

**Hearing Officer Meeting Minutes
July 27, 2023**

A meeting of the City of Yuma Hearing Officer was held on Thursday, July 27, 2023, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

HEARING OFFICER in attendance was Araceli Rodriguez.

CITY OF YUMA STAFF MEMBERS present included Jennifer Albers, Assistant Director of Planning; Amelia Domby, Senior Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-nunez, Assistant Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

Hearing Officer Araceli Rodriguez called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Hearing Officer Araceli Rodriguez approved the minutes of June 8, 2023.

PUBLIC HEARINGS

VAR-41462-2023: *This is a request by Carol Courreges for a variance to reduce the street side yard setback from 3 feet to 1 foot 6 inches for the placement of a 9 foot by 32 foot awning within the street side yard setback in the Recreation Vehicle Subdivision (RVS) District. The property is located at 5707 E. 32nd Street, Lot #1133, Yuma, AZ.*

Zenia Fiveash, Assistant Planner, summarized the staff report and recommended **Approval**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANTS REPRESENTATIVE

Carol Courreges, 5707 E. 32nd St. Lot #1133, Yuma AZ, was present and available for questions.

OPEN PUBLIC COMMENT

None

DECISION

Hearing Officer Araceli Rodriguez granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

VAR-41468-2023: *This is a request by Antonio Alcocer II for a variance to reduce the side yard setback from 6 feet to 3 feet 9 inches to legalize the placement an accessory structure 11 feet in height within in the Low Density Residential (R-1-6) District. The property is located at 1819 W. 17th Place, Yuma, AZ.*

Jennifer Albers, Assistant Director of Planning asked if the case could be moved to the end of the agenda to give the applicant time to appear at the hearing. **Hearing Officer Araceli Rodriguez** answered yes, and then continued to the next case.

VAR-41495-2023: This is a request by Dahl, Robins & Associates, Inc., on behalf of United Cerebral Palsy, for a Variance to reduce the street side yard setback along Orange Avenue from 15 feet to 0 feet for the construction of a new building and reduce the street side yard setback along Orange Avenue from 15 feet to 7 feet for the construction of a new parking lot, in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at the southwest corner of 8th Street and Orange Avenue, Yuma, AZ.

Guillermo Moreno-nunez, Assistant Planner, summarized the staff report and recommended **Approval**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANTS REPRESENTATIVE

Christopher Robins, on behalf of Dahl, Robins & Associates, stated that he was in agreement with Conditions of Approval in Attachment A, and then made himself available for questions.

OPEN PUBLIC COMMENT

None

DECISION

Hearing Officer Araceli Rodriguez granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

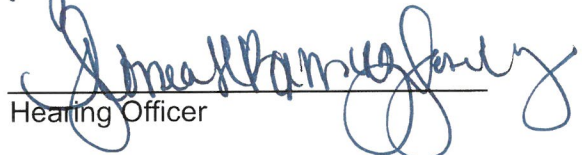
Hearing Officer Araceli Rodriguez then returned to case VAR-41468-2023.

Jennifer Albers, Assistant Director of Planning asked if the case could be continued to the next Hearing Officer meeting of August 10, 2023, due to the applicant not appearing at the hearing.

Hearing Officer Araceli Rodriguez continued case VAR-41468-2023 to the next Hearing Officer meeting of August 10, 2023.

Hearing Officer Araceli Rodriguez adjourned the meeting at 9:42 a.m.

Minutes approved and signed this 10th day of August, 2023.


Hearing Officer