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AGENDA

CITY OF SEDONA BOARD OF ADJUSTMENT

PUBLIC HEARING FRIDAY, DECEMBER 2, 2011, 1:00 P.M.

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Sedona Board of Adjustment and to the general public that the Board of Adjustment will hold a public hearing open to the public on **Friday, December 2, 2011, at 1:00 p.m.**, at City Hall in the Vultee conference room located at 106 Roadrunner Drive, Sedona, Arizona.

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call.
2. Approval of minutes for the following meetings:
September 21, 2011
3. CONSIDERATION OF THE FOLLOWING REQUEST(S) THROUGH PUBLIC HEARING PROCEDURES:
 - A. Discussion/possible action regarding a request for a variance to expand an existing garage that encroaches into the required front yard setback in the RS-36 (Single-family Residential) zoning district. The applicant is requesting to expand the existing single car garage into a two-car garage. The subject property is located at 995 E. Park Ridge Drive, Sedona Arizona, and is also identified as Assessor's Parcel Number 401-05-008D. A general description of the area affected includes but is not necessarily limited to the area south of East Park Ridge Drive, between Jordan Road and Thompson Trail.

Appellant: Al & Jodie Filardo
Case Number: V11-2
 - B. Discussion/possible action regarding a request for a variance to construct a single-car carport within the required front setback in the RS-10a (Single-family Residential) zoning district. The subject property is located at 45 Pierce Drive and is further identified as Assessor's Parcel Number 408-28-182A. A general description of the area affected includes but is not necessarily limited to the area east of the intersection of Pierce Drive and Essex Avenue.

Applicant: A. Rinzai Zwerin
Case Number: V11-3

- C. Discussion/possible action regarding a request for a variance to construct a two-car garage within the required front setback in the RS-10b (Single-family Residential) zoning district. The subject property is located at 49 Prochnow Road and is further identified as Assessor's Parcel Number 401-20-005. A general description of the area affected includes but is not necessarily limited to the area south of Prochnow Road, between Cypress Lane and Abbott Road.

Applicant: Mitch Head & Nancy Clark
Case Number: V11-4

- D. Discussion/possible action regarding a request for a variance to exceed the maximum freestanding sign height limit for one existing and two new proposed signs for the Verde Valley Medical Center located in the PD (Planned Development) zoning district. The applicant is requesting the additional height so that visibility issues caused by terrain and vegetation can be improved for the emergency services provided by the medical center. The subject property is located at 3700 West S.R. 89a and is further identified as Assessor's Parcel Numbers 408-11-402A and 408-11-402F. A general description of the area affected includes but is not necessarily limited to the area north of the intersection of S.R. 89a and Foothills Drive South.

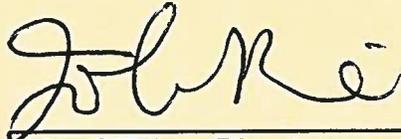
Applicant: Verde Valley Medical Center
Case Number: V11-5

4. Adjournment.

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Board of Adjustment meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Note: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Board of Adjustment and to the general public that the Board of Adjustment will hold the above open meeting. The Board of Adjustment may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) for discussion and consultation for legal advise with the City Attorney.

The City Hall Vultee conference room is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made twenty-four hours prior to the meeting.



John O'Brien, Director
Department of Community Development



Joel Gilgoff, Chairman
Board of Adjustment

Posted Date: _____ Time: _____ By: _____