

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

**WHEN:** MONDAY, JULY 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 Mary Roberts
- Karen Dahlman
- Susie Dymoke
- Ralph Ferro
- Sharon Smith

**BOARD MEMBERS ABSENT:**

Peter Burns

**STAFF PRESENT:**

Stacey Bridge-Denzak, Planning Director and Zoning Administrator; Samantha Gesell, Planning Clerk.

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 JUNE 12, 2023.

Board Member Ferro **MOVED TO APPROVE** the Board of Adjustment Meeting Minutes dated June 12, 2023. **SECONDED** by Board Member Smith. **CARRIED**, 6-0, with Board member Burns absent.

**ITEM #2**      **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards. *Continued from Board of Adjustment Public Hearing dated June 12, 2023.*

**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.

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

There was no public comment.

Vice Chairperson Roberts **MOVED TO APPROVE** 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. With the following conditions:

1. The zoning variance is hereby granted to expand a legal nonconforming structure into the rear yard setback as follows:
  - a. Allow encroachment of 11 feet 1 inch into the required 60-foot side yard setback for expansion of a kitchen, dining room, 4<sup>th</sup> and 5<sup>th</sup> bedrooms, new laundry area, and attached patio cover at the first level; and reconfigured master bathroom and added balcony adjacent to the 2<sup>nd</sup> and 3<sup>rd</sup> bedrooms on the second level.
2. The building permit development plans shall conform to the development plans and elevations as submitted in association with this application and attached to this report.
3. No work shall occur outside of the existing site wall enclosing the proposed addition.
4. The granting of these variances shall be null and void if the building permit is not issued within one year of approval.

**SECONDED** by Board Member Smith. **CARRIED**, 6-0, with Board Member Burns absent.

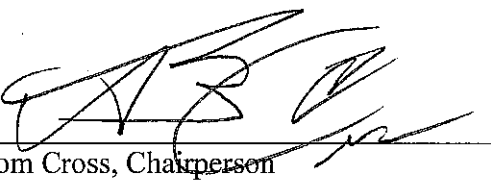
**ITEM #3 ANNOUNCEMENTS**

Planning Director Stacey Bridge-Denzak reminded the group of the July 17, 2023, General Plan Update Community Workshop #4 to discuss Open Space.

**ITEM #4 ADJOURNMENT**

Vice Chairperson Roberts **MOVED TO ADJOURN**. **SECONDED** by Board Member Dahlman. **CARRIED**, 6-0, with Board Member Burns absent.

The meeting was adjourned at 5:10 p.m.

  
Tom Cross, Chairperson

TOWN OF CAREFREE

*Samantha J. Gesell*  
Samantha Gesell, Planning Clerk