



CITY OF COOLIDGE
BOARD OF ADJUSTMENTS
AGENDA • JULY 9, 2018

BOA - Special Meeting

Council Chambers

7:02 PM

911 S. Arizona Boulevard, Pinal County, Coolidge, AZ 85128

Members of the City of Coolidge City Council or District Board will attend either in person or by telephone conference call or video communication.

Pursuant to ARS 38-431.02, notice is hereby given to the members of the City Council/District Board and to the general public that, at a Regular and/or Special Meeting, the City Council/District Board may vote to go into Executive Session, which will not be open to the public, for legal advice and consultation with the City Attorney(s) on any item listed on the following agenda, pursuant to ARS 38-431-03(A)(3) and (A)(4). An Executive Session may be called at any time during the Meeting, and upon completion, the Council/Board may resume the meeting, open to the public, to address the remaining items on the agenda.

CALL TO ORDER

1. Roll Call

APPROVAL OF MINUTES - DISCUSSION AND ACTION

2. Board of Adjustments - BOA - Special Meeting - Jun 25, 2018 7:02 PM

PUBLIC HEARINGS

3. To receive public comments on a Variance Request submitted by Ms. Barbara Ludwig for the location at 760 N. 8th Place, Coolidge, Arizona, APN 204-06095B. **PUBLIC HEARING.**

BUSINESS

4. Consider Approval of a Variance Request to Waive the Minimum Depth and Square Footage Requirements in the Single Family Residential Zone (R-1) for the Purpose of Constructing a Single Family Residence, Located at 760 N. 8Th Place, Coolidge, Arizona. **Discussion and Action**

ADJOURNMENT

THIS NOTICE IS POSTED IN ACCORDANCE WITH CITY CODE SECTION 2-4-1 OF THE CITY OF COOLIDGE AND A.R.S. §38-431, ET SEQ. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING.

DATED this 3rd day of July, 2018

A black and white image of a handwritten signature in cursive script, which reads "Norma Ortiz". The signature is written in white ink on a black rectangular background.

Norma Ortiz, City Clerk

POST: July 3rd, 2018

TIME: 5:00 p.m.

PERSONS WITH DISABILITIES NEEDING REASONABLE ACCOMMODATIONS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETERS, SHOULD CONTACT THE ADA COORDINATOR AT (520) 723-5361 OR TDD LINE (520) 723-4653 NO LATER THAN 10:00 A.M. July 9, 2018

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Coolidge makes a video or voice recording of a minor child. A.R.S §1-602.A.9. Coolidge Council Meetings are recorded and may be viewed on Channel 11 and the Coolidge website. If you permit your child to participate in the Council Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the City Clerk at (520)723-5361, Ext. #6009.

The Agenda and all supporting documents and materials pertaining to this Agenda together with Staff and department Reports are available for viewing in City Hall and the Library during the normal business hours.



CITY OF COOLIDGE
BOARD OF ADJUSTMENTS
MINUTES • JUNE 25, 2018

BOA - Special Meeting

Council Chambers

7:02 PM

911 S. Arizona Boulevard, Pinal County, Coolidge, AZ 85128

CALL TO ORDER

Chairman Thompson Called the Board of Adjustment - Special Meeting to order at 7:09 p.m.

Table with 4 columns: Attendee Name, Title, Status, Arrived. Rows include Joseph Marsh, Jon Thompson, Jacquie Hendrie-Henry, Steve Hudson, Rob Hudelson, Jimmy Walker, and Tatiana Murrieta.

Also present were City Manager Rick Miller, City Attorney Denis Fitzgibbons, City Clerk Norma Ortiz and Development Services Director Gilbert Lopez.

APPROVAL OF MINUTES - DISCUSSION AND ACTION

2. Board of Adjustments - BOA - Special Meeting - Jan 23, 2017 7:00 PM

The Board considered approval of the minutes for the special meeting held on Jan 23, 2017. There was no discussion.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jimmy Walker, Member
SECONDER: Rob Hudelson, Member
AYES: Member Marsh, Chairman Thompson, Vice-Chair Hendrie-Henry, Member Hudson, Member Hudelson, Member Walker, Member Murrieta

PUBLIC HEARING

3. To receive public comments on a Variance Request to allow a variance of 10 feet on the corner side setback for the location at 267 W. Lincoln Avenue, Coolidge, Arizona.

PUBLIC HEARING

D.S. Director Lopez advised this was a public hearing to receive comments on a variance request submitted by a local developer who purchased a lot at 267 W. Lincoln Avenue, to construct a single-family home in an infill area within the City, requesting a variance to reduce the corner side setback from 20-feet to 10-feet. Chairman Thompson stated he had been to the location and observed the area and does not see any issues with allowing the variance. D.S. Director Lopez agreed with Chairman Thompson and specified that due to a property boundary issue created 50+ years ago, this lot has an inadequate area given the existing setback requirements and the proposed building footprint. There being no further comments by the public or Board, Chairman Thompson closed the public hearing at 7:12 p.m.

Minutes Acceptance: Minutes of Jun 25, 2018 7:02 PM (Approval of Minutes - Discussion and Action)

RESULT: CLOSED

BUSINESS

- 4. Consider Approval of a Variance Request to Reduce the Corner Side Setback from 20 Feet to 10 Feet for the Location at 267 W. Lincoln Avenue, Coolidge, Arizona.

Discussion and Action

D.S. Director Lopez recommended approval of the submitted variance request to reduce the corner side setback from the 20-foot requirement to the 10-foot for the location at 267 W. Lincoln Avenue, Coolidge, Arizona. There was no further discussion.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rob Hudelson, Member
SECONDER: Joseph Marsh, Member
AYES: Member Marsh, Chairman Thompson, Vice-Chair Hendrie-Henry, Member Hudson, Member Hudelson, Member Walker, Member Murrieta

ADJOURNMENT

Motion to Adjourn

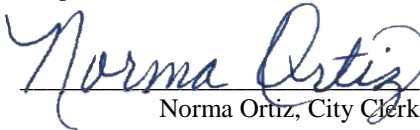
The Board of Adjustments - Special Meeting adjourned at 7:13 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Steve Hudson, Member
SECONDER: Rob Hudelson, Member
AYES: Member Marsh, Chairman Thompson, Vice-Chair Hendrie-Henry, Member Hudson, Member Hudelson, Member Walker, Member Murrieta

Minutes Acceptance: Minutes of Jun 25, 2018 7:02 PM (Approval of Minutes - Discussion and Action)

Jon Thompson, Chairman

I, Norma Ortiz, City Clerk of the City of Coolidge, Pinal County, Arizona, do hereby certify that the above is a true and correct copy of the minutes of the special meeting of the City of Coolidge Board of Adjustments held June 25, 2018. I further certify the meeting was duly called and held and that a quorum was present.


Norma Ortiz, City Clerk

The above and foregoing was acknowledged before me by Norma Ortiz, who is the City Clerk of the City of Coolidge, Arizona.

Notary Public

Minutes Acceptance: Minutes of Jun 25, 2018 7:02 PM (Approval of Minutes - Discussion and Action)



DATE: July 9, 2018

**CITY OF COOLIDGE
CITY COUNCIL ACTION FORM**

**SUBJECT: Variance to Waive the
Minimum Depth and Square Footage
Requirements in the R-1 Zone**

**STAFF PRESENTER: Gilbert Lopez,
Development Services Director**

RECOMMENDATION

It is recommended that the Board of Adjustments approve granting a variance to waive the minimum depth and square footage requirements in the Single Family Residential Zone (R-1) for the purpose of constructing a single family residence on 760 N. 8th Place.

DISCUSSION

This lot is located on the southeast corner of Raymond St. and 8th Place. There was previously a house on this substandard parcel that was torn down, but never replaced. Because it was not replaced within 90 days, it lost its non-conforming use designation and must now go through the variance process to build another home. A variance is being requested to allow the use of an existing 5,800 square foot lot versus a typical 7,000 foot lot,

The minimum lot width and depth under R-1 is 70' x 100'. This variance is also requesting that the depth be reduced from 100' to 82' allowing a house to be built on this 70' x 82' vacant lot.

FISCAL IMPACT

None.

ATTACHMENTS

18-06-19 Public Hearing_Newspaper(DOCX)

Site Map (JPG)

REVIEW:

Gilbert Lopez Completed 06/22/2018 4:28 PM

City Attorney Completed 06/25/2018 10:55 AM

Gabe Garcia Completed 06/28/2018 8:54 AM

Rick Miller Completed 06/28/2018 10:38 AM



DATE: July 9, 2018

Gilbert Lopez
Gilbert Lopez, Development Services Director 6/22/2018

Ann Schrooten
Ann Schrooten, Attorney 6/25/2018

Gabe Garcia
Gabe Garcia, Finance Director/CFO 6/28/2018

Rick Miller
Rick Miller, City Manager 6/28/2018

**City of Coolidge, Arizona
Notice of Public Hearing**

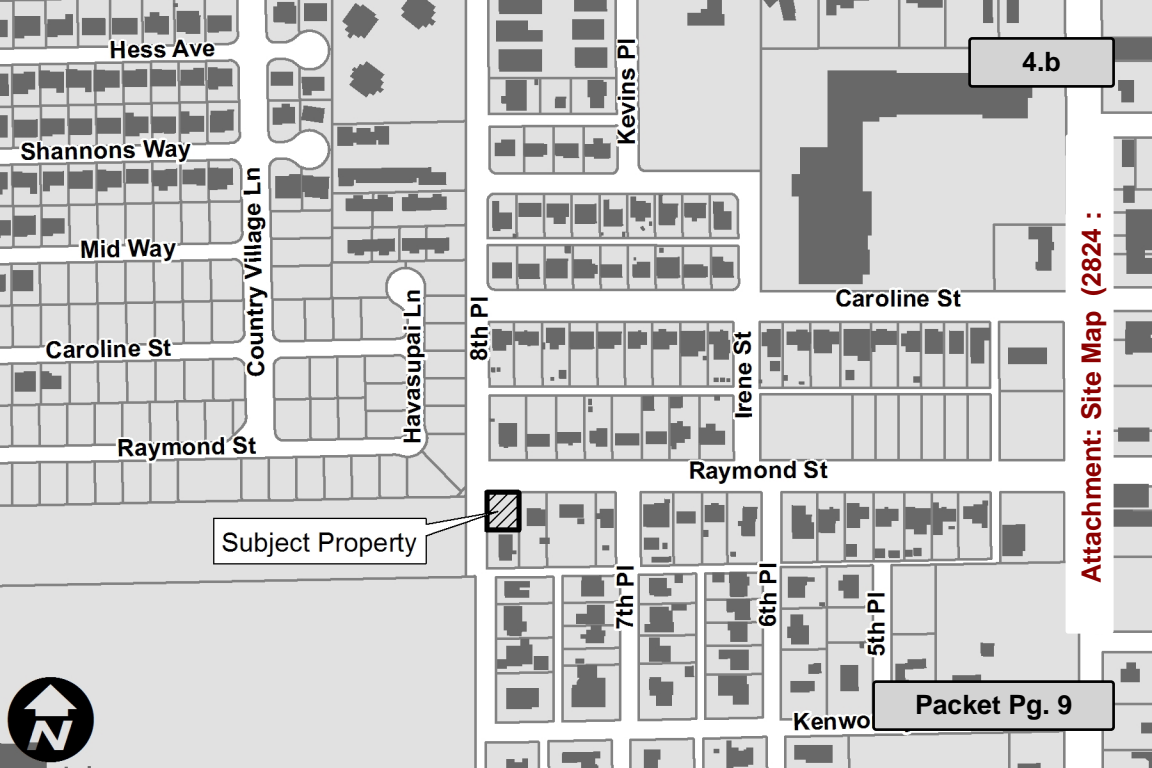
Notice is hereby given that the Board of Adjustments will hold a public hearing on **Monday, July 9, 2018 at 7:00 P.M.** in the City Council Chambers at 911 S. Arizona Boulevard to consider the following:

COOLPZ-18-06-19: A variance request initiated by the Barbara Ludwig to waive the minimum depth and square footage requirements in the Single Family Residential Zone (R-1) for the purpose of constructing a single family residence on 760 N. 8th Place, APN 204-06095B, legally described as follows:

The North 82 feet of Lot 10, Block 4, of the ALEXANDER ADDITION UNIT 1, according to the plat of record in the office of the County Recorder, Pinal County, Arizona, recorded in Book 5 of Maps, Page 20.

All persons with special accessibility needs, including large print materials or interpreters should contact the ADA Coordinator at (520) 723-5361 or TDD (520) 723-4653 no later than 10:00 am July 6, 2018.

Attachment: 18-06-19 Public Hearing_Newsaper (2824 : Variance to Waive the Minimum Depth and Square Footage Requirements in the R-1



4.b

Subject Property

Attachment: Site Map (2824 :

Packet Pg. 9