

**TOWN OF CAREFREE
BOARD OF ADJUSTMENT PUBLIC MEETING
MONDAY, JULY 15, 2019
ACTION MINUTES**

CALL TO ORDER, SILENT ROLL CALL and PLEDGE OF ALLEGIANCE:

Chairman Mascha called the meeting to order at 5:00 p.m. on Monday, July 15, 2019 in the Town Council Chambers, 33 Easy Street, Carefree, AZ 85377.

PRESENT:

Chairman Al Mascha; Vice Chairman Tom Cross; Board Members: Dan Davee, Lyn Hitchon, Heather Burget, Scott Speril. Planning Director Stacey Bridge-Denzak and Planning Clerk Samantha Gesell.

ITEM 1: APPROVAL OF MINUTES – BOARD OF ADJUSTMENT meeting dated **MARCH 11, 2019.**

ACTION: APPROVED AS SUBMITTED.

ITEM 2: PUBLIC HEARING, discussion, consideration and possible action on the following **REQUEST for a **VARIANCE**. Public comments will be taken.**

CASE #: 18-12-V

APPLICANT: Applicant
Mr. Dan Fain
R-Net Custom Homes
7500 E. Pinnacle Peak Road
Scottsdale, AZ 85255

Owner
Howard and Janice McCarthy
1801 Eagle Claw Drive
Carefree, AZ 85377

CASE LOCATION: 1801 Eagle Claw Drive, Lot 28
The Boulders, Carefree 2 Phase 2 (MCR: 147-46)
APN: 216-33-258

ZONING: R1-18 (18,000 square foot minimum lot size)

REQUEST: **VARIANCE** to Article VI. Intensity Schedule and Development Standards of the Zoning Ordinance on a legal non-conforming lot to allow for a small site wall within a portion of the front building setback where such structures are not allowed. The request is as follows:

- 1) Allow encroachment of 19.2 feet into the required 30-foot front yard setback for a 3-foot tall site wall.

ACTION: APPROVED with CONDITIONS.

ITEM 3. ANNOUNCEMENTS.

NO ACTION

ITEM 4. ADJOURNMENT.

ACTION: ADJOURNED at 5:14 p.m.

BOARD OF ADJUSTMENT

Samantha Gesell
Samantha Gesell, Planning Clerk