

**MINUTES
ORO VALLEY BOARD OF ADJUSTMENT
REGULAR SESSION
OCTOBER 25, 2011
COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

[CALL TO ORDER AT OR AFTER 3:00 PM](#)

Chairman Fields called the meeting to order at 3:00 p.m.

[ROLL CALL](#)

PRESENT: Jimmy Fields, Chairman
Paul Parisi, Vice-Chair
Mike Zinkin, Member

EXCUSED: Jeremy Christopher, Member
Sandra Hoy-Johnson, Member

[MINUTES: Approval of the May 24, 2011, minutes](#)

MOTION: A motion was made by Member Zinkin and seconded by Vice-Chair Parisi to approve the May 24, 2011, BOA minutes.

MOTION carried, 3-0.

AT THE CALL OF THE CHAIR, AGENDA ITEMS MAY BE TAKEN IN ANY ORDER, AS DEEMED APPROPRIATE.

PUBLIC HEARING:

1. [Request for variance for property located at 125 W. Lambert Lane](#)

Chairman Fields swore in the applicant, Dr. Bernard M. Chaudoir.

Dr. Chaudoir said he was not aware of the need for a variance until he was notified by the Town. Dr. Chaudoir stated that if the porch was removed, it would reduce the home value and cause a financial hardship. He mentioned that the property was unique in shape and the porch did not affect the neighbors.

Member Zinkin asked if he was given a disclosure statement when the home was purchased. Dr. Chaudoir said he did not recall.

Member Parisi asked him if he knew when the home had been built. Dr. Chaudoir estimated the home was built in 1994, with the pool and porch added in 2001.

Karen Berchtold, Senior Planner, presented the following:

- Location Map
- Zoning Map
- Aerial Map
- Topography
- Variance Request
- Irregular Lot: Rear Lot Line
- Site Photos
- Staff Analysis: Location
- BOA Findings

Chairman Fields asked why this zoning violation did not come to the Town's attention prior to the sale of the home. Joe Andrews, Chief Civil Deputy Attorney, responded that the Town attempted to notify the previous owner, but the notice was returned as undeliverable.

Chairman Fields opened and closed the public hearing with no speakers.

Dr. Chaudoir added that the Planning Division said there was a permit on file for the pool. Dr. Chaudoir gave the Board a letter from his neighbor supporting the variance.

MOTION: A motion was made by Vice-Chair Parisi and seconded by Member Zinkin to approve the variance of OV1011-07.

Vice Chair Parisi said that through no fault of the owner, the covered patio was built and did not interfere with the neighbors. Vice Chair Parisi mentioned that the owner would have to obtain a building permit which would verify that building safety requirements are met.

MOTION carried, 3-0.

2. [Planning Division Manager Update](#)

David Williams, Planning Division Manager, gave the following updates:

- Board vacancies
- Implemented permits for A-frame signs and outdoor displays
- Community Academy Classes
- Rancho Vistoso Planned Area Development (PAD) amendment case continued to the Town Council meeting on 11/16/11

- Series of public hearings in November on General Plan Amendments
- Neighborhood meeting, 10/25/11, regarding the General Plan Town of Oro Valley planning area
- Neighborhood meeting, 10/27/11, on proposed LA Fitness site

ADJOURNMENT

MOTION: A motion was made by Member Zinkin and seconded by Vice-Chair Parisi to adjourn the BOA meeting at 3:24 p.m.

MOTION carried, 3-0.

Prepared by:

Suzanne Molinar
Recording Secretary

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Town of Oro Valley Board of Adjustment of Oro Valley, Arizona held on the 25th day of October, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2011.