

MINUTES

BOARD OF ADJUSTMENT
WEDNESDAY
APRIL 3, 2024

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
9:00 A.M.

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

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, at this work session, the Board may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

Tiffany Antol, staff liaison to the Board of Adjustment called the meeting to order at 9:08 A.M.

2. ROLL CALL

NOTE: One or more Commissioners may be in attendance through other technological means.

Present:	Absent - Excused:
ART BABBOTT	DEBRA LEWIS
DEVIN KELLEY	JAMES MALONEY
JED WESTOVER	DIANE LORDEN
BOB HARRIS III (P&Z Representative)	

3. APPROVAL OF PRIOR MEETING MINUTES

Approval of the minutes from the regular meeting on [Wednesday, June 21 2023](#).

Moved by Devin Kelley, seconded by Jed Westover to approve the minutes as written.

Vote: 4 - 0 - Unanimously

4. PUBLIC COMMENT

At this time, any member of the public may address the Board on any subject within their jurisdiction that is not scheduled before the Board on that day. Due to Open Meeting Laws, the Board cannot discuss or act on items presented during this portion of the agenda. To address the Board on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

NONE.

5. PUBLIC HEARING

A. Public Hearing:

PZ-24-00022

A request for a Zoning Code Variance from the setback requirements of Table 10-40.30.030.C: Residential Zones -- Building Form and Property Development Standards, of the Zoning Code. This request is to reduce the required setback from 75' to 25'. The subject property is located at 3475 Soliere Avenue, and is zoned Rural Residential (RR).

1) Hold the Public Hearing

2) Staff recommends that the Board of Adjustment approve the proposed variance for a 25-foot front setback in accordance with the findings presented in this staff summary.

Wesley Welch, Planner, with the City of Flagstaff, presented to the Board of Adjustment. Wesley's presentation included an overview of the request, application, requirement, current aerial view of the parcel, proposed facility/parcel map, standards for granting variances, and staff recommendations. Wesley also fielded questions and comments from the board members.

The applicant, Pastor Chris Reed with Christ's Church of Flagstaff and legal representative, Trevor Kortsen with Aspey, Watkin & Diesel PLLC provided further information, details, and background to the board regarding their application, objectives, and goals pertaining to the variance request.

Moved by Devin Kelley, seconded by Art Babbott to approve the proposed variance for a 25-foot setback for 3475 Soliere Avenue.

Vote: 4 - 0 - Unanimously

6. INFORMATIONAL ITEMS TO/FROM BOARD MEMBERS AND STAFF, FUTURE AGENDA ITEM REQUESTS

Tiffany Antol, staff liaison to the Board of Adjustment, thanked the board members for attending and informed everyone that another variance application was submitted. Therefore, Tiffany advised the board members there will be an upcoming meeting in May, with further communication to come. In addition, Tiffany also noted at the next Board of Adjustment meeting be prepared to elect a Chairperson.

There were no informational items or questions, etc. from any board members.

7. ADJOURNMENT

Tiffany Antol, staff liaison to the Board of Adjustment adjourned the meeting by unanimous consent at 9:32 A.M.

CHAIRPERSON