TOWN OF CAREFREE
BOARD OF ADJUSTMENT MEETING
ACTION MINUTES

WHEN: MONDAY, AUGUST 14, 2023

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377
TIME: 5:00 P.M.

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](#)

Members of the Board may have participated by technological means or methods pursuant to A.R.S. §38-43 I (4).

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

Chairperson Cross led the group in the Pledge of Allegiance.

REGULAR AGENDA:

1. **APPROVAL** of the July 10, 2023, Board of Adjustment Regular Meeting Minutes.

    ACTION: APPROVED

2. **REQUEST APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow construction of a new detached garage. The request is to allow a lot coverage area of 6,334 square feet (7.33%), whereas the Ordinance only allows a maximum of 6% lot coverage.

    ACTION: APPROVED

3. **REQUEST APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow construction of a new detached garage in a portion of the rear yard building setback where such structures are not allowed. The proposed encroachment would be 10-feet into the required 40-foot rear yard setback.

    ACTION: APPROVED

4. **REQUEST APPROVAL** of **VARIANCES** to the Zoning Ordinance standards to allow construction of a new single-family residence. The requests are as follows:

    - Allow disturbance of a wash that has a 100-year flow of 50 cubic feet per second (cfs) or greater, whereas the Ordinance requires washes with capacity of 50 cfs or greater to be

left in their natural state.

- Allow the quantity of fill material to exceed the quantity of cut material, whereas the Ordinance requires fill not to exceed cut material.
- Allow the new residence in portions of the front yard building setback where such structures are not allowed. The proposed encroachment would be 10 feet into the required 40-foot front yard setback.

ACTION: APPROVED

5. **ANNOUNCEMENTS**

6. **ADJOURNMENT**

ACTION: The meeting was ADJOURNED at 6:10 p.m.

DATED this 15TH day of AUGUST, 2023.

TOWN OF CAREFREE

BY: Samantha Gesell, Planning Clerk