

**Hearing Officer Meeting Minutes
December 14, 2023**

A meeting of the City of Yuma Hearing Officer was held on Thursday, December 14, 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; Meredith Burns, Assistant Planner; Emily Hart, Assistant City Attorney and Lizbeth Sanchez, 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 November 9, 2023.

PUBLIC HEARINGS

VAR-41952-2023: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Esteban Gonzalez-Rodriguez for a variance request to reduce the south, west & east street side yard setback from 15 feet to 0 feet to build a new office building in the General Commercial/Bed & Breakfast/Infill Overlay (B-2/BB/IO) District, for the property located at 899 S. Orange Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Hearing Officer Araceli Rodriguez referred to the photos in the Staff Report, and then asked if the buildings in the pictures were on a separate parcel. **Fiveash** replied yes. **Hearing Officer Araceli Rodriguez** asked for confirmation if the parcel in question was vacant. **Fiveash** answered yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Christopher Robins, 1560 S. 5th Avenue, noted the difficulty developing due to the size and shape, and then made himself available for questions.

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-41966-2023: *This is a request by Brittani Lee, on behalf of T3AZ LLC, for a Variance to reduce the minimum lot width from 50' to 49' for a new parcel in the Low Density Residential/Infill Overlay (R-1-6/IO) District for the property located at 381 S. 7th Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Hearing Officer Araceli Rodriguez asked if the Variance request was associated with a Lot Split application. **Domby** replied yes, then stated that if the Variance was approved the applicant would proceed with the Lot Spit process. **Hearing Officer Araceli Rodriguez** then asked if the parcels A & B were currently one parcel. **Domby** answered yes.

APPLICANT/APPLICANTS REPRESENTATIVE

Ana Ortega, 357 S. 7th Avenue, stated that she did not oppose the proposed project.

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 adjourned the meeting at 9:41 a.m.

Minutes approved and signed this 11 day of January, 2024.



Hearing Officer