

**TOWN OF CAREFREE  
NOTICE of PUBLIC HEARING  
of the  
BOARD OF ADJUSTMENT**

**WHEN:** MONDAY, JUNE 12, 2023

**WHERE:** TOWN COUCNIL CHAMBERS  
33 EASY STREET  
CAREFREE, AZ 85377

**LIVESTREAM:** [Town of Carefree - YouTube](#)

**TIME:** 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Board will hold a public hearing on **MONDAY, JUNE 12, 2023**, at **5:00** p.m.

The agenda for the hearing is as follows:

**CALL TO ORDER**

**ROLL CALL and PLEDGE OF ALLEGIANCE**

**ITEM #1** APPROVAL of the Board of Adjustment meeting minutes dated April 10, 2023.

**ITEM #2** DISCUSSION and possible ACTION on the request for a VARIANCE to the Zoning Ordinance standards.

**CASE #:** 22-29-V

**APPLICANT:** Mr. Austin Wicevich  
10031 East Dynamite Boulevard, Suite 135  
Scottsdale, AZ 85262

On Behalf of the Owners:  
Mr. and Mrs. Anthony and Diann Iarocci

**CASE LOCATION:** 8217 East Spanish Boot Road  
Carefree AZ 85377  
APN: 216-25-112

**ZONING:** Rural-190, Single-Family Residential Zoning District  
190,000 square feet minimum lot size



**REQUEST:**

**APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for an addition to an existing single-family residence in portions of the rear building setback where such structures are not allowed. The proposed encroachment would be 12-feet into the required 60-foot rear yard setback.

NOTE: The existing structure is legal nonconforming with portions of the residence located in the rear yard setback today.

This is a public hearing and comments from the public will be taken.

**ITEM #3**      **ANNOUNCEMENTS**

**ITEM #4**      **ADJOURNMENT**

TOWN OF CAREFREE

*Samantha J. Gesell*

Samantha Gesell, Planning Clerk  
POSTED this 7TH day of JUNE 2023.



**FOR SPECIAL ACCOMMODATIONS**

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least two working days prior to the meeting if you require special accommodations due to a disability.

**TOWN OF CAREFREE  
BOARD OF ADJUSTMENT  
DRAFT MINUTES**

**WHEN:** MONDAY, APRIL 10, 2023

**WHERE:** TOWN COUCNIL CHAMBERS  
33 EASY STREET  
CAREFREE, AZ 85377

**LIVESTREAM:** [Town of Carefree - YouTube](#)

**TIME:** 5:00 P.M.

**BOARD MEMBERS PRESENT:**

Chairperson Tom Cross  
Vice Chairperson Roberts  
Peter Burns  
Karen Dahlman  
Susie Dymoke  
Ralph Ferro  
Sharon Smith

**BOARD MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek; Planning Clerk, Samantha Gesell.

Chairperson Cross called the meeting to order at 5:00 p.m. and led the group in the pledge of allegiance.

**ITEM #1**      **APPROVAL** of the Board of Adjustment meeting minutes dated August 22, 2022.

Board Member Ferro **MOVED TO APPROVE** the August 22, 2022, Board of Adjustment meeting minutes as presented. **SECONDED** by Vice Chairperson Roberts. **CARRIED**, 7-0.

**VOTING MEMBER**

Chairperson Tom Cross  
Vice Chairperson Roberts  
Board Member Peter Burns  
Board Member Dahlman  
Board Member Dymoke  
Board Member Ferro  
Board Member Smith

**AYE/NAY**

Aye  
Aye  
Aye  
Aye  
Aye  
Aye  
Aye



**ITEM #2**      **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards.

**CASE #:**            22-13-V

**APPLICANT:**    Mr. and Mrs. Adam and Nikki Trissler  
37017 N. Conestoga Trail, Unit B  
Cave Creek, AZ 85331

**CASE**                7245 Long Rifle Road  
Carefree, AZ 85377

**LOCATION:**        APN: 216-83-176

**ZONING:**           Rural-70, Single-Family Residential Zoning District  
70,000 square feet minimum lot size  
Very Low Density Residential

**GENERAL PLAN:**      **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for a new single-family residence in portions of the building setback where such structures are not allowed. The proposed encroachment would be 25' into the required 60-foot front yard setback. The applicant is also asking for relief from the cut and fill requirement in order to ensure the future home is 1 foot above the 100-year water surface elevation as required by the Town of Carefree.

**NOTE:** The lot has 2 intersecting washes that each exceeds a flow rate of 50 cubic feet per second, which affects the buildable area of the lot.

Planning Director, Stacey Bridge-Denzak presented details of the case and responded to questions and comments from the Board.

Public comment was heard from a neighboring resident, Richard Hand. Mr. Hand expressed concern regarding the proximity of the proposed home and the curve on Long Rifle Rd. as he has witnessed vehicles that have missed the curve and left the road at that curve.

Board Member Smith **MOVED TO APPROVE** a **VARIANCE** to the Zoning Ordinance standards to allow for a new single-family residence in portions of the building setback where such structures are not allowed, with the following conditions:

**EXHIBIT A**  
**Case #22-13-V**  
**CONDITIONS FOR APPROVAL**  
 7245 Long Rifle Road  
 Lot 176 of the Original Carefree Plat (MCR: 80-27)  
 Tax Parcel #216-83-176

1. The zoning variance is hereby granted to permit the construction of a new single-family home with the following:
  - a) Reduction of the front yard setback by 25 feet.
  - b) Allowance for the quantity of fill material to exceed the quantity of cut material, as indicated on the Grading and Drainage Plans. In no case shall the amount of net fill exceed 58 cubic yards.
2. Per erosion setback requirements, engineering erosion and scour protection shall be required along the east side of the residential structure as shown on the Civil Grading and Drainage Plans, C-1, C-2, and C-3.
3. Landscaping shall include boulders, berming and mature vegetation salvaged onsite to help buffer the development from Long Rifle Road as shown on the Landscape Variance Exhibit and Landscape Plan 2.1.
4. The building permit development plans shall conform to the development plans submitted in association with this application on April 10, 2023.
5. The granting of these variances shall be null and void if an approved building permit is not issued within one year of this approval. One 6-month maximum extension may be considered by the Planning Director if requested in writing by the owner prior to the expiration of this Variance approval.

**SECONDED** by Board Member Dymoke. **CARRIED**, 7-0.

| <u>VOTING MEMBER</u>     | <u>AYE/NAY</u> |
|--------------------------|----------------|
| Chaiperson Tom Cross     | Aye            |
| Vice Chairperson Roberts | Aye            |
| Board Member Peter Burns | Aye            |
| Board Member Dahlman     | Aye            |
| Board Member Dymoke      | Aye            |
| Board Member Ferro       | Aye            |
| Board Member Smith       | Aye            |

**ITEM #3     ADJOURNMENT**

Board Member Ferro **MOVED TO ADJOURN. SECONDED** by Board Member Dymoke.  
**CARRIED**, 7-0.

The meeting was adjourned by unanimous consent at 5:19 P.M.

TOWN OF CAREFREE

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Tom Cross, Chairperson

*Samantha J. Gesell*

Samantha Gesell, Planning Clerk



## TOWN OF CAREFREE

8 SUNDIAL CIRCLE  
PO BOX 740  
CAREFREE, AZ 85377

(480) 488-3686 · FAX (480) 488-3845

### MEMORANDUM

**TO:** Board of Adjustment Chairman and Board Members  
**FROM:** Stacey Bridge-Denzak Planning Director and Zoning Administrator  
**DATE:** June 8, 2023  
**RE:** Case Number 22-29-V  
Iarocci Variance Request for Setback Relief  
8217 East Spanish Boot Road

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Attached is an email received by staff from the applicant for the subject case necessitating a continuance of the June 12, 2023 Board of Adjustment public hearing to a date to be determined later. The applicant was required to resubmit plans and documents related to staff's review by May 26, 2023, in order to be placed on the June agenda. The applicant was not able to meet that deadline. Staff agrees that this additional time is warranted for the Board to have all the necessary materials to make an informed decision on the request. New public hearing notices will be sent, advertised, and posted as required by State law once a new hearing date has been set.

## Stacey Bridge-Denzak

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**From:** Austin Wicevich <austin@augustbuilding.com>  
**Sent:** Wednesday, June 7, 2023 12:20 PM  
**To:** Stacey Bridge-Denzak  
**Cc:** Samantha J. Gesell; Debbie  
**Subject:** RE: Iarocci Variance: 1st Review Comments

Understood and thank you.

Thank You in Advance,

Austin Wicevich  
President  
August Building Company



480-352-3820

**From:** Stacey Bridge-Denzak <Stacey@carefree.org>  
**Sent:** Wednesday, June 7, 2023 8:03 AM  
**To:** Austin Wicevich <austin@augustbuilding.com>  
**Cc:** Samantha J. Gesell <samantha@Carefree.org>; Debbie <debbie@Carefree.org>  
**Subject:** RE: Iarocci Variance: 1st Review Comments

Thank you Austin,

Since the hearing was noticed, we will continue it to a later date on your behalf.

Regards,  
Stacey

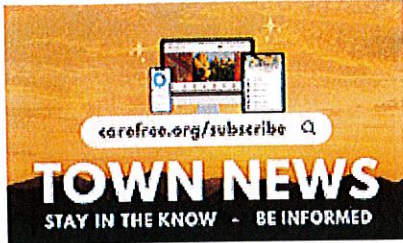


**Stacey Bridge-Denzak**  
Planning Director and Zoning Administrator

8 Sundial Circle  
P.O. Box 740



Carefree, AZ 85377  
480-488-3686



<https://carefree.org/subscribe>

**From:** Austin Wicevich <[austin@augustbuilding.com](mailto:austin@augustbuilding.com)>  
**Sent:** Tuesday, June 6, 2023 5:02 PM  
**To:** Stacey Bridge-Denzak <[Stacey@carefree.org](mailto:Stacey@carefree.org)>  
**Cc:** Samantha J. Gesell <[samantha@Carefree.org](mailto:samantha@Carefree.org)>; Debbie <[debbie@Carefree.org](mailto:debbie@Carefree.org)>  
**Subject:** RE: Iarocci Variance: 1st Review Comments

Stacey,

We were not able to get the soils report and G & D completed for the 5/26/23 deadline. We will be submitting for the 6/23/23 deadline. We apologize for the inconvenience.

Thank You in Advance,

Austin Wicevich  
President  
August Building Company



480-352-3820

**From:** Stacey Bridge-Denzak <[Stacey@carefree.org](mailto:Stacey@carefree.org)>  
**Sent:** Tuesday, June 6, 2023 9:01 AM  
**To:** Austin Wicevich <[austin@augustbuilding.com](mailto:austin@augustbuilding.com)>  
**Cc:** Samantha J. Gesell <[samantha@Carefree.org](mailto:samantha@Carefree.org)>; Debbie <[debbie@Carefree.org](mailto:debbie@Carefree.org)>  
**Subject:** RE: Iarocci Variance: 1st Review Comments

Hi Austin,

I've been looking through my file, and do not find your resubmittal that was required by May 26<sup>th</sup>. At this point we will need to continue the public hearing as it would be too late to receive and review the plans/documents. This means the case will be postponed until we receive this information. To be on the July agenda, the resubmittal must be submitted no later than June 23, 2023.

Please let me know if you have any questions or if we are in error in any way.

Thank you,  
Stacey



**Stacey Bridge-Denzak**  
Planning Director and Zoning Administrator

8 Sundial Circle  
P.O. Box 740  
Carefree, AZ 85377  
480-488-3686



<https://carefree.org/subscribe>

**From:** Austin Wicevich <[austin@augustbuilding.com](mailto:austin@augustbuilding.com)>  
**Sent:** Wednesday, May 17, 2023 12:22 PM  
**To:** Stacey Bridge-Denzak <[Stacey@carefree.org](mailto:Stacey@carefree.org)>  
**Cc:** Samantha J. Gesell <[samantha@Carefree.org](mailto:samantha@Carefree.org)>; Debbie <[debbie@Carefree.org](mailto:debbie@Carefree.org)>  
**Subject:** RE: Iarocci Variance: 1st Review Comments

Hello,  
Stacey,  
Yes we can make the 5/26/23 deadline.

Thank You in Advance,

Austin Wicevich  
President  
August Building Company



480-352-3820

**From:** Stacey Bridge-Denzak <[Stacey@carefree.org](mailto:Stacey@carefree.org)>  
**Sent:** Wednesday, May 17, 2023 11:58 AM  
**To:** Austin Wicevich <[austin@augustbuilding.com](mailto:austin@augustbuilding.com)>  
**Cc:** Samantha J. Gesell <[samantha@Carefree.org](mailto:samantha@Carefree.org)>; Debbie <[debbie@Carefree.org](mailto:debbie@Carefree.org)>  
**Subject:** RE: Iarocci Variance: 1st Review Comments  
**Importance:** High

Hi Austin,

Have you had a chance to determine if you can meet the May 26<sup>th</sup> deadline? We need to place the legal ad this week.

Please let us know.

Thank you,  
Stacey



**Stacey Bridge-Denzak**  
Planning Director and Zoning Administrator

8 Sundial Circle  
P.O. Box 740  
Carefree, AZ 85377  
480-488-3686



<https://carefree.org/subscribe>

**From:** Stacey Bridge-Denzak  
**Sent:** Tuesday, May 9, 2023 9:59 AM  
**To:** Austin Wicevich <[austin@augustbuilding.com](mailto:austin@augustbuilding.com)>  
**Cc:** Samantha J. Gesell <[samantha@Carefree.org](mailto:samantha@Carefree.org)>; Debbie <[debbie@Carefree.org](mailto:debbie@Carefree.org)>  
**Subject:** Iarocci Variance: 1st Review Comments

Hi Austin,

Your first review comments are ready to be picked up here at Town Hall, 8 Sundial Circle. I think they are minor in nature. If you can make the corrections and resubmit on or before May 26<sup>th</sup>, we will place you on the Board of Adjustment June 12<sup>th</sup> agenda.



Thank you,  
Stacey



**Stacey Bridge-Denzak**  
Planning Director and Zoning Administrator

8 Sundial Circle  
P.O. Box 740  
Carefree, AZ 85377  
480-488-3686



<https://carefree.org/subscribe>