

**Hearing Officer Meeting Minutes
January 14, 2016**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, January 14, 2016, at City Hall Room 190, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Ray Urias.

CITY OF YUMA STAFF MEMBERS present included Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; Richard Munguia, Assistant Planner; and Amelia Griffin, Administrative Assistant.

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

CONSENT CALENDAR

Urias approved the minutes of December 10, 2015.

PUBLIC HEARINGS

VAR-12094-2015: *This is a request by Patricia Lopez for a variance to allow parking within the front yard setback in the Manufactured Housing Subdivision (MHS) District. The property is located at 906 E. Harvard Street, Yuma, AZ.*

Richard Munguia, Assistant Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

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

Urias asked what the standard width for City residential lots was. **Munguia** said in the Manufactured Housing Subdivision District the minimum required lot width was 50 feet.

Urias asked if the property was developed in the City or County. **Munguia** said it was developed in the County and was annexed into the City in 1972.

APPLICANT/APPLICANTS REPRESENTATIVE

Patricia Lopez, 906 E. Harvard Street, Yuma, Arizona, was available for questions.

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

OPEN PUBLIC COMMENT

Darrell Bennett, 912 E. Harvard Street, Yuma, Arizona, asked if the proposed variance was granted, would any of the setbacks have to be adjusted. **Munguia** said no and stated the manufactured home would be located outside of the setbacks. The only change would be the parking located within the setback.

Bennett said when the subdivision was in the County, building was permitted. **Munguia** stated in 1985 the City of Yuma significantly changed the zoning code and the subdivision was rezoned to Manufactured Housing Subdivision. **Urias** asked if he was referring to building stick built structures. **Bennett** said yes and stated he was not notified about the zoning change. **Urias** explained the rezone process and stated that under state law it was a requirement to notify every property owner.

Bennett was concerned with the rain water that flows onto his property because of the applicant's awning. **Urias** asked if the applicant would be placing a new mobile home on her property. **Lopez** said yes and stated she would not have an awning. **Urias** asked if placing a new mobile home would require a building permit. **Munguia** said yes. **Bobette Bauermann, Principal Planner**, stated an awning would not be permitted.

Angelica Olivares, Yuma, Arizona, stated she was a property owner in the subdivision and was in favor of the variance.

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 9:51 a.m.

Minutes approved and signed this 25 day of February, 2016.



Ray Urias, Hearing Officer