

**Hearing Officer Meeting Minutes
May 12, 2016**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, May 12, 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 Richard Files, Deputy City Attorney; Robert Blevins, Principal Planner; Richard Munguia, Assistant Planner; Aubrey Trebilcock, Associate Planner; and Stephanie Guzman, Administrative Assistant.

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

CONSENT CALENDAR

Urias approved the minutes of February 25, 2016.

PUBLIC HEARINGS

VAR-13688-2016: *This is a request by Ray Brown, on behalf of Victor F. and Vivian J. Hasek for a variance to reduce the side yard setback from 3' to 0' for an awning in the Recreational Vehicle Subdivision (RVS) District. The property is located at 5707 E. 32nd Street, #747, Yuma, AZ.*

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

Munguia acknowledged he received a late comment in favor of the request from June Allen.

QUESTIONS FOR STAFF

Urias asked if there were any comments from the Engineering, Fire, or Public Works Department in objection. **Munguia** said no. **Urias** asked if an avigation easement form had been submitted for Country Roads. **Munguia** said yes and that the city would not have to ask for an avigation easement for individual lots.

Urias asked about the length between the structures. **Munguia** said there is 7 feet between the structures.

APPLICANT/APPLICANTS REPRESENTATIVE

Ray Brown, Yuma, Arizona, was available for questions.

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-13585-2016: *This is a request by Attaya Ayman for a Variance to reduce the side yard setback from 30' to 10' for the construction of a single family residence. The property is located at 1777 West 35th Street, Yuma, AZ.*

Aubrey Trebilcock, Associate Planner, summarized the staff report, recommending **DENIAL** of the request to reduce the side yard setback from 30' to 10' and **APPROVAL** of an alternative to the request, as shown in condition #5, reducing the side yard setback from 30' to 15', subject to the conditions outlined in Attachment A.

QUESTIONS FOR STAFF

Urias asked if the comment received from Alan Kircher, Deputy Building Official was a recommendation or a requirement of the building code. **Trebilcock** said it was a requirement to avoid interference when access is needed in an emergency.

APPLICANT/APPLICANTS REPRESENTATIVE

Ibrahim Osman, 183 E. 24th Street, Yuma, Arizona, was available for questions.

Urias asked for clarification of the location of the retaining wall. **Andrew McGarvie, Assistant City Engineer**, said the retaining wall was located on the east side of the property.

OPEN PUBLIC COMMENT

None

DECISION:

Urias denied the request to reduce the side yard setback from 30 feet to 10 feet; however, a variance to reduce the side yard setback from 30 feet to 15 feet was approved, subject to the Conditions of Approval in Attachment A, finding that the seven criteria have been met.

Urias adjourned the meeting at 10:06 a.m.

Minutes approved and signed this 25th day of August, 2016.



Ray Urias, Hearing Officer