

**Hearing Officer Meeting Minutes
April 23, 2015**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, April 23, 2015, at City Hall Room 190, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Pamela Walsma.

CITY OF YUMA STAFF MEMBERS present included Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; Robert Blevins, Principal Planner; Andrew McGarvie, Assistant City Engineer; Galovale Galovale, Civil Engineer; and Lisa Ray, Administrative Assistant..

Walsma called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Walsma approved the minutes of February 26, 2015.

PUBLIC HEARINGS

VAR-9108-2015: *This is a request by Carolyn Malouff, on behalf of Raul Durazo, for a variance to decrease the side street setback from 20 feet to 0 feet for a six-foot high block wall and from 20 feet to 10 feet for a building addition in the General Commercial/Historic/ Bed & Breakfast (B-2/H/B&B) District. The property is located at 695 S. Orange Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Walsma asked if reducing the setback would negatively impact driving visibility. **Blevins** said no.

APPLICANT/APPLICANTS REPRESENTATIVE

None

OPEN PUBLIC COMMENT

None

DECISION:

Walsma granted the requested variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria have been met.

VAR-9034-2015: *This is a request by Pro-Med of Yuma for a variance to reduce the required landscaping and setbacks along 22nd Street and the east property line from 20 feet to 2 feet to allow for parking in the Transitional (TR) District. The property is located at 1450 W 24th Street, Yuma, AZ.*

Bobette Bauermann, Principal Planner, summarized the staff report, recommending **APPROVAL** of the request to reduce the required landscaping and setbacks along 22nd Street and **DENIAL** to reduce the landscaping and setbacks on the east property line from 20 feet to 2 feet, but is recommending **APPROVAL** to reduce the setbacks on the east property line from 20 feet to 10 feet.

Walsma acknowledged she received a late comment in favor of the request from the Vista Del Valle Homeowners Association.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANTS REPRESENTATIVE

Bruce Jacobson, 1334 S. 5th Avenue, Yuma, Arizona, stated that the applicant met with some of the homeowners in Vista Del Valle and the president of the Home Owner's Association. They requested that

the applicant reduce the proposed wall on the east side to four foot in height. The homeowners also had no objection to the proposed two foot landscape buffer. The area between the subject location and those homes are separated by a fifty foot buffer that is now a driveway and parking area.

Walsma asked why the denial is being recommended for a reduction to the wall from two feet if there is a fifty foot setback from the residential area. **Bauermann** stated with the knowledge that the area on the other side of the wall is greater than fifty feet and is currently used for parking and a driveway, then there would be no objection to the request as presented.

OPEN PUBLIC COMMENT

Gene Rivers, 2108 S. Terrace Way, Yuma, Arizona, stated she does not understand the request and asked if the applicant spoke to the President of the Del Valle Terrace Association. **Jacobson** stated yes. **Walsma** stated that there are two homeowners associations; one is Vista Del Valle HOA and the other is Vista Del Valle Terrace HOA.

Lona Morgan, 2155 S. 14th Avenue, Yuma, Arizona, stated she does not have a problem with the request, but she does have a problem with traffic on 22nd Street and requested more traffic signs. **Bauermann** stated she could provide information after the meeting. **Walsma** asked Bauermann if the request would impact traffic in the area. **Bauermann** said no.

DECISION:

Walsma granted the requested variance, subject to the Conditions of Approval in Attachment A, with the understanding that there is an existing buffer fifty foot from the residential area; the four criteria have been met.

Walsma adjourned the meeting at 9:51 a.m.

Minutes approved and signed this 24th day of September, 2015.



Pamela Walsma, Hearing Officer