

Minutes of the special meeting and public hearing of the Winslow Board of Adjustment held on Monday, May 19, 2025 at 5:30 P.M. in the City Hall Conference Room, 102 E. Third Street, Winslow, Arizona.

MEMBERS PRESENT

Chairperson Pennington
Board Member Evans
Board Member Pruett

MEMBERS ABSENT

Board Member Harrison

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 5:30 p.m. The Pledge of Allegiance was recited and the invocation was given by Marshall Larsen. Roll was called, Board Member Harrison was absent. Let the record reflect that applicants for Item A, Mr. and Mrs. Jana and Jerron Jordan were present.

Motion: Moved by Board Member Evans, seconded by Board member Pruett to excuse Board Member Harrison. Motion passed unanimously with Chairperson Pennington and Board Members Evans and Pruett voting yes.

CALL TO THE PUBLIC

None.

DISCUSSION AND/OR ACTION TO APPROVE MINUTES OF THE JANUARY 22, 2025 SPECIAL MEETING & PUBLIC HEARING

Motion: Moved by Board Member Pruett seconded by Board Member Evans, to approve the meeting minutes of January 22nd, 2025 with noted correction to recommendation number five (5) of Commission Consideration and Action. Motion passed unanimously with Chairperson Pennington and Board Members Evans, and Pruett voting yes.

COMMISSION CONSIDERATION AND ACTION

- A. **Public Hearing and Discussion and/or Action regarding a request for variances for placement of a 12’X16’ (192 SF) shed in the south side yard of the residence located in the City of Winslow’s Multi-Family Residence District at 521 North Pope Avenue, Winslow, Arizona, more particularly identified as Navajo County Assessor’s Parcel No. 103-32-084B, situated in Sections 19 & 30, Township 19 N, Range 16 E, Gila and Salt River Meridian, City of Winslow, Navajo County. These variances are requested as construction of a utility shed in the side 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, and further, the proposed shed placement may encroach into the required 20-foot front yard setback.**

Chairperson Pennington provided a brief introduction of the item. Applicant Mrs. Jana Jordan added that if granted, the proposed shed will be constructed with strong, long-lasting materials or will be constructed from a pre-fabricated model that will match the color scheme of the home.

The City Inspector provided additional information on the existing housing structure and 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.

Motion: Moved by Board Member Evans, seconded by Board Member Pruett, to approve the variance requested by the applicant based upon and adopting the findings of the City Inspector's Staff Report. Motion passed unanimously with Chairperson Pennington and Board Members Evans and Pruett voting yes.

ADJOURNMENT

Motion: Moved by Board Member Pruett, seconded by Board Member Evans, to adjourn at 5:41 p.m. Motion passed unanimously with Chairperson Pennington and Board Members Evans, and Pruett voting yes.

Chairperson Pennington

ATTEST:

Larrilynn Oso
Recording Secretary