

**TOWN OF DEWEY-HUMBOLDT  
BOARD OF ADJUSTMENT  
MEETING AND HEARING NOTICE  
March 14, 2017, 9:00 A.M.**

**BOA MEETING AND HEARING  
2735 S. HIGHWAY 69, STE. 10**

**COUNCIL CHAMBERS, TOWN HALL  
DEWEY-HUMBOLDT, ARIZONA**

## **AGENDA SUMMARY**

1. **Call To Order.** Meeting was called to order at 9:01 am.
  - 1.1 – **Swearing in of new Board Members, Theodore Brooks, Ulys Brooks, Gary Ford, Linda Horvath and Cheryl Taylor.** Town Clerk Judy Morgan performed the swearing in of all five newly appointed Board Members. Community Planner Steven Brown asked Board Member Ulys Brooks to assume the role of Chair until the election of new officers would take place later in the meeting.
2. **Pledge of Allegiance.** Done
3. **Roll Call.** Board Members Theodore Brooks, Ulys Brooks, Gary Ford, Linda Horvath, Cheryl Taylor were all in attendance.
4. **Consent Agenda.** None
5. **New Business.**
  - 5.1. **Information, discussion and possible action to** adopt the Board of Adjustment By-Laws to govern the Board of Adjustment responsibilities and procedures. Attorney Phyllis Smylie presented the by-laws for the Board and their responsibilities as members of the Board of Adjustment.
  - 5.2. **Information, discussion and possible action to** elect a Chair and Vice Chair, as set forth in the Board of Adjustment Bylaws. Motions were to elect Theodore Brooks as Chair and Linda Horvath as Vice Chair.
6. **Public Hearing and possible action to make the required findings and approve, approve with modifications or conditions, or determine that the findings have not been met and to deny** the request for a variance from the strict application of the Zoning Ordinance to modify rear and side setbacks on property located at 1925 S. Sierra (Yavapai County Assessor’s Parcel Number 402-24-101).
  - 6.1 **Hold a public hearing.** A variance request was received from James and Melinda Keenan for two existing structures and the replacement of a demolished barn located at 1925 S. Sierra Dr.; a.) for the new barn: a reduction from the 50 foot required rear setback by 20 feet to allow for a 30 foot setback from the rear property line; b.) for the house: to reduce the 25 foot required side setback by 7 feet to allow an 18 foot side setback, and to reduce the required 50 foot rear setback by 3 feet to allow a 47 rear setback; c.). for the shed; to reduce the 25 foot required side setback by 2 feet to allow a 23 foot side setback.

Various residents spoke in favor of granting this variance request. There were three letters received. One in opposition and two in favor. The attorney for Mr. & Mrs. Keenan presented

concerns and reason why these variances should be approved. Town staff presented their findings to support denial of this request.

**6.1. Discussion, deliberation and possible action regarding the variance request.** It was suggested by Board Member Taylor that the board review each of the findings for each structure separately. After all questions from the board were answered to their satisfaction a motion was made to approve each of the three variances and were approved unanimously.

**7. Adjournment** The meeting was adjourned at 10:34 am.