

**MINUTES
BOARD OF ADJUSTMENTS AND APPEALS
TOWN OF CAMP VERDE
TUESDAY, JUNE 17, 2008
3:00 PM
COUNCIL CHAMBERS**

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Board motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

- 1. Call to Order**
The meeting was called to order at 3:00 p.m.

- 2. Roll Call**
Chairperson McIntyre, Vice Chairperson McDonald, Board Members Reddell, Bullard, Roddan, and Hoover were present; Member Bassous was absent.

Also Present: Sr. Planner Mike Jenkins, and Recording Secretary Margaret Harper.

- 3. Pledge of Allegiance**
The Pledge was led by Hoover.

- 4. Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Board so requests.
 - a. Set Next Meeting, Date and Time**
1) Regular Session – July 15, 2008
 - b. Approval of Minutes**
Special Session – March 05, 2008
On a motion by Roddan, seconded by Reddell, the Consent Agenda was unanimously approved as presented.

- 5. Call to the Public for items not on the Agenda**
There was no public input.

- 6. Public Hearing, Discussion and possible Recommendation BOA 2008-02: An application submitted by Matthew Hake agent for Qwest Corporation Real Estate, owner of parcel 404-22-019A for a variance for an existing Qwest Equipment building that is encroaching by 8'4" into the side yard setback of 10', adjacent to the north side of Hollamon Street. This variance is requested so that the building will be in compliance and permit can be issued for a 564 square foot addition. This site is located at 387 S. Third St.**
On a motion by Hoover, seconded by Bullard, the Board unanimously voted to grant the requested variance, BOA 2008-02, an application submitted by Qwest Corporation Real Estate, owner of Parcel 404-22-019A.

STAFF PRESENTATION

Sr. Planner Mike Jenkins cited the section of the zoning ordinance requiring a 10-foot exterior side yard setback for the subject property. The original structure on the property and subsequent additions were all completed prior to incorporation of the Town of Camp Verde and places the structure within 1-foot 8-inches of the

side property line next to Hollamon Street. The original structure, with the additions, is a substantial building that is on a permanent foundation. The applicant is planning to construct a 564 square-foot addition. By combining Lots 23 and 24, Block 3 of the Town Site, the applicant has therefore transitioned the property into a permissible from an impermissible use. Pursuant to the P&Z Ordinance, such a change would be allowed subject to the Board of Adjustment granting a variance. Staff has recommended that the requested variance be approved for the facility expansion.

PUBLIC HEARING OP9EN

Applicant's Statement

Matt Lamont, speaking in place of Matthew Hake, said he has been involved in the design of the building addition since last year, and echoed staff's presentation, confirming that the planned addition would not include a change in use of the site. He explained that there will be no personnel stationed at the site, no increase in traffic, and the addition will be constructed entirely out of non-combustible material.

Staff confirmed that no letters in opposition have been received from the community; Mr. Lamont said that Qwest has received no opposition as well.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

PUBLIC HEARING CLOSED

Board Discussion

The Board reviewed with staff the combined size of the lots, and generally agreed that there appears to be no reason why the request should not be granted.

STAFF COMMENTS

Staff made no further comments.

FINDINGS OF FACT

Member Hoover stated that his motion was based on the non-conformance of the prior building prior to the Town of Camp Verde incorporation.

7. Call to the Public for Items not on the Agenda

There was no public input.

8. Staff Report

There was no staff report.

9. Board Informational Reports:

There were no Board informational reports.

10. Adjournment

On a motion by Reddell seconded by McDonald, the meeting was adjourned at 3:12 p.m.

Gene McIntyre, Chairperson

Planning & Zoning Division

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Board of Adjustments and Appeals of the Town of Camp Verde during the Special Session held on the 17TH day of June 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2008.

Margaret Harper, Recording Secretary