

**MINUTES  
ORO VALLEY BOARD OF ADJUSTMENT  
REGULAR SESSION  
JANUARY 24, 2012  
ORO VALLEY COUNCIL CHAMBERS  
11000 N. LA CAÑADA DRIVE**

**CALL TO ORDER AT OR AFTER 3:00 PM**

Tobin Rosen, Town Attorney, began the meeting at 3:00 p.m., and announced that a motion was needed to select a chairman for the meeting.

**MOTION:** A motion was made by Member Dankwerth and seconded by Member Bohl to place William Adler as Chairman of today's BOA meeting.

**MOTION** carried, 3-0.

**ROLL CALL**

**PRESENT:** William Adler, Chairman  
John Bohl, Member  
Helen Dankwerth, Member

**EXCUSED:** Jeremy Christopher, Member  
Mike Zinkin, Member

**ORDER OF BUSINESS**

**MINUTES: APPROVAL OF THE DECEMBER 20, 2011, MINUTES**

**MOTION:** A motion was made by Member Bohl and seconded by Member Dankwerth to continue the approval of the December 20, 2011 minutes to the February 28, 2012 BOA meeting.

**MOTION** carried, 3-0.

**PUBLIC HEARING:**

1. Request for a variance to allow an accessory structure to be closer to the front lot line than the main building, for property located at 9380 N. Calle El Milagro.

Del Steinbronn, applicant, provided an overview of his variance request; photos of the proposed structure; a view from Calle El Milagro; property zoning; a special circumstance and necessity of the variance; phases; an aerial map and

scale view of property; a plot view of Linda Vista Citrus Tracts and photos from neighboring properties. Mr. Steinbronn added information regarding his daughter's medical condition.

Valerie Steinbronn, applicant's daughter, explained the farming process in connection with the Community Food Bank and Farmer's Market.

Karen Berchtold, Senior Planner, presented an overview of the following:

- Applicant's Request
- Location and Zoning Maps
- Variance Request
- Site Photos
- Staff Analysis and BOA Findings

Chairman Adler opened the public hearing.

Sam Minter, Oro Valley resident, spoke in favor of the variance.

Maryann Adamcin, Oro Valley resident, spoke in favor of the variance.

Chairman Adler closed the public hearing.

**MOTION:** A motion was made by Member Dankwerth and seconded by Member Bohl to approve the request for a variance to allow an accessory structure to be closer to the front lot line than the main building, for property located at 9380 N. Calle El Milagro, with the condition that an additional row of trees be planted against the west or front side of the property to provide for more substantial foliage screening from the road.

**MOTION** carried, 3-0.

#### \*ELECTION OF BOARD OF ADJUSTMENT OFFICERS

**MOTION:** A motion was made by Member Bohl and seconded by Member Dankwerth to continue the Election of Board of Adjustment Officers to the February 28, 2012 BOA meeting.

**MOTION** carried, 3-0.

2. [Request for a variance to allow an accessory structure to be closer to the front lot line than the main building, for property located at 2553 W. Owl Vista Place.](#)

Pat Dinning, applicant, presented information on his request; the need and location of the garage; reviewed the findings to meet the 5 criteria; and site photographs.

Marlis Dinning, applicant, commented on the plat map and direction of the homes on Owl Vista Place in determining the front property line.

Ms. Berchtold presented an overview of the following:

- Applicant's Request
- Location and Aerial Maps
- Topography/Drainage
- Site Photos
- Garage Plans/Possible Locations
- Staff Analysis and BOA Findings

Chairman Adler opened the public hearing.

David Davis, not an Oro Valley resident, spoke in favor of the variance.

Chairman Adler closed the public hearing.

Mr. Dinning added that provisions were made for access to the properties located directly north and south.

**MOTION:** A motion was made by Member Bohl and seconded by Chairman Adler to approve the request for a variance to allow an accessory structure to be closer to the front lot line than the main building, for property located at 2553 W. Owl Vista Place.

Chairman Adler made a recommendation that the Planning and Zoning Commission consider a revision to the Zoning Code with regard with the placement of accessory buildings.

**MOTION** carried, 2-1 with Member Dankwerth opposed.

### 3. [Planning Division Manager Update](#)

David Williams, OV Planning Division Manager, updated the Board on the following:

- Proposed LA Fitness Facility
- Town Council Public Budget Session
- Community Outreach Program

## **ADJOURNMENT**

**MOTION:** A motion was made by Member Dankwerth and seconded by Member Bohl to adjourn the BOA meeting at 4:54 p.m.

**MOTION** carried, 3-0.

Prepared by:

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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 24th day of January, 2012. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.