

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 Monday, June 23, 2025 at 5:300 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

MEMBERS ABSENT

STAFF

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

Chairperson Pennington called the meeting to order at 5:34 p.m. The Pledge of Allegiance was recited and the invocation was given by Board Member Evans.

Roll was called, all board members were present.

Let the record reflect that applicant for Item A, Mr. Steven Henling was present.

CALL TO THE PUBLIC

None.

DISCUSSION AND/OR ACTION TO APPROVE MINUTES OF THE MAY 19, 2025 SPECIAL MEETING & PUBLIC HEARING

Motion: Moved by Board Member Evans seconded by Board Member Pruett, to approve the meeting minutes of May 19th, 2025 as presented. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison and Pruett voting yes.

COMMISSION CONSIDERATION AND ACTION

- A. **Public Hearing and Discussion and/or Action regarding a request for variances from the front 20-foot setback and from the rear 20-foot setback of a property located in the City of Winslow's R-2 Two Family Residence District at 709 N. Douglas Avenue, Winslow, Arizona, more particularly identified as Navajo County Assessor's Parcel No. 103-16-044G, situated in township 19N, Range 15E, Section 24 Gila and Salt River Meridian, City of Winslow, Navajo County. These Variances are requested by the owner to allow the construction of a 68-foot wide by 32-foot deep single family residence on the property. The depth of the structure will not meet front and rear setbacks as required by the Winslow Municipal Code Chapter 17.32 R-2 Two Family Residence District, Section 17.32.030 Property Development Standards for Permitted Principal Uses.**

Chairperson Pennington provided a brief introduction of the item. Applicant Mr. Steven Henling provided clarification that the proposed structure when completed will be a single family home for sale. Discussion was had regarding the footage at the back of the house next to the Douglas Avenue 'oil ditch' and the applicant's future purchase of the lot next to the property to add for additional yardage to the home.

The City Inspector provided additional information on setbacks for the proposed 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, Harrison and Pruett voting yes.

ADJOURNMENT

Motion: Moved by Board Member Pruett, seconded by Board Member Evans, to adjourn at 5:44 p.m. Motion passed unanimously with Chairperson Pennington and Board Members Evans, and Pruett voting yes.

Chairperson Pennington

ATTEST:

Larrilynn Oso
Recording Secretary