

**Hearing Officer Meeting Minutes
November 9, 2023**

A meeting of the City of Yuma Hearing Officer was held on Thursday, November 9, 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; Meredith Burns, Assistant Planner; Emily Hart, 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 September 28, 2023, with a correction as noted.

PUBLIC HEARINGS

VAR-41340-2023: *This is a request by Chris and Pauline Hayes, on behalf of Chris and Pauline Hayes, and Marie H. Miller, for a Variance to reduce the minimum side yard setback from 5 feet to 3 feet, the rear yard setback from 7 feet to 4 feet 4 inches, and increase the maximum lot coverage from 45% to 52% in the Manufactured Housing Subdivision (MHS) District, for the property located at 2045 S. Roadrunner Avenue, Yuma, AZ.*

Amelia Domby, Senior Planner, summarized the staff report and recommended **Denial**.

QUESTIONS FOR STAFF

Hearing Officer Araceli Rodriguez referred to a picture on page 12 of the Staff Report, and then asked if the shed in question was the one with no door. **Domby** replied yes. **Hearing Officer Araceli Rodriguez** then asked if there was another shed on the property prior to this one. **Domby** answered yes, but the shed was torn down due to termite damage. **Hearing Officer Araceli Rodriguez** asked if the old shed had been built without building permits. **Domby** replied that she did not find any record of the shed because the subdivision was developed by Yuma County.

APPLICANT/APPLICANTS REPRESENTATIVE

Chris and Pauline Hayes, 2045 S. Roadrunner Avenue, Yuma, AZ, Chris Hayes stated that the property had been purchased from his in-laws and was in disrepair. **Chris Hayes** went on to say that he was not aware that building permits were needed to construct a new shed. **Pauline Hayes** stated that the new shed was located in the same area of the old one.

Hearing Officer Araceli Rodriguez asked when the property was purchased. **Pauline Hayes** replied the property was purchased in 2021, and that they did not know that permits were required. **Pauline Hayes** went on to say that the neighbors were not in opposition of the new shed. **Hearing Officer Araceli Rodriguez** stated that the shed may have been built while under the Yuma County jurisdiction, but now the subdivision is now under the City of Yuma and will need new building permits.

PUBLIC COMMENT

Vicky Bever, 2144 S. Whitewing Avenue, Yuma, AZ, stated that she was the President of the Del Oro Mobile Estates Homeowners Association, and then stated that the shed had been approved by the association and was a nice addition to the property.

