



**TOWN OF CAREFREE
MINUTES of a PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD
MONDAY, APRIL 12, 2021**

Members of the Development Review Board participated by technological means or methods pursuant to A.R.S. §38-431(4).

Chairman Cross called the meeting to order and led the Pledge of Allegiance at 5:04 p.m.

BOARD MEMBERS PRESENT:

Chairperson – Tom Cross
Board Member – Heather Burgett
Board Member – Peter Burns
Board Member – Phil Corso
Board Member – Dan Davee
Board Member – Ralph Ferro

BOARD MEMBERS ABSENT:

Vice Chairperson – Lyn Hitchon

STAFF PRESENT:

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

ITEM 1. DISCUSSION AND POSSIBLE ACTION on a request for a **DEVELOPMENT WAIVER** to allow for an increase in the quantity of fill in order to construct a new detached garage. Public comments will be taken.

CASE #: 20-17-DRB

APPLICANT: Applicant
Rebecca Patullo
37607 N. 22nd St.
Phoenix, AZ

CASE LOCATION: 7676 Nonchalant Ave.
Carefree, AZ
APN: 216-83-096

ZONING: Rural-70 Single Family Residential
70,000 square feet minimum lot size

REQUEST: **DEVELOPMENT WAIVER** to allow for an increase in the quantity of fill in order to construct a new detached garage.

Planning Director Stacey Bridge-Denzak introduced the Development Review Waiver request via PowerPoint.

Director Bridge-Denzak explained that the request is to allow for the quantity of fill beneath a building pad to exceed the quantity of cut in order to construct a detached garage. Director Bridge-Denzak described the topography of the site. Explaining the property slopes down to the home from south to north. Noting, the applicant is proposing a finished floor elevation of the garage addition to be 2441.74, in relation to the finished floor elevation of the existing home, which is 2442.50 and in close proximity.

Director Bridge-Denzak also explained that a raised elevation minimizes flow towards the structure and allows for a more even driveway surface.

Ms. Bridge-Denzak noted that citizen participation requirements have been met.

Board Member Davee questioned if the proposed garage will be required to have a sprinkler system for fire suppression being that it is a new structure. Applicant, Rebecca Patullo responded, yes, they will be installing a fire sprinkler system in the new garage.

Board Member Davee inquired about the amount of fill being proposed. Civil Engineer, Jeff Geller responded that there will be approximately 80 cubic yards brought in.

Board Member Corso **MOVED** to **APPROVE** the **DEVELOPMENT WAIVER** to allow for an increase in the quantity of fill in order to construct a new detached garage with the following conditions:

1. The building permit development plans shall conform to the site and building plans submitted in association with this case and attached to the staff report as follows:
 - (A) Detached Garage Plan, Sheet A1, and Sheet A2 each date stamped March 3, 2021
2. The finished floor elevation of the new garage shall not exceed elevation +2441.75, and stem walls shall not exceed an exposed height of 5 feet.

3. Stem walls shall be painted stucco in conjunction with the building.
4. Landscaping shall be native, tall variety(s), and reasonable in size to provide an initial buffer.
5. The granting of this approval shall be null and void if the building permit is not issued within one year following the date of this approval unless an extension is requested by the applicant and/or owner and granted by the Zoning Administrator.

SECONDED by Board Member Davee, **APPROVED** unanimously.

ITEM 2. ANNOUNCEMENTS

There were no announcements.

ITEM #3 ADJOURMENT

Board Member Ferro moved to **ADJOURN**, **SECONDED** by Board Member Davee, **APPROVED** unanimously at 5:20 p.m.

DEVELOPMENT REVIEW BOARD

Samantha Gesell

Samantha Gesell, Planning Clerk



Chairperson, Tom Cross