

**Hearing Officer Meeting Minutes
December 10, 2015**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, December 10, 2015, at City Hall Room 190, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Ray Urias.

CITY OF YUMA STAFF MEMBERS present included Bobette Bauermann, Principal Planner; Richard Munguia, Planning Technician; Stephanie Guzman, Administrative Assistant.

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

CONSENT CALENDAR

Urias approved the minutes of October 8, 2015 and November 12, 2015.

PUBLIC HEARINGS

VAR-11711-2015: *This is a request by Justin & Angela Pearce for a variance to reduce the required rear yard setback from 10 feet to 0 feet for an existing carport and shed in the Low Density Residential (R-1-6) District. The property is located at 500 S. 8th Avenue, Yuma, AZ.*

Bobette Bauermann, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Urias asked if all setback requirements were met for the shade structure. **Bauermann** said yes. **Urias** asked if there was a special circumstance that applied to the property. **Bauermann** said yes. **Urias** asked if the special circumstance was created or caused by the property owner. **Bauermann** said no. **Urias** asked if all four criteria have been met. **Bauermann** said yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Justin Pearce, 500 S. 8th Avenue, Yuma, Arizona, was available for questions.

Urias asked if the applicant was in agreement with the Conditions of Approval. **Pearce** said yes.

OPEN PUBLIC COMMENT

None

DECISION:

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

VAR-11820-2015: *This is a request by Alvarado's Construction on behalf of Lizeth Garcia, for a variance to reduce the rear yard setback from 10 feet to 5 feet in the Low Density Residential (R-1-6) District. The property is located at 4484 W. 12th Place, Yuma, AZ.*

Richard Munguia, Planning Technician, summarized staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Urias asked about the shape of the lot. **Munguia** stated the lot was irregularly shaped, with the widest portion being along the rear of the property, which reduces the amount of buildable area.

Urias asked if all four criteria have been met. **Munguia** said yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Florencio Alvarado, 4049 W. 5th Street, Yuma, Arizona, was available for questions.

Urias asked if he was in agreement with the Conditions of Approval.

OPEN PUBLIC COMMENT

None

DECISION

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

Urias adjourned the meeting at 9:53 a.m.

Minutes approved and signed this 14th day of January, 2016.



Ray Urias, Hearing Officer