

Hearing Officer Meeting Minutes
April 11, 2019

A meeting of the City of Yuma's Hearing Officer was held on Thursday, April 11, 2019, 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, Deputy City Attorney; Ujwal Pandey, Civil City Engineer; Alyssa Linville, Principal Planner; Cheri Skinner, Associate Planner; Amelia Griffin, Administrative Assistant, and Yonina Rios, Administrative Assistant.

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

CONSENT CALENDAR

Urias approved the minutes of August 23, 2018.

PUBLIC HEARINGS

VAR-25185-2019: *This is a request by Dwayne E. Timmons and Nancy J. Chase for a variance to reduce the rear yard setback from 7 feet to 4 feet 9 inches and increase the maximum lot coverage from 50% to 63% within the Manufactured Home Subdivision (MHS) District and the Airport Overlay (AD), for the property located at 3786 S. 8th Avenue, Yuma, AZ.*

Cheri Skinner, Associate Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Urias summarized the four criteria. **Urias** informed the applicants that they had one year to complete the structure. He added the applicant would need to file for an extension if the structure was not completed after the one year.

Skinner said if the applicants were granted the variance they would be heading out of town for a few months but would be back prior to the one year and apply for the necessary building permits.

Urias asked if the criteria would be met by applying for a building permit and how long that would take.

Rodney Short, Deputy City Attorney, said once the construction of the structure was finalized, following the issuance of a building permit, it would take approximately a week to complete necessary city inspections.

APPLICANT/APPLICANTS REPRESENTATIVE

Dwayne Timmons, 3786 S. 8th Avenue, Yuma, Arizona, stated they will be back in town by the third week in October and will file for the building permit. They would have six months to complete the project.

Urias asked if an avigation easement was necessary since the location was within the airport district. **Skinner** said at the time of the subdivision for this property an avigation easement was recorded. **Skinner** said a request for comments had been sent to MCAS, and no comments were received.

OPEN PUBLIC COMMENT

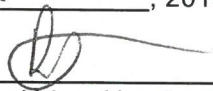
None

DECISION:

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

Urias adjourned the meeting at 9:42 a.m.

Minutes approved and signed this 25 day of April, 2019.



Ray Urias, Hearing Officer