated he was open for questions at this time or Mr. Thompson may be able to answer questions.

Mr. Thompson, Mr. and Mrs. Atwood's representative, stated that the applicants have not purchased their home and are waiting on the variances to be approved.

Acting Chairman Fisher suggested that future applicants be aware that the plot plan submitted with variance request should be a footprint.

Member Slawson asked if there were any other structures to be built such as awnings or carports.

Mr. Thompson responded that he was unaware of any carports or other structures at this time, but if there were any to be built at a later time, they would have to maintain the setbacks approved.

Members and Director Bernhart discussed the pictures and the various placement options in length.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Cramer moved to approve Docket V2008-003 as requested excepting no variance on the front yard setback. **Member Plog** seconded the motion.

Acting Chairman Fisher asked if there was any further discussion.

There being no further discussion, **Acting Chairman Fisher** called for the vote. The motion to approve Docket V2000-003 passed unanimously.

Call to the Public

Acting Chairman Fisher asked if there were any comments from the public.

There were no comments from the public.

Adjournment

There being no further questions or comments, Acting Chairman Fisher adjourned the meeting at 4:27 p.m.

Board of Adjustment
May 8, 2008

Gene Fisher, Acting Chairman

Director, Scott Bernhart

Christa Lotts,
Administrative Assistant



La Paz County Department of Community Development
B. Scott Bernhart, Director
1112 Joshua • Suite 202 • Parker, Arizona 85344
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
September 11, 2008 – 4:00 p.m.**
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

AGENDA

1. **Call to Order**
2. **Approval of Minutes for the May 8, 2008 meeting.**
3. **Docket No. V2008-004 – David and Lois Strickland – APN: 310-34-034.** The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (2) two foot South side yard setback variance from the required (5) five foot South side yard setback, resulting in a (3) three foot South side yard setback. The property is located at 3333 Sunburst Dr., Parker.
4. **Call to the Public.**
5. **Adjournment.**

**MINUTES
Of The
La Paz County Board of Adjustment
September 11, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Gene Fisher, Board Members: Todd Cramer, Joyce Plog and Jim Slawson and, Director Scott Bernhart and Administrative Assistant Christa Lotts. Others present were: Doyle Thompson, Jr.

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing to order at 4:06 p.m.

Acting Chairman Fisher called for the 2nd item on the agenda today; the approval of the May 8, 2008 minutes.

Member Plog moved to approve the minutes of the May 8, 2008 meeting. Member Cramer seconded the motion.

Acting Chairman Fisher called for the vote. The motion to approve the May 8, 2008 minutes passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 3 on the agenda.

Director Bernhart stated regarding **Docket No. V2008-004 – David and Lois Strickland – APN: 310-34-034**. The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (2) two foot South side yard setback variance from the required (5) five foot South side yard setback, resulting in a (3) three foot South side yard setback. The property is located at 3333 Sunburst Dr., Parker. The property is currently zoned TR. The eave of the roof on the adjacent property is fairly close to the property line, the building inspector will ask for gutters on roof to keep water from running off onto the site. The property does have a variance for the rear yard setback to five feet. Staff recommends approval.

Director Bernhart stated he was open for questions at this time.

Acting Chairman Fisher asked if there were any questions from the Members.

Member Plog asked for clarification of north or south side. Director Bernhart stated that the applicant requested south side setback.

Director Bernhart stated that there are no utility easements.

Member Cramer mentioned that per the picture the foundation already there looks less than 3 feet from property line. Mr. Thompson stated that it is 5 feet and will add 2 feet if approved.

Acting Chairman Fisher commented on the storage building on property behind. Director Bernhart stated that it is difficult to enforce setbacks on buildings that don't require permits.

Acting Chairman Fisher opened the hearing to the public and asked if there was any one wishing to speak in favor of, or in opposition to, this request.

Doyle Thompson, representative of applicant, commented that it would make it easier to get around the boat if the variance was approved.

Acting Chairman Fisher asked if the neighboring property has a variance. Director Bernhart stated that per VI section 5-1-3 not exceeding a 2 foot projection in yard regarding eaves and overhangs.

Member Slawson asked if it was legal to pour concrete over septic and if there were two openings for the septic. Mr. Thompson answered that yes it is legal to pour concrete over the septic and it contains a drive over lid and both openings are exposed with a concrete tank.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Cramer moved to approve Docket V2008-004 as requested provided that no part of new structure is closer than 3 feet from the property line, and adequate drainage is addressed so that no water from the roof opposes the neighbors. **Member Plog** seconded the motion.

Acting Chairman Fisher asked if there was any further discussion.

There being no further discussion, **Acting Chairman Fisher** called for the vote. The motion to approve Docket V2000-004 passed unanimously.

Call to the Public

Acting Chairman Fisher asked if there were any comments from the public.

Christa Lotts stated that there will be a Board of Adjustment meeting next month.

Adjournment

Board of Adjustment
September 11, 2008

There being no further questions or comments, Acting Chairman Fisher adjourned the meeting at 4:20 p.m.

Gene Fisher, Acting Chairman

Director, Scott Bernhart

Christa Lotts,
Administrative Assistant



La Paz County Department of Community Development
B. Scott Bernhart, Director
1112 Joshua • Suite 202 • Parker, Arizona 85344
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
November 13, 2008 – 4:00 p.m.**
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes for the October 9, 2008 meeting.**
- 3. Docket No. V2008-007 – Gerald and Carol McGinnis - APN: 310-32-107 –** This application is for two variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (2) two foot West side yard setback variance from the required (5) five foot West side yard setback, resulting in a (3) three foot West side yard setback and requesting a (2) two foot East side yard setback variance from the required (5) five foot East side yard setback, resulting in a (3) three foot East side yard setback. The property is located at 915 Crystal View Drive, Parker.
- 4. Call to the Public.**
- 5. Adjournment.**

Planning

Building & Safety

Floodplain Coordinator

GIS Services

**MINUTES
Of The
La Paz County Board of Adjustment
October 9, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Gene Fisher, Board Members: Barbara Cowell and Jim Slawson, Planning Director Scott Bernhart and Administrative Assistant Debra Hamner. Others present were: Joan Marie King, Terry Crawford, Andy Hinson, Valerie Hinson, Beverly Lauer and Denise Slawson.

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing to order at 4:03 p.m.

Acting Chairman Fisher called for the 2nd item on the agenda today; the approval of the September 11, 2008 minutes. James Slawson made a motion to continue until next month, said that he did not receive a copy of the minutes. Stated that he had read them, and so we can make a motion to approve.

Member James Slawson moved to approve the minutes of the September 11, 2008 meeting. Member Barbara Crowell seconded the motion.

Acting Chairman Fisher asked Director Bernhart to make sure that all members get a copy of the minutes.

Acting Chairman Fisher called for the vote. The motion to approve the September 11, 2008 minutes passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 3 on the agenda.

Director Bernhart introduced Debra Hamner as new Administrative Assistant.

Director Bernhart stated regarding **Docket No. V2008-005 – Andy and Valerie Hinson – APN: 310-34-055**. The applicants are requesting one variance from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (5) five foot South side yard setback variance from the required (5) five foot North side yard setback, resulting in a (0) zero foot North side yard setback. The property is located at 3343 Canyon View Drive, Parker. Wants to build an ADA approved access to the home due to a disabled relative. Property is adjacent to an easement that is used for drainage. Photograph shows paved area leading to back of home with a retaining wall. Survey shows that property line is three feet set back from edge of the wall. Awning you see is not over property line per the survey. Applicant wants to replace home with a new home. They want to put the

home on the property line to free up space on the other side of the home for the wheelchair ramp and access for the disabled person. Director Bernhart indicated initial concern regarding access to that side of the home for maintenance issues, but if the Hinson's are confident they can access the home on top of the wall, don't feel that there should be no problem. Staff recommends approval.

Acting Chairman Fisher asked if Director Bernhart was clear that there would be nothing hanging beyond the wall or property line. Director Bernhart stated that applicants would have to make sure that it is placed so that it would not encroach on the property line. There would no longer be an awning. To have an awning would be unusual. Acting Chairman Fisher said that we would have no authority to allow someone to use property that doesn't belong to them. Director Bernhart stated that the adjoining property is actually a right-of-way for the road system. Public works had no comments. As long as they stay at the property line or back, there should be no issues.

Acting Chairman Fisher opened the hearing to the public and asked if there was any one wishing to speak in favor of, or in opposition to, this request.

Applicant Andy Hinson commented that the correct side is the South side not the North side as Director Bernhart stated. The excess land is needed on the North side as put on the application. Acting Chairman asked applicant to approach the board and show them the on the picture itself. Discussion ensued.

Member James Slawson asked if the water easement of 17 feet is right according to plot and sight plan. Director Bernhart said that the plot and sight plan is submitted by the applicant. Bernhart stated that per the APN map, it shows a 20 foot water drainage easement that is within 2 feet of lot line.

Member James Slawson asked if it was common for properties in that area to have zero lot lines. Director Bernhart says that he wouldn't say it is common; most cases he has seen are within 3 feet of lot line, he is not aware of any other zero lot lines.

Acting Chairman Fisher said that one of the reasons for not allowing zero lot lines is for fire protection and the other is proximity to the next house. In this particular case, this house is not right next to another property.

Member James Slawson asked if wall would interfere with Septic Tank. Director Bernhart and Applicant indicated that it would not. Director Bernhart said that the septic tank was not an issue on this case.

Acting Chairman Fisher asked applicant Mr. Hinson to come up to the podium for a couple questions. Chairman Fisher informed Applicant that nothing can overhang the zero lot line to the South. Mr. Hinson said that there is nothing over there even the tile is set back. Member Slawson asked if the eaves would

hang over property line. Mr. Hinson said that the eaves would not overhang the property line. Member Slawson asked if wall is 3 feet into water way. Applicant said that the wall existed when they purchased the property and that the wall is 2 feet into the easement. Acting Chairman stated that It is shown on the drawing.

Acting Chairman Fisher indicated again that there must be nothing over the zero lot line. We must be clear that you can not have anything hanging over a 0 lot line. Acting Chairman Fisher asked Mr. Hinson to clarify. Mr. Hinson stated that he is building a stick-built house. Not a mobile, a built house. The base of the house will not be setting on the lot line due to eave overhang which will not protrude over the lot line.

Acting Chairman Fisher asked if there were any further questions and asked if there was a motion.

Chairman Fisher moved to approved Docket No. V2008-005 as requested with the stipulation that no part of new structure can be over the zero lot line. **Member Cowell** seconded the motion.

Acting Chairman Fisher called for the vote. The motion to approve Docket V2008-005 passed unanimously.

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 4 on the agenda.

Director Bernhart stated regarding **Docket No. V2008-006 – Edward and Beverly Lauer – APN: 310-32-177**. The applicants are requesting two variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (4) four foot north front yard setback variance from the required (10) ten foot north front yard setback, resulting in a (6) six foot north front yard setback; and requesting a (1.5) one and a half foot West side yard setback from the required (5) five foot West side yard setback, resulting in a (3.5) three and a half foot West side yard setback. The variance is requested to replace an existing 1979 14' x 52' mobile home with a new 14' x 52' manufactured home. Originally requested a deck with spiral staircase. The property is located at 914 Linger Drive, Hillcrest Bay, Parker.

Director Bernhart states that the front yard setback referred to in the application does not need a variance as the planter is only 3 feet high and will not be taller than 6 feet total. The side setback shown on the 11 x 17 drawing, you notice that it shows 4 feet, which is wise because as we know pre-manufactured homes have some sort of overhang. Bernhart stated that we should continue with the 3.5 foot side yard set back variance. That means that the 1.5 foot setback variance will be what we are looking at on the West side. The existing garage will stay as the existing garage. The garage has existing setbacks and is not an issue in this case. The adjacent property had a variance that was issued

with a 3 foot setback. The original site plan that we got with the application showed the front deck placement is over the septic tank. The Health Department had an issue with the deck being placed over the Septic Tank. Applicant has decided not to continue with the deck and staircase.

Director Bernhart stated he was open for questions at this time.

Acting Chairman Fisher asked if the applicant decided to go ahead with the deck and spiral staircase at a later date, would it require an addition hearing before the board. Director Bernhart stated that not as long as it meets the front setback requirements which it did. Director Bernhart stated that the current setbacks would cover future build-on as per the current plans.

Member Slawson wants to know if the Deck is still an issue with the Septic tank. The issue is having the deck over the tank. Director Bernhart stated that it is more of an Administrative issue rather than a Board of Adjustment issue. Bernhart stated that we could move forward with side set-back variance and that the front set-back is not needed. Applicant could apply later and meet Health Department requirements for the elevated deck; it would not be heard by this board unless brought by the Health Department.

Acting Chairman Fisher opened the hearing to the public and asked if there was any one wishing to speak in favor of, or in opposition to, this request.

Applicant Beverly Lauer commented that the front yard setback wanted for the planter; about 2 years ago they removed wooden steps leading to the front and started digging for steps up to the yard. A neighbor indicated that they had to have a permit to do that and so she wanted to make sure that they were within the 10 feet that they are allowed. She just wants to make sure that she is covered to put in the planters. Acting Chairman Fisher asked if, in prior discussion, something was removed from the request that she wanted. Applicant again stated that she just wants to make sure that she is covered for the planter even if it is stated that it is not needed. Doesn't want someone later to come back and say she needed a variance.

Acting Chairman Fisher asked Director Bernhart if applicant was to go higher with the walls of the planter box, would it affect the decision here. Director Bernhart stated that if the planter is less than 6 feet, it doesn't matter and no permit is needed. Bernhart says that the only concern is visual – to make sure that you can see traffic coming around it. Visibility is not even in our code, I just like to suggest that to folks that come in as a way to be careful. Director Bernhart stated that he wants to make sure that the applicant does get all of the approvals and follows all stipulations of the Homeowners Association.

Member Slawson suggested that Applicant Beverly Lauer get in writing that the Health Department will allow the deck if it is within 12 feet. Chairman

Fisher suggested that additional information may indicate that with a steel plate to cover septic caps that deck may be approved.

There were no other questions or comments from the public and **Acting Chairman Fisher** closed the public hearing and asked the Board for a motion.

Member Slawson moved to approve Docket V2008-006 as requested

Member Cowell seconded the motion.

Acting Chairman Fisher asked if there was any further discussion.

There being no further discussion, **Acting Chairman Fisher** called for the vote. The motion to approve Docket V2000-004 passed unanimously.

Acting Chairman Fisher asked if there were any comments from the public.

Call to the Public

Applicant Beverly Lauer asked if the minutes of this meeting would be available on line. Chairman Fisher said that would be nice, but that the minutes are available in another format. Beverly Lauer was told that Debra Hamner could mail her a copy of the minutes.

Debra Hamner stated that there will be a Board of Adjustment meeting next month.

Adjournment

There being no further questions or comments, Acting Chairman Fisher adjourned the meeting at 4:43 p.m.

Gene Fisher, Acting Chairman

Director, Scott Bernhart

Debra Hamner,
Administrative Assistant



La Paz County Department of Community Development
B. Scott Bernhart, Director
1112 Joshua • Suite 202 • Parker, Arizona 85344
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

**LA PAZ COUNTY
BOARD OF ADJUSTMENT
Regular Meeting / Public Hearing
November 13, 2008 – 4:00 p.m.**
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

AGENDA

1. Call to Order
2. Approval of Minutes for the October 9, 2008 meeting.
3. Docket No. V2008-007 – Gerald and Carol McGinnis - APN: 310-32-107 - applicants are requesting two variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (2) two foot East side yard setback variance from the required (5) five foot East side yard setback, resulting in a (3) three foot East side yard setback and requesting a (2) two foot West side yard setback variance from the required (5) five foot West side yard setback, resulting in a (3) three foot West side yard setback. The property is located at 915 Crystal View Drive, Parker.
4. Call to the Public.
5. Adjournment.

**MINUTES
Of The
La Paz County Board of Adjustment
November 13, 2008 Regular Meeting/Public Hearing
1108 Joshua Avenue, Parker, AZ**

Those present were: Acting Chairman Gene Fisher, Board Members: Joyce Plog and Jim Slawson, Planning Director Scott Bernhart and Administrative Assistant Debra Hamner. Others present were: Andy Grimes

Acting Chairman Fisher called the Thursday, Regular Meeting/Public Hearing to order at 4:15 p.m.

Acting Chairman Fisher called for the 2nd item on the agenda today; the approval of the October 9, 2008 minutes.

Member Plog stated that she was not here for the prior meeting; ask for someone else to make the motion.

Member James Slawson made a motion to approve the minutes of the October 9, 2008 meeting. Acting Chairman Fisher seconded.

Acting Chairman Fisher called for the vote. The motion to approve the October 9, 2008 minutes was approved. Joyce Plog abstained

Acting Chairman Fisher asked Director Bernhart to give the staff report on item number 3 on the agenda.

Director Bernhart stated regarding **Docket No. V2008-007 – Gerald and Carol McGinnis – APN: 310-32-107**. The applicants are requesting two variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): requesting a (2) two foot East side yard setback variance from the required (5) five foot side yard setback, resulting in a (3) three foot East side yard setback and requesting a (2) two foot West side yard setback variance from the required (5) five foot side yard setback, resulting in a (3) three foot West side yard setback. The property is located at 915 Crystal View Drive, Parker.

Director Bernhart stated he has taken a look at the adjacent properties and that the three (3) foot side yard setbacks would not encroach closer than required to adjacent structures. The nearest structure on the West side is thirteen (13) feet. On the East side, the corner of the garage is three (3) feet from the lot line. That would give six (6) feet of separation at one small point. The property to the West did receive a variance to allow for a common wall garage on the far side away from this property. At the rear of the property there appears to be a slope and an existing three (3) foot wall. This home is shown over that wall area and although it is not the subject of today's variance,

commission may want to question applicant about what they intend to do with the wall and slope at the rear of the house.

Acting Chairman Fisher opened the hearing to the public and asked if there was any one wishing to speak in favor of, or in opposition to, this request.

Member Slawson asked applicant if there would be a driveway.

Acting Chairman Fisher asked applicant representative to approach the podium for recording purposes.

Applicant Representative Andy Grimes stated that the driveway would not be concrete. Driveway would be gravel and on the left side of the lot.

Member Slawson asked if the representative realized that the driveway was over a leech field and that he wasn't allowed to do that. Representative stated that he was not told by the Health Department that he couldn't have his driveway there. It was his understanding that you couldn't concrete over a leech field, but that he could drive over it.

Member Slawson stated that he was told that you couldn't drive over a Leech Field.

Representative Grimes apologized and again stated that he was not aware of that. Grimes stated that the Health Department didn't tell him that.

Member Slawson stated that most of the time, the leech field was in a rear yard so that driving on a leech field was not an issue. Slawson asked Director Bernhart what he thought about that.

Director Bernhart stated that in looking at the site plan, that there may be a seven (7) foot separation between the property line and the edge of the leech field in the rear and a ten (10) foot separation between the property line and the edge of the leech field in the front. Bernhart further stated that the comments he has from Joyce McCluskey for County Health just states that they have construction authorization dated 9/29/08 for this septic system. Bernhart suggested that applicant contact Joyce or Carl at the Health Department after the meeting to determine exact rules for septic systems. Director Bernhart further stated that in theory you could park a small vehicle on both ends. Suggested maybe moving leech field over a little bit to avoid damage.

Member Slawson stated that in his experience, that people that do drive over a leech field can crush them. He also stated that he doesn't know how deep the leech field will be and that as long as applicant doesn't drive over a septic system that he didn't have a problem with it. To go to the Health Department and see what they say.

Member Plog asked about the leech lines and Water Main shown on the site plan. Asked whether it was going to make any difference as far as the water main is concerned.

Representative Andy Grimes stated that it was ten (10) feet and that it is at requirement stated by the Health Department.

Acting Chairman Fisher asked if there were any other questions or comments.

Member Slawson stated that his question about the leech field and that in the dealings that he's had with leech fields, they can be crushed and cost a lot to repair. That if the Health Department approved it, that there was nothing they could do about it.

Acting Chairman Fisher stated the leech field question was valid now that it was raised. Fisher suggested that applicant talk to the Health Department about the leech field questions and concerns.

Member Slawson suggested that he ask that the contractor shorten the leech field or adjust the placement.

Acting Chairman Fisher asked if there were any further questions and asked if there was a motion.

Member Slawson moved to approved Docket No. V2008-007 as requested with the stipulation that the health department be contacted about the leech field issue and that the applicant is responsible for knowing rules for leech line.

Member Plog seconded the motion.

Acting Chairman Fisher called for the vote. The motion to approve Docket V2008-005 passed unanimously.

Acting Chairman Fisher asked if there were any comments from the public.

Call to the Public

Adjournment

There being no further questions or comments, Acting Chairman Fisher adjourned the meeting at 4:27 p.m.

Board of Adjustment
November 13, 2008

Todd Cramer, Acting Chairman

Director, Scott Bernhart

Debra Hamner
Administrative Assistant / Staff