



**AGENDA AND NOTICE OF BOARD OF ADJUSTMENT
SPECIAL MEETING AND PUBLIC HEARING
MONDAY, NOVEMBER 18, 2024 AT 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

**City Hall Conference Room
102 East Third Street
Winslow, Arizona 86047**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Board of Adjustment of the City of Winslow, Arizona, and to the general public that the Board of Adjustment will hold a special meeting on Monday November 18, 2024 at 6:00 p.m. at Winslow City Hall Conference Room, 102 East Third Street, Winslow, Arizona 86047. **MEMBERS OF THE BOARD OF ADJUSTMENT AND THE PUBLIC MAY JOIN THE MEETING IN PERSON OR TELEPHONICALLY BY DIALING 928-289-8412 AND ENTERING PIN# 123321.**

- 1. CALL TO ORDER – *Please Remember to Silence all Cell Phones***
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ROLL CALL – EXCUSE ABSENT MEMBERS**
- 4. CALL TO THE PUBLIC**
- 5. DISCUSSION AND/OR ACTION TO APPROVE MINUTES OF THE JULY 16TH, 2024 SPECIAL MEETING & PUBLIC HEARING**
- 6. COMMISSION CONSIDERATION AND ACTION**
 - A.** Public Hearing and Discussion and/or Action regarding an appeal of a decision by the Zoning Administrator denying a permit to construct a 16' X 24' (384 Square Foot) attached garage due to noncompliance with the front yard setback of 20 feet and the rear yard setback of 15 feet as required by Winslow Municipal Code Chapter 17.36 Multi-Family Residence District (MFR), Section 17.36.030 Property Development Standards for Permitted Principal Uses as well as a possible request for a variance to the front and rear yard setback requirement for structures located in the multi-family residence district required by Chapter 17.36 MFR Multiple-Family Residence District, Section 17.36.030, for Real Property Identified as Parcel 103-15-288, Township 19 North, Range 15 E, Section 19, located at 111 N. Dent Ave in Winslow, Arizona.
 - B.** Public Hearing and Discussion and/or Action regarding Request for a Variance from Light Pole Height Mounting Requirements Pursuant to Section 17.60.070 – Exterior Lighting, for Real Property Identified as Parcel Nos. 103-31-007C, 103-31-007D and 103-31-007E located at the northeast corner of Interstate 40 & Transcon Lane, Winslow, Arizona. The effect of the variance would be to allow the pole lighting to be mounted at 43'-0" max in the truck parking area only instead of the zoning code required 25-foot maximum, for the Love's Travel Stop, in order to meet the minimum lighting levels across the entire parking lot to ensure pedestrian safety.
 - C.** Public Hearing and Discussion and/or Action regarding Request for a Variance to reduce the parking spaces required per lot and use by Chapter 17.84 Parking Requirements, Section 17.84.010 Parking Requirements by Use, for real Property Identified as Parcel Nos. 103-17-078 and 103-17-079 Township 19 North, range 16 East, Section 30, located at 218 North Williamson Avenue and 211 East Third Street in Winslow, Arizona. The variance requested for Parcel No. 103-17-078 is 9 parking spots from the required 14 spots, and the variance requested for Parcel No. 103-17-079 is 9 parking spots from the required 12 parking spots.

7. ADJOURNEMENT

The Board of Adjustment reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials already made available to Board Members is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday.

Pursuant to the Americans with Disabilities Act (ADA) the Board of Adjustment endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602. A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Board are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602. A.9 have been waived.

These minutes are subject to approval and/or correction at their next special meeting.

Minutes of the special meeting and public hearing of the Winslow Board of Adjustment held on Tuesday, July 16, 2024 at 6:30 P.M. in the City Hall Conference Room, 21 Williamson Avenue, Winslow, Arizona.

MEMBERS PRESENT

Chairperson Pennington
Board Member Evans
Board Member Harrison
Board Member Pruett
Board Member Thompson

MEMBERS ABSENT

STAFF

David Coolidge, City Manager
Michelle Stinson, City Attorney (Telephonically)
Marshall Larsen, City Inspector
Larrilynn Oso, Recording Secretary

Chairperson Pennington called the meeting to order at 6:31 p.m. The Pledge of Allegiance was recited and the invocation was given by Board Member Evans. Roll was called all members were present.

CALL TO THE PUBLIC

None.

DISCUSSION AND/OR ACTION TO APPROVE MINUTES OF THE JANUARY 17TH, 2024 SPECIAL MEETING & PUBLIC HEARING

Motion: Moved by Board Member Evans, seconded by Board Member Pruett, to approve the meeting minutes of January 17, 2024 as presented. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

COMMISSION CONSIDERATION AND ACTION

- A. Public Hearing and Discussion and/or Action regarding a request for a variance from the minimum lot width as required by Chapter 17.16 AR Agricultural Residential District (Two-Acre Lot Area), Section 17.16.030 Property identified as Parcel 103-56-038 Township 19 North, Range 15 East located at 1901 Mountain Drive in Winslow, Arizona.**

Chairperson Pennington referred to the agenda packet item listed for Consideration and Action. Applicant Daniel Mazon addressed the board, noting his request for variance and provided background information of the specified lots which included acreage, past use, and other aspects related to the property. In response to Mr. Mazon's statement regarding total acreage, Board Member Evans noted that the total listed was estimated and provided by the Navajo County Assessor's Office.

Chairperson Pennington provided clarification to Board Member Thompson regarding the variance request specifications as it relates specifically to lot width. Board Member Thompson also confirmed with the applicant that no other properties or structures would be affected should the variance be granted.

Motion: Moved by Board Member Pruett, seconded by Board Member Evans, to approve the variance requested by the applicant. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

Prior to voting on the motion, the City Attorney recommended that a defined reasoning of the motion be made by the Board based upon staff recommendation in the report provided

in the agenda packet. Brief discussion occurred regarding the reasoning factors for approval.

The Motion was amended as follows: Moved by Board Member Pruett, seconded by Board Member Evans, to grant the request for variance from the minimum lot width based upon the findings and presentation of the staff report and the following criteria: 1. The separate parcels would meet the required minimum lot area of 2 acres. 2. The unusual shape of the existing lot compared to the other lots in the area does not allow the owner the same ability to comply with the code requirements for splitting the lot as allowed by other lot owners in the area. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

ADJOURNMENT

Motion: Moved by Board Member Pruett, seconded by Board Member Thompson, to adjourn at 6:42 p.m. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

Chairperson Pennington

ATTEST:

Larrilynn Oso
Recording Secretary

Mayor
Roberta W. Cano

(928) 289-2422



Discover Winslow-A City in Motion

Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melissa Nelson
Daniel T. Tafoya

AGENDA DATE: November 18, 2024

TO: Board of Adjustment

FROM: Marshall Larsen, City Inspector

SUBJECT:

- A. Public Hearing and Discussion and/or Action regarding a request for a variance from the required 20-foot front and 15-foot rear setbacks required by Chapter 17.36 Multi-Family Residence District (MFR) Section 17.36.50 Property Development Standard for Permitted Principal Uses.
- B. Public Hearing and Discussion and/or Action regarding a request for a variance from the exterior light pole mounting height of 25 feet required by Section 17.60.070 – Exterior Lighting, to allow a pole lighting mounting height of 45 feet.
- C. Public Hearing and Discussion and/or Action regarding a request for a Variance to reduce the number of parking spaces required by Section 17.84.010 – Parking Requirements by Use, from 14 parking spaces to 9 for Parcel No. 103-17-078, 218 N. Williamson Avenue, and from 12 parking spaces to 9 for Parcel No 103-17-079, 211 East third Street.

ITEM A DISCUSSION

A Building Permit Application was submitted to the Community Development Department, by Mr. John Maine, for the construction of a 16X 24 (384) square foot attached garage. During the review of the application, it appeared that the location of the garage on the property at 111 Dent Avenue would not comply with the required zoning front and rear setbacks for the Multi-Family Residence District (MFR). A site visit was conducted by the City Inspector and Building Inspector with Mr. Maine. Without a survey of the property being completed the best that could be determined during the visit was that the front of the proposed garage would be approximately 12-13 feet from the front property line and approximately 5 feet from the rear property line. Neither distance would be in compliance with the required front setback of 20 feet and the rear setback of 15 feet required by Section 17.36.030 “Property Development Standards for Permitted Principal Uses”, of the Winslow Municipal Code.

A reduction of the length of the garage was discussed. It was determined for the garage to comply with the front setback requirements that the length of the garage would need to be shortened by seven (7) to eight (8) feet which would not allow enough room for the parking of and access around the vehicles. Moving the building back was also discussed. It was found that the building could be

moved approximately 5 feet further back, but the building would still not meet the required front setback and would place the building next to the drop off at the rear of the property. Moving the building back would also affect the footing depth required by the building code for construction next to the drop off and it would also require other building code requirements such as the fire rating of the building.

It was also noted during the review of the submitted application and during the site visit that the lot has an unusual shape. As can be seen from the documents submitted by Mr. Maine, in the Board of Adjustment application, the lot slopes quickly from the north side of the property to the south side of the property reducing the buildable lot area.

Chapter 17.36 MFR MULTIPLE-FAMILY RESIDENCE DISTRICT

17.36.030 Property Development Standards for Permitted Principal Uses

- A. Minimum lot width: 50'
- B. Front yard setback: 20'
- C. Minimum lot size: 7,000 square feet
- D. Side yard setback: 5'
- E. Rear yard setback: 15'
- F. Maximum building height: 40'

ITEM A RECOMMENDATION

Staff recommends the Board approve the request for a variance for the following reasons:

1. That special conditions and circumstances exist which are peculiar to the land because of the unusual shape and sloping of the existing lot compared to the other lots in the area that does not allow the owner the same ability to comply with the code requirements for setback as enjoyed by other lot owners in the same area and zoning district.
2. That literal interpretation of the provisions of this title would deprive the appellant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title.
3. The hardship caused by the literal interpretation is more than personal conveniences and financial hardship and it is not a result of actions by the appellant.
4. Granting the variance will not confer any special privileges on the appellant that are denied to other land, structures or buildings in the same zoning district.
5. Granting the variance will not interfere with or substantially or permanently injure the appropriate use of adjacent conforming properties in the same zoning district,
6. This is the minimum variance that will make possible the reasonable use of the appellant's land.

7. Granting the variance will be in harmony with the general purpose and intent of this title, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

ITEM B DISCUSSION

Love's Travel Shop and Country Stores Inc. is requesting a variance from the requirement of Winslow Municipal Code Section 17.60.070 that requires pole lighting to not be mounted higher than twenty-five (25) feet above grade. Love's is requesting the pole lighting mounting height be increased to a maximum of forty-three (43) feet above grade in the truck parking area only. Love's contends that raising the mounting height will increase the lighting levels throughout the truck parking area which will increase safety for both the pedestrians and truckers.

17.60.070 Exterior Lighting

- A. All lighting for off-street parking or loading areas or for the external illumination of buildings shall be directed away from and shielded from illuminating upwards into the sky or any adjacent residential lot or district and shall not detract from visibility on adjacent streets.
- B. Lights shall not be mounted higher than twenty-five (25) feet above grade either on buildings or poles.
- C. Light poles may not be constructed in any required setback. (Ord. 736 Art. VIII § H, 1997)

ITEM B RECOMMENDATION

Staff recommends that the Board approve the request for the variance for the following reasons.

1. Granting the variance will not confer any special privileges on the appellant that are denied to other land, structures or buildings in the same zoning district,
2. Granting the variance will not interfere with or substantially or permanently injure the appropriate use of adjacent conforming properties in the same zoning district,
3. Granting the variance will be in harmony with the general purpose of this title and will not be injurious to the neighborhood, or otherwise detrimental to the public.

ITEM C DISCUSSION

Mr. Hackler came to the office to discuss the possibility of selling the properties at 218 North Williamson Ave., Parcel No. 103-17-078 and 211 East Third St., Parcel No. 103-17-079. During the discussion Mr. Hackler mentioned that the parking lot now used by both properties was included in Parcel 103-17-079 only and if the properties were sold separately Parcel 103-17-078, 218 N. Williamson, would not have any parking. Mr. Hackler asked if the parking lot area could be split and then combined giving half the parking lot to each parcel. It was found that the existing parking lot area did not provide the total number of parking spaces required by code for an Office use and if split the new lot areas would not provide the number of parking spaces required for each building. It was determined that before an application could be submitted to Planning and Zoning

for the lot split and combination an application would need to be submitted to the Board of Adjustments to see the possibility of a variance for the required parking spaces. On October 10, 2024, Mr. Hackler submitted the attached application to the Board of Adjustment for review.

Section 17.84.010 – “Parking Requirements by Use” Commercial, Office 1PS/200 SF.

Current Parking spaces required 5181 SF = 26. Current parking spaces provided = 18.

Parcel 103-17-078, 218 N. Williamson Ave. Parking spaces required. 2781 SF divided by 200 = 14 spaces required, 9 proposed.

Parcel 103-17-079, 211 E. Third St. Parking spaces required. 2400 SF divided by 200 = 12 spaces required, 9 proposed.

17.84.010 Parking Requirements by Use

The table below shows by use (use column) the minimum off-street parking requirement (minimum number of parking spaces column).

USE	MINIMUM NUMBER OF PARKING SPACES	USE	MINIMUM NUMBER OF PARKING SPACES
RESIDENTIAL		COMMERCIAL	
BOARDING HOUSE	2 PS + 1 PS/BR	BUSINESS SCHOOLS	1 PS/150 SQ. FT.
MOBILEHOME	2 PS/DU	CHARITABLE	1 PS/200 SQ. FT.
MOBILEHOME PARK	2 PS/DU + 1/PS/3 DU	EATING AND DRINKING	1 PS/150 SQ. FT.
MODULAR HOME	2 PS/DU	FINANCIAL	1 PS/300 SQ. FT.
MULTIFAMILY	1.5 PS/DU	GOVERNMENTAL	1 PS/200 SQ. FT.
ONE-FAMILY	2 PS/DU	HOTELS/MOTELS	1 PS/GR
TWO-FAMILY	2 PS/DU	OFFICE	1 PS/200 SQ. FT.
AGRICULTURE		SECOND HAND STORE	1 PS/300 SQ. FT.

ITEM C RECOMMENDATION

Staff recommends that the Board approve the request for variance for the following reasons.

1. Approval of the variance will not create a deficit of existing off street parking spaces. The total number of existing off-street parking currently provided will remain the same.

2. Granting the variance will not interfere with or substantially or permanently injure the appropriate use of adjacent conforming properties in the same zoning district,
3. This is the minimum variance that will make possible the reasonable use of the appellant's land,
4. Granting the variance will be in harmony with the general purpose of this title and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.



received
8-21-24

BOARD OF ADJUSTMENT APPLICATION

ADDRESS OF SITE: 111 N. Dent Ave

Applicant: John Maine

Phone: [REDACTED]

Address: 111 N. Dent Ave

City: Winslow

State: AZ

Zip Code: 86047

Owner of Property: John Maine

(if different from applicant)

Phone: _____

Address: _____

City: _____

State: _____

Zip Code: _____

County Assessor's Parcel Number: 10315288

Zoning District: _____

☒ TYPE OF VARIANCE REQUESTED

Ordinance Requirement: _____

Your Request: Variance For Setback Requirement

☐ APPEAL TO A DECISION

Code section: _____

SIGNATURE

[Signature]
Property Owner or Authorized Representative

DATE

8/20/24

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____

DATE: 9-10-24

RECEIPT NO. 86669

AMOUNT PAID: 200

CASH _____

CHECK NO. [REDACTED]

WRITTEN JUSTIFICATION: ☐

AGENDA DATE _____

ITEM 2A

Criteria for Granting a Variance:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not self imposed by the owner.
2. That literal interpretation of the provisions of this Ordinance would deprive the property of rights enjoyed by other properties in the same zoning district.
3. The variance is the minimum necessary to alleviate the hardship.
4. Granting the variance will not grant special privileges to this property that are not enjoyed by other properties in this district.

Board of Adjustment Review of Variances:

1. The Board may **not** grant a variance that would change the uses permitted in any zoning district.
2. The Board **shall** prepare findings of fact which state how each of the four criteria have been considered and met by the applicant.
3. The Board **may** place conditions on the variance to assure that its granting will not have a detrimental effect on the neighborhood or city in general.

Criteria to Hear an Appeal:

1. Appeals may be made to the Board of Adjustment by anyone having direct interest in the property affected concerning the interpretation or administration of the Zoning Code by the Zoning Enforcement Officer.
2. The appeal must be filed within thirty(30) days after the action/decision appealed and shall specify the grounds in writing.

Board of Adjustment Review of Appeals

1. The Board shall hear oral and written testimony from the appellant and the Zoning Enforcement Officer at a public hearing.
2. At the conclusion of the public hearing, the Board of Adjustment shall render its decision.

* * * * *

Public Notice and Public Hearing:

1. At least fifteen(15) days prior to the date of the scheduled hearing, a notice shall be placed in a newspaper of general circulation in the area which shall describe the nature of the request.
2. At least fifteen(15) days prior to the date of the scheduled hearing, a notice shall be posted on or near the property in at least one(1) location on a form prescribed by the Planning, Zoning & Building Department.
3. The decision of the Board shall be made at an open public meeting.

Appeals of the Board's Decision:

1. The decision of the Board of Adjustment shall be final; provided, however, that any person aggrieved by a decision of the Board may, within thirty(30) days of the Board's decision, petition Superior Court for a review of the decision. The petition shall not stay proceedings upon the decision appealed from, but the court may grant a restraining order upon application and for good cause shown.

Nov 2004

John Maine
111 N Dent Ave
Winslow AZ 86047
928-587-1477

8/20/24

City Of Winslow, Board of Adjustment

To whom it may concern,

I own a home at 111 N Dent Ave that is my primary residence. I would like to build a garage for vehicle storage and space to hold tools and other equipment.

Last year when I was wanting to make improvements to my front porch the building inspector denied my permit and informed me that my house did not meet the current setback requirements. My home is old and was built at a time when zoning ordinances were different or not closely followed. My property has plenty of space for the project but has a unique shape that makes meeting the setbacks impossible.

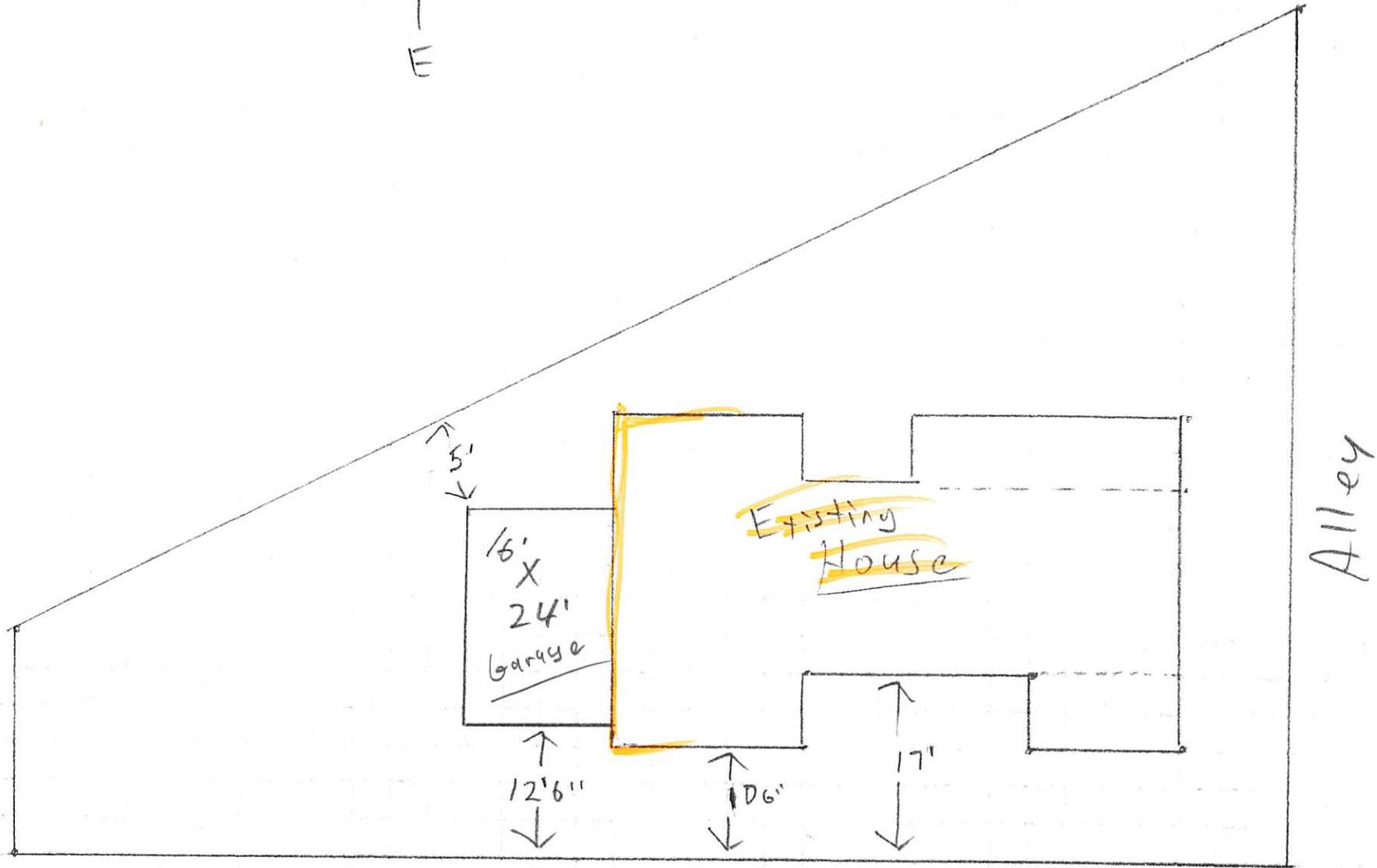
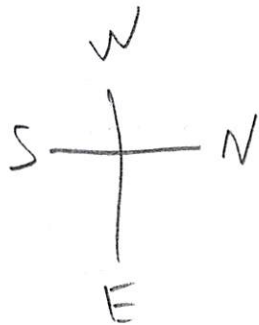
I am requesting a variance that would allow me to complete this project. Thank you for your consideration.

Please call me if you have any questions or need any additional information.

[REDACTED]

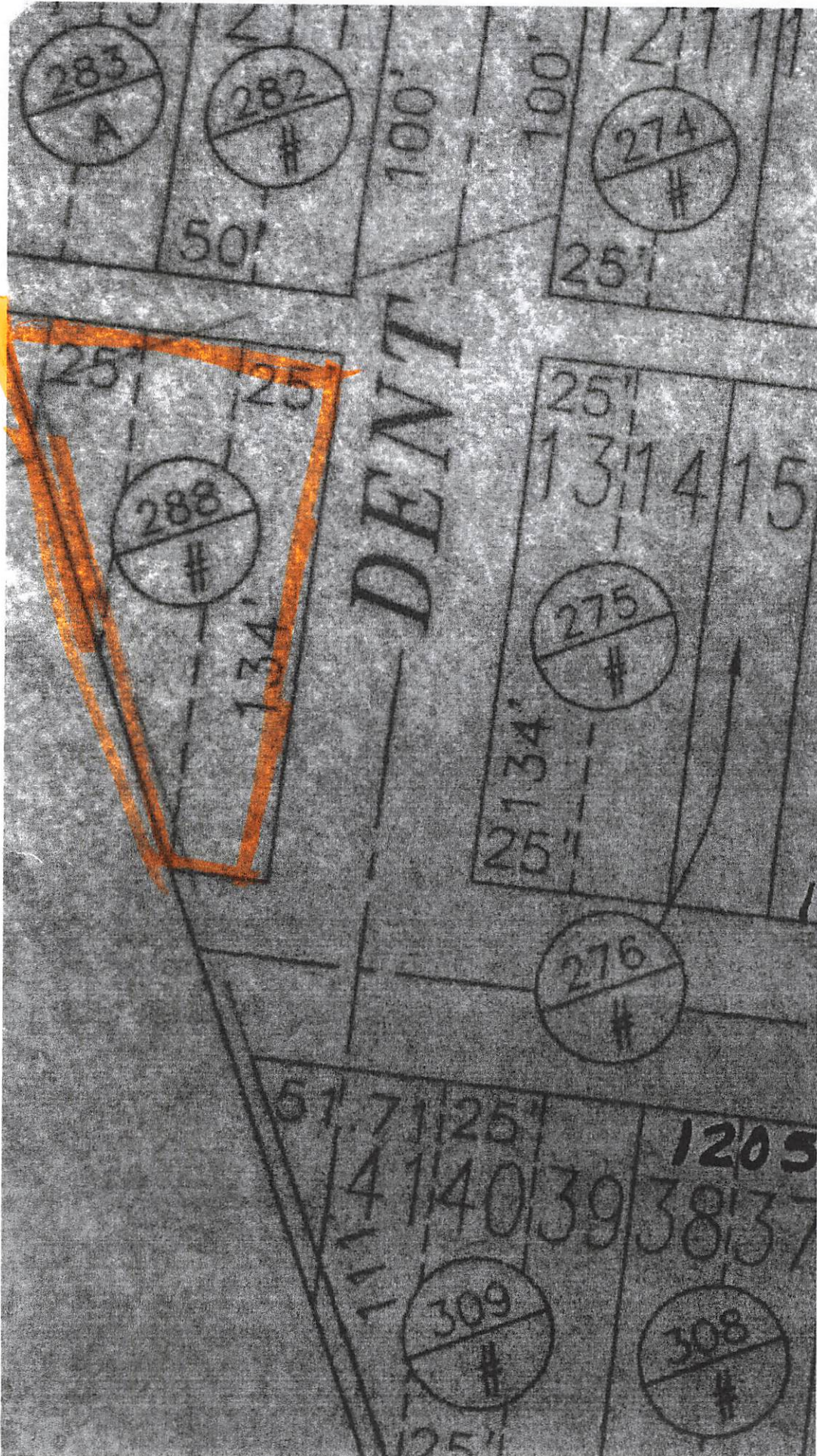
Thanks,

John Maine

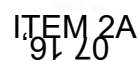


N. Dent

ITEM 2A



ITEM 2A





ITEM 2A



Property Information Search

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Disclaimer: This is not a legal document, no liability assumed. Map prepared from available data, for information only.

Please note: Submitted Preliminary Site Plan - Lighting Photometrics (43' Poles) can be reviewed upon request at Winslow City Hall.



BOARD OF ADJUSTMENT APPLICATION

ADDRESS OF SITE: TBD, NE corner of Frontage Road and Transcon Lane, Winslow, AZ

Applicant: Pascal Aughtry & Associates, PC **Phone:** [REDACTED]

Address: 937 E. Britton Road

City: Oklahoma City **State:** OK **Zip Code:** 73114

Owner of Property: Love's Travel Stops & Country Stores, Inc. **Phone:** [REDACTED]
(if different from applicant)

Address: P.O. Box 26210

City: Oklahoma City **State:** OK **Zip Code:** 73126

County Assessor's Parcel Number: 103-31-007C, -007D, & -007E **Zoning District:** C - Commercial

☒ **TYPE OF VARIANCE REQUESTED**

Ordinance Requirement: Please see attached

Your Request: Please see attached

☐ **APPEAL TO A DECISION**

Code section: _____

SIGNATURE

A handwritten signature in black ink, appearing to be "Pascal Aughtry", is written over a horizontal line.

DATE 8/13/24

Property Owner or Authorized Representative

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____

DATE: 9-23-24

RECEIPT NO. 88701

AMOUNT PAID: 250.00

CASH _____

CHECK NO. [REDACTED]

WRITTEN JUSTIFICATION: ف

AGENDA DATE _____

ITEM 2B

Variance Requested

Ordinance Requirement: 17.60.070 Exterior Lighting: Lights shall not be mounted higher than 25' above ground on either buildings or poles.

Your Request: Variance to allow lighting to be mounted at 43'-0" max in the truck parking area only. Due to the layout of the site, taller poles are needed to meet minimum lighting levels across the entire parking lot to ensure pedestrian safety.

September 19, 2024

City of Winslow
Attn: Community Development
21 N. Williamson Avenue
Winslow, AZ 86047

**Re: Love's Travel Stop #971
Winslow, AZ 86047**

To Whom It May Concern,

This submittal is for a variance request for the height of the exterior lighting poles at the new Love's Travel Stop in Winslow, AZ.

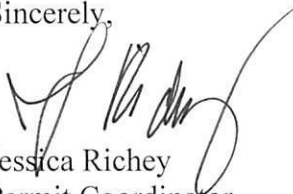
Enclosed are:

- One (1) Completed Board of Adjustment Application
- One (1) Check in the amount of \$250.00
- One (1) Site Photometric plan showing the lighting levels at the max. allowed height of 25'-0"
- One (1) Site Photometric plan showing the lighting levels at the requested height of 43'-0"

The Love's Travel Stop is open 24 hours a day, 7 days a week, 365 days a year.

Please feel free to reach out if I can be of assistance, my contact information is below. We look forward to hearing from you.

Sincerely,


Jessica Richey
Permit Coordinator
Pascal Aughtry & Associates

ITEM 2B



received
10-10-2024

BOARD OF ADJUSTMENT APPLICATION

ADDRESS OF SITE: 218 N. Williamson Ave. / 211 E. 3rd Street

Applicant: Dr. Melvin Gregory Hackler Phone: [REDACTED]

Address: 1201 N. Park Drive Winslow AZ [REDACTED]

City: Winslow State: AZ Zip Code: 86047

Owner of Property: same email: [REDACTED] Phone: [REDACTED]

(if different from applicant)

Address: _____

City: _____ State: _____ Zip Code: _____

County Assessor's Parcel Number: 103-17-078
103-17-079 Zoning District: Rt. 66 overlay

☒ TYPE OF VARIANCE REQUESTED

Ordinance Requirement: 14 parking spaces required for 218 Williamson and
the lot "were split" for 211 E. 3rd Street if

Your Request: Asking to allow 9 parking spaces for each property as well 1 handicapp
space totaling 10 spaces for each property

☐ APPEAL TO A DECISION

Code section: _____

SIGNATURE [Signature] DATE 10/10/2024
Property Owner or Authorized Representative

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____ DATE: _____ RECEIPT NO. _____

AMOUNT PAID: _____ CASH _____ CHECK NO. _____

WRITTEN JUSTIFICATION: ☐ AGENDA DATE _____

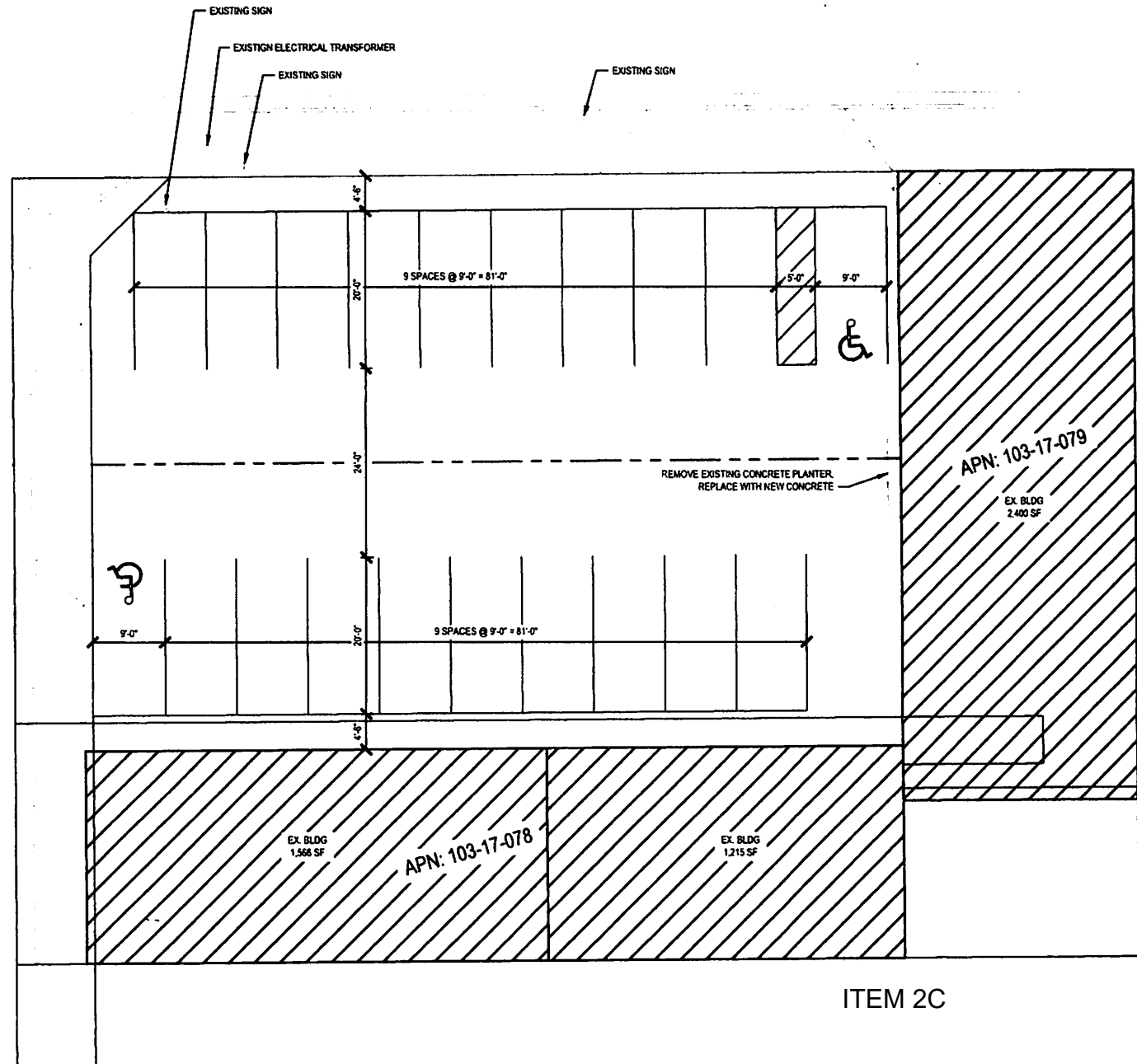
ITEM 2C

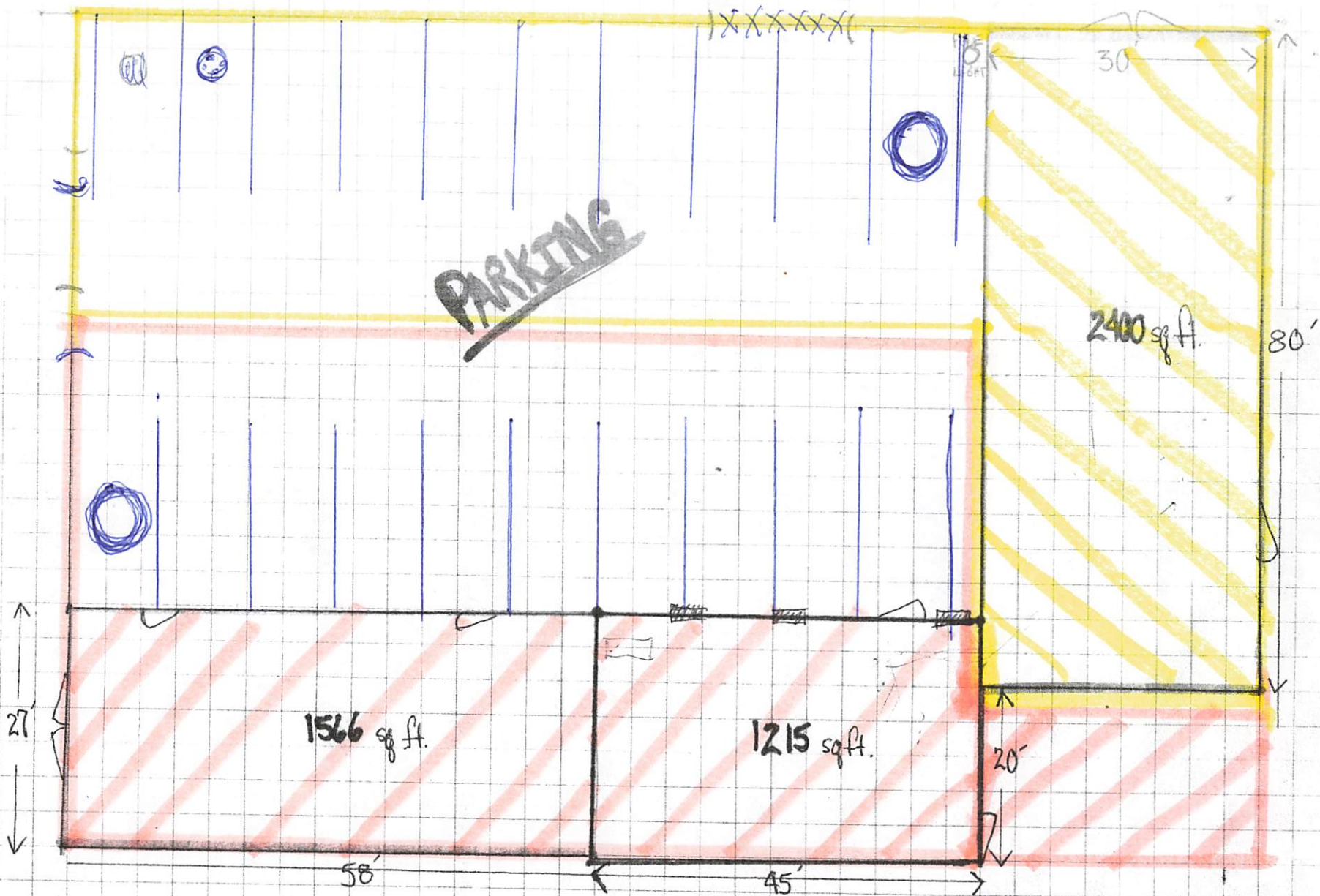
Parcel 103-17-078 is 218 Williamson Avenue and it does not have its own parking. At present parcel 104-17-079 ~~which~~ consists of the entire parking lot at the ~~corner~~ Southwest corner of Williamson and 3rd Street, and the building facing north at 211 E 3rd Street. I own both properties, however, if I, or my heirs would want to sell either of the building, there would be no parking for 218 Williamson Ave. I am requesting to be allowed to have 10 parking spaces for each building, considering there is no other option for parking, other than the city parking next to Centennial Park. However the 2 hr. parking regulation for those spaces are not enforced and the Chief Apartment tenants use it for permanent parking.

Considering these parcels are within the Rt-66 (2)
overlay, It would be logical to allow this
variance for future economic development and
expansion of 3rd Street into the "Downtown"
area in the future

Thank you

Dr. M. Gregory Hacker





ITEM 2C