

**Hearing Officer Meeting Minutes
September 26, 2019**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, September 26, 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 Scott McCoy, Assistant City Attorney; Agustin Cruz, Civil City Engineer, Alyssa Linville, Assistant Director/Zoning Administrator; and Amelia Griffin, Assistant Planner.

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

CONSENT CALENDAR

Urias approved the minutes of June 27, 2019.

PUBLIC HEARINGS

VAR-27386-2019: *This is a request by Chris Morris, on behalf of Roberta J. Stevenson McDermott, for a variance to allow the location of an accessory structure (detached garage) in line with the principal dwelling in the Low Density Residential (R-1-6) District, for the property is located at 1441 W. 16th Place, Yuma, AZ.*

Alyssa Linville, Assistant Director DCD/Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Urias asked if the proposed structure would be located within the 7' side yard setback. **Linville** said yes and added that the property owner indicated they would potentially increase it to 9' or 10'. **Urias** asked if the proposed structure would be located within the front yard setback. **Linville** said the proposed structure would meet the 20' front yard setback requirement.

Urias said Attachment C of the staff report indicated where the proposed structure would be located.

Urias asked if the four criteria to grant the variance have been met with this request. **Linville** said yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Chris Morris, Calculated Designs/Morris Construction, 2615 E. 24th Street, Yuma, AZ, reiterated that the pool on this property prohibited the location of the proposed structure. **Morris** explained that this property did not have alley access which prohibited the placement of the proposed structure. **Morris** said there were two other garages in the neighborhood and this proposal would match what the other neighbors were permitted to construct. **Morris** said this structure would be a secure and structurally sound. **Morris** added that this additional structure would increase property values.

OPEN PUBLIC COMMENT

David Chapman, 1461 W. 16th Place, Yuma, AZ, provided the Hearing Officer with a folder that included photos of the surrounding residences. **Chapman** said the garage located at 1400 W. 16th Place was identical to the residence and aesthetically pleasing. **Chapman** said he owned the residence adjacent to this property and expressed his concern with this request. **Chapman** explained that the existing home had a flat roof and stucco siding while the proposed structure had a pitched roof and siding other than stucco. **Chapman** said this proposal would negatively impact the property value of his home. **Chapman** said he was opposed to the aesthetics and appearance of the proposed structure.

Urias stated the Hearing Officer was required to maintain evidence provided during a hearing for thirty days.

Morris explained that he has been in the construction industry for many years and was also a member of the Residential Advisory Board. **Morris** explained a pitched roof was superior to a flat roof in regards to water protection. **Morris** said the property owner should not be limited to flat roof because of the roof on the existing residence. **Morris** explained that a pitch roof was a better construction method.

Urias said he agreed with staff and determined that the four criteria had been met.

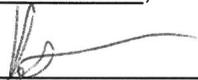
Urias said anyone opposed had the right to appeal the Hearing Officer's decision. **Urias** added that the Notification of Appeal must be filed within (10) business days of the decision made by the Hearing Officer.

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 9:52 a.m.

Minutes approved and signed this 14 day of November, 2019.



Ray Urias, Hearing Officer