

Minutes of the special meeting and public hearing of the Winslow Board of Adjustment held on Monday, January 22, 2025 at 6:00 P.M. in the City Hall Conference Room, 102 E. Third Street, 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 (Telephonically)
Michelle Stinson, City Attorney (Telephonically)
Marshall Larsen, City Inspector
Larrilynn Oso, Recording Secretary

Chairperson Pennington called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited and the invocation was given by Board Member Evans. Roll was called, all members were present. Let the record reflect that applicant for Item A, Mr. Nick Woods was present.

CALL TO THE PUBLIC

None.

DISCUSSION AND/OR ACTION TO APPROVE MINUTES OF THE NOVEMBER 18, 2024 SPECIAL MEETING & PUBLIC HEARING

Motion: Moved by Board Member Evans seconded by Board Member Pruett, to approve the meeting minutes of November 18, 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 to construct a 12' X 16' (192 SF) accessory utility shed in the front yard of the residence located at 411 East Maple Street, Winslow, AZ. identified as Parcel 13-17-320, Township 19, Range 16 E, Section 19. This variance is requested as construction of a utility shed in the front yard is not permitted by Winslow Municipal Code Chapter 17.36 Multi-Family Residence District, Section 17.36.050 Property Development Standards for Permitted Accessory Uses.**

Applicant Mr. Nick woods provided a summarization of his variance request to the Board, noting that the front yard of the residence is the only feasible space available for a storage shed. Mr. Woods also provided his reasons for the intended use of the storage shed.

The City Inspector read the Zoning Administrator recommendations for approval of this variance as follows:

1. Special conditions and circumstances exist on this property that are not applicable to other properties in this zoning district due to this property's small square footage and lack of a rear yard. This means that the literal interpretation of the zoning code would deprive appellant of rights commonly enjoyed by other properties in the zoning district. These conditions existed prior to the appellant purchasing the property, were not a result of the appellant's own actions, and the hardship caused by the literal interpretation of the zoning code would be more than a personal inconvenience or financial hardship.

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

In response to inquiry by Board Member Thompson, Mr. Woods clarified that if granted the variance, he plans to purchase a pre-manufactured storage shed that will closely match the basic color scheme and design of the home located on the property. There were no further questions or comments from the Board.

Motion: Moved by Board Member Pruett, seconded by Chairperson Pennington, to approve the variance requested by the applicant based upon that special conditions and circumstances existing on the property that are not applicable to other properties in the zoning district due to this property's small square footage and lack of rear yard.

After the Motion, but prior to the vote, the City attorney noted an addition to the original motion, citing that the Board adopts the findings of the City Inspector's Staff Report. The addition was acknowledged and the motion was amended to contain the statement.

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 Evans, to adjourn at 6:09 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