COCONINO COUNTY
BOARD OF ADJUSTMENT

Minutes - Meeting of September 17, 2019 at 3:00pm

Thomas Auditorium
2500 N. Fort Valley Road, Building 1
Flagstaff, Arizona

MEMBERS PRESENT
Dianne Patterson, Chairperson
John McCartney
Craig Bearchell
Chris Wannie

MEMBERS ABSENT

COUNTY STAFF PRESENT
Zach Schwartz, Senior Planner
Marty Hernandez, Recording Secretary
Aaron Lumpkin, County Attorney

Chair Patterson called the meeting to order at 2:58PM.

I. APPROVAL OF MINUTES

The first item on the Agenda was approval of the Minutes from August 20, 2019.

MOTION: Mr. Bearchell moved to approve the Minutes of August 20, 2019 as written.
SECOND: The Motion was seconded by Mr. McCartney.
VOTE: The Minutes were approved unanimously.

II. PUBLIC HEARINGS

The next item on the Agenda was Case No. VAR-19-005.

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report. Staff recommends approval with the two conditions in the staff report.

APPLICANT: Christy Wulbrecht, 2055 E. La Jolla Drive, Tempe, AZ 85282, agreed with the staff report and her intent was to bring the new deck up to code.
PUBLIC: No one from the public was present to speak.
BOARD: The Board began their discussion.
Ms. Patterson appreciated the extremely thorough packet. Mr. Wannie stated the deck plans looked good. Mr. Bearcull asked if the piers were inside the property line. Mr. Greg Schuster, a representative with Ms. Wulbrecht, stated the piers were inside the line and the cantilevered corner would come back into the property. Ms. Patterson asked about other modifications that would be needed. Mr. Schwartz was unsure but would make sure anything modified would meet code requirements. Mr. Bearcull pointed out in Recommendation #1, that the second sentence was a duplicate and should be removed. It was noted that the staff report would be corrected. Mr. Wannie asked if the plans submitted were the final. Mr. Schwartz stated the plans were preliminary and may be modified. All commissioners could make the findings.

**MOTION:** Mr. McCartney made the motion to approve VAR-19-005 with the 3 recommended conditions.  
**SECOND:** Mr. Wannie seconded the Motion.  
**VOTE:** The Motion was unanimously approved.

The meeting adjourned at 3:17PM.

[Signature]
Chairperson, Board of Adjustment

**ATTEST:**

[Signature]
Secretary, Board of Adjustment

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