

**TOWN OF CAREFREE
BOARD OF ADJUSTMENT
ACTION MINUTES**

WHEN: MONDAY, APRIL 10, 2023

WHERE: TOWN COUCNIL CHAMBERS
33 EASY STREET
CAREFREE, AZ 85377

LIVESTREAM: [Town of Carefree - YouTube](#)

TIME: 5:00 P.M.

BOARD MEMBERS PRESENT:

Chairperson Tom Cross
Mary Roberts
Peter Burns
Karen Dahlman
Susie Dymoke
Ralph Ferro
Sharon Smith

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek; Town Engineer, Mark Milstone; Planning Clerk, Samantha Gesell.

Chairperson Cross called the meeting to order at 5:00 p.m. and led the group in the pledge of allegiance.

ITEM #1 **APPROVAL** of the Board of Adjustment meeting minutes dated August 22, 2022.

ACTION: *APPROVED*

ITEM #2 **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards.

CASE #: 22-13-V

APPLICANT: Mr. and Mrs. Adam and Nikki Trissler
37017 N. Conestoga Trail, Unit B
Cave Creek, AZ 85331

CASE 7245 Long Rifle Road
Carefree, AZ 85377

LOCATION: APN: 216-83-176

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

Very Low Density Residential

**GENERAL
PLAN:**

APPROVAL of a **VARIANCE** to the Zoning Ordinance standards to allow for a new single-family residence in portions of the building setback where such structures are not allowed. The proposed encroachment would be 25' into the required 60-foot front yard setback. The applicant is also asking for relief from the cut and fill requirement in order to ensure the future home is 1 foot above the 100-year water surface elevation as required by the Town of Carefree.

NOTE: The lot has 2 intersecting washes that each exceeds a flow rate of 50 cubic feet per second, which affects the buildable area of the lot.

ACTION: APPROVED

ITEM #3 ADJOURNMENT

ACTION: ADJOURNED AT 5:19 P.M.

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk
April 11, 2023