



TOWN OF CAREFREE
ACTION MINUTES
of a PUBLIC MEETING of the BOARD OF ADJUSTMENT
MONDAY, MARCH 08, 2021

WHEN: MONDAY, MARCH 08, 2021
WHERE: ZOOM WEB*
TIME: 5:00 p.m.

Members of the Planning and Zoning Commission are participating by technological means or methods pursuant to A.R.S. §38-431(4).

BOARD MEMBERS PRESENT:

Chairperson – Tom Cross
Vice Chairperson – Lyn Hitchon
Board Member – Heather Burgett
Board Member – Peter Burns
Board Member – Phil Corso
Board Member – Ralph Ferro

BOARD MEMBERS ABSENT:

Board Member – Dan Davee

STAFF PRESENT:

Planning Director – Stacey Bridge-Denzak
Planning Clerk – Samantha Gesell

Chairperson Cross called the meeting to order and led the Pledge of Allegiance at 5:10 p.m.

ITEM 1. APPROVAL of the **JOINT** meeting minutes of the **PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT** and the **DEVELOPMENT REVIEW BOARD** dated **FEBRUARY 08, 2021.**

ACTION: APPROVED

ITEM 2: **CASE NUMBER:** 20-12-V
APPLICANT: Tyler Green
11480 North 85th Street
Scottsdale, AZ 85260

CASE LOCATION: 1110 Ocotillo Circle
APN: 216-33-101

ZONING: R1-18 Single Family Residential Zoning District
18,000 square feet minimum lot size

REQUEST: **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for construction of a small garage addition to the existing home within a portion of the side yard building setback where such structures are not allowed. The proposed encroachment would be:

1. Ten feet (10') into the required ten-foot (10') side yard building setback.
2. Allow a lot coverage area of 4,158 square feet (53.3%), whereas the Ordinance only allows a maximum of 25% lot coverage for various building additions.

NOTE: The lot is smaller than the minimum size for its zoning district. This request is for relief from the side yard setback requirements.

ACTION: APPROVED

ITEM 3: **CASE NUMBER:** 20-13-V
APPLICANT: Tyler Green
11480 North 85th Street
Scottsdale, AZ 85260

CASE LOCATION: 1108 Ocotillo Circle
APN: 216-33-102

ZONING: R1-18 Single Family Residential Zoning District
18,000 square feet minimum lot size

REQUEST: **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for construction of a small garage addition to the existing home within a portion of the side yard building

setback where such structures are not allowed. The proposed encroachment would be:

1. Ten feet (10') into the required ten-foot (10') side yard building setback.
2. Allow a lot coverage area of 4,140 square feet (53.1%), whereas the Ordinance only allows a maximum of 25% lot coverage for various building additions.

NOTE: The lot is smaller than the minimum size for its zoning district. This request is for relief from the **side yard** setback requirements.

ACTION: APPROVED

ITEM 4. ANNOUNCEMENTS

NO ACTION

ITEM 5. ADJOURNMENT

ACTION: APPROVED

BOARD OF ADJUSTMENT

Samantha Gesell

Samantha Gesell, Planning Clerk 03/08/2021