



**AGENDA
TOWN OF CAMP VERDE
BOARD OF ADJUSTMENTS & APPEALS
473 MAIN STREET, SUITE 106, CAMP VERDE, AZ 86322
TUESDAY, APRIL 11, 2023, AT 3:00 PM
REGULAR SESSION**

Zoom Meeting Link:

<https://us06web.zoom.us/j/87560602272?pwd=c0crME9BVzhjRkxvZXI0cjR1RU5JZz09>

Meeting ID: 875 6060 2272

Passcode: 664881

1. **Call to Order**
2. **Roll Call** – Buck Buchanan, Vice Chairman; BJ Davis; Tanner McDonald; Jeremy Brady; Rodney Corbin
3. **Pledge of Allegiance**
4. **Election of Officers** – Election of new Chair and Vice Chair
5. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Board so requests.
 - a. **Set Next Meeting, Date and Time** – May 9, 2023, at 3:00 pm
6. **Call to the Public for items not on the agenda:** Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Board from taking any action on items not on the agenda, except to set them for consideration for a future date.
7. **Public Hearing followed by Discussion, Consideration and Possible Approval of a Variance to encroach into the rear yard setback from 25' to approximately 11'.** Staff Resource: John Knight

Applicant/Owner: Justin Chambers
Parcel: 404-13-383
Zoning: R1-10
Address: 4732 E Cripple Creek Drive

- Staff Comments
- Public Hearing Open
- Public Hearing Closed
- Board Discussion

8. **Board Informational Reports:** Individual Board members may provide brief summaries of current events and activities. Summaries are strictly for the purpose of informing the public. The Board will have no discussion, consideration nor act on any such item, except an individual Board member may request an item be placed on a future agenda.
9. **Staff Comments**
10. **Adjournment**

Please note: Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with Staff prior to a meeting for copies of supporting documentation that may have been unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the Handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Community Development Office.

CERTIFICATION OF POSTING OF NOTICE

*The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde
and Basha on*

*April 4, 2023 (date) at 10:00 (time) in accordance with the statement filed by the Camp Verde Town Council with
the Town Clerk*

(signed) _____ Cory L Mulcaire _____ (print name and title) Cory Mulcaire, Planner



Agenda Report Form – Section I

Meeting Date: Tuesday April 11, 2023

Consent Agenda Decision Agenda Executive Session Requested

Presentation Only Action/Presentation Work Session

Requesting Department: **Community Development**

Staff Resource/Contact Person: **John Knight, Director**

Agenda Title: Discussion, Consideration and Possible Approval of a Variance to encroach into the rear yard setback for APN 404-13-383, 4732 E Cripple Creek Drive Camp Verde, Arizona.

List Attached Documents:

- Exhibit A:** Letter of Intent
- Exhibit B:** Application
- Exhibit C:** Current Zoning
- Exhibit D:** Site Plan
- Exhibit E:** Legal Description
- Exhibit F:** Letter to 300' Radius from Town
- Exhibit G:** Letter and photographs from Contractor
- Exhibit H:** Letters of support signed by neighbors.

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 20 minutes

Reviews and comments Completed by:

Town Manager: N/A Department Head: **John Knight, Director**

Town Attorney Comments: Risk Management: N/A

Finance Department: N/A

Summary: Clint Brown, on behalf of property owner, Justin Chambers, has requested a Variance to allow a reduction in the required rear yard setback from 25 feet to approximately 11 feet. The purpose of the variance is to allow an unpermitted addition to be brought into compliance with the Town of Camp Verde Zoning Ordinance.

Property Information:

Parcel: 404-13-383
Zoning: R1-10; Residential (Residential: Single Family, 10,000 square foot lot minimum)
Acreage: 0.20 Acres (8,712 Square Feet), legal nonconforming parcel
Address: 4732 East Cripple Creek Drive
Ownership: Justin Chambers

Zoning District	R1-10
Minimum Lot Area (square feet)	10,000 square feet
Minimum Width OR Depth (feet)	80'
Maximum Bldg Ht (stories)	2
Maximum Bldg Ht (feet)	30'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	25' (variance request is for approximately 11')
Minimum Side Yard Interior (feet)	7'
Minimum Side Yard Exterior (feet)	10'

Background: In January 2022, Mr. Chambers purchased the property located at 4237 East Cripple Creek Drive, Camp Verde, Arizona. There was a building permit for a single-family residence and a detached garage that was permitted and in built in 1998 and 2000.

In 2011, the previous owner attached the two structures with an additional living space. This addition was built without permits from the Town of Camp Verde and in turn, made the garage a nonconforming structure because it is now considered part of the “primary structure” and no longer meets the required setback of 25’ from the rear.

In March of 2022, Community Development Director John Knight and Building Official Roxanne Jasman conducted an on-site inspection of the property. After the inspection, Mr. Chambers was advised that the structure (only partially completed at that time), was not permitted, and did not meet the required setbacks. At that time, Mr. Chambers was given the option to either demo the back portion of the building to meet the setback requirements or apply for a variance. In addition, any portion of the structure that was allowed to stay would have to be properly permitted and a licensed tradesman or possibly an engineer, would need to evaluate the work that had already been done.

On December 14, 2022, a code violation case was opened on the property when it was discovered that Mr. Chambers completed the project addition without approval of a variance, and without obtaining the proper building permits. Mr. Chambers was informed during a conversation with John Knight and Roxanne Jasman, that he had the same two options: 1) demo the back of the addition, to detach it from the garage, that is within the required setback, or 2) apply for a

variance, which may or may not be approved. Mr. Knight also informed Mr. Chambers that if approved, he would then need to apply for the proper building permits and provide the required documentation for the unpermitted work that was completed. A violation letter was sent to Mr. Chambers on December 15, 2022.

On February 22, 2023, Mr. Chambers applied for a variance.

Request: Mr. Chambers is requesting a variance to allow the now attached garage to be considered as detached because it and the unpermitted addition have “separate” walls, which if the roof and addition were removed, would allow the garage to remain standing as a detached structure (this is how it was permitted and originally constructed). This variance would allow his structure to encroach into the rear setback as a “detached accessory structure.”

The Following Have Been Completed By Staff:

- Applicant formally requested a Variance with all the accompanying documentation, accepted February 27, 2023 (Exhibit B).
- Community Development Staff mailed out forty-four (44) letters to property owners within three hundred (300) feet of the subject parcel on March 7, 2023. This letter advised the neighbors of the Board of Adjustment meeting date, time and location (Exhibit E).
- Notice of Hearing was placed in the Bugle newspaper on March 22, 2023, and March 26, 2023, by Community Development Staff.
- Notice of Public Hearing was posted on the Town bulletin board, Bashas public bulletin board, posted on the site and the Town website in accordance with the requirements of the Zoning Ordinance and Arizona Revised Statutes.

Relevant Sections of Planning and Zoning Ordinance and Definitions that Apply:

- **Section 301.2.c.2-3**
 - 2) An attached open porch, balcony or carport may project no more than 10 feet into any required rear yard (but no closer than 10 feet from any common lot boundary).
 - 3) A detached accessory structure may be placed in a required rear yard provided it does not:
 - a) Encroach upon the end quarter of a through lot, or double frontage lot
 - b) Be nearer the side property line of the front half of any adjacent lot than the required side yard of such lot.
 - c) No portion of an accessory building to be used for dwelling or sleeping purposes shall be nearer any property line than is allowed for a principal building.
 - d) Except that none of these provisions for detached accessory buildings shall prohibit their construction in a location farther than 75 feet from any lot boundary.
- **BUILDING:** A structure having a roof supported by columns or walls; or any structure used or intended for supporting or sheltering any use or occupancy.

-ACCESSORY: A subordinate structure, either attached or detached from the principal or main building or use occupied or devoted to a use incidental to the principal use.

-ATTACHED: A building which has a party wall or a common wall with another building.

-CLOSED: A structure completely enclosed by a roof, walls and doors on all sides facing the perimeter of a lot.

-CLUSTER: A technique in which attached or detached dwelling units are grouped relatively close together, leaving open spaces as common areas.

-COMMUNITY: A public or quasi-public building used for community activities of an educational, *recreational*, or public services nature.

-DETACHED: A building having no party wall or common wall with another building.

- **CARPORT:** A roofed structure to provide space for the parking or storage of motor vehicles and enclosed on not more than three sides.

- **GARAGE:**

-PRIVATE: An accessory building occupied primarily by the passenger motor vehicles of the families residing on the same lot. This may include one commercial vehicle under five-ton capacity. Non-commercial vehicles of persons not residing on the lot may occupy up to one-half the capacity of such garage.

Approval Criteria per Town Ordinance, Section 602, A. and B.:

Zoning matters decided by the Board of Adjustment and Appeals are intended to apply to specific properties or actions. Such decisions are not regarded as strict precedents; however, they may be considered in future matters under similar circumstances.

A. Variances

1. A variance from the Planning and Zoning Ordinance shall not be granted by the Board unless and until a public hearing has been conducted pursuant to Section 602. C, and until the property owner in a written appeal and at the public hearing demonstrates and the Board finds that all criteria required by subsections a. through e. have been met:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same District.

Staff Response: It's possible that this criterion could be met based on the minimum lot size and non-conforming status of the lot. The minimum lot size in this zoning district is 10,000 square feet. The subject property is 8,700 square feet.

- b. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance.

Staff Response: The literal interpretation of the provisions of the Zoning Ordinance do not deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance. There are many other properties in town with smaller lot sizes that are able to meet the setback requirements.

- c. That the alleged hardships caused by literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship and do not result from actions that are self-imposed or for economic gain by the applicant.

Staff Response: All of the alleged hardships caused by literal interpretation of the provisions of the Zoning Ordinance do not include more than a personal inconvenience and financial hardship and do result from actions that are self-imposed and are for economic gain by the applicant. The applicant states in his letter of intent that, "I am a resident of Cornville and seek out local single-family properties for investment, rehabilitation, and resale."

- d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures or buildings in the same District.

Staff Response: Granting the requested variance will set a precedence that could apply to other properties in Verde Lakes and throughout town. This could confer upon the applicant special privilege that are denied by to the Zoning Ordinance to other lands, structure or buildings in the same District.

- e. That granting the variance requested will not interfere or injure the rights of other properties in the same District.

Staff Response: The variance requested will not interfere with or injure the rights of other properties in the same District.

2. The Board MAY NOT:

- a. Make any changes in the uses permitted in any zoning classification or zoning District or make any changes in the terms of the Zoning Ordinance, provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.

Staff Response: Granting of this Variance will not make any changes to uses permitted in this zone or district, but it will make changes to the terms of the Zoning Ordinance in regard to allowed setback in this district for a dwelling unit.

- b. Grant a variance if the special circumstances applicable to the property are self-imposed by the owner.

Staff Response: In March of 2022, Mr. Chambers was notified verbally and in writing that he had two options: 1) he could unfinished addition from the garage or 2) he could apply for a variance. Instead, he completed the addition without obtaining a building permit or applying for a variance. Therefore, the special circumstances applicable to the property are self-imposed.

Staff Analysis:

Staff's opinion is that only one or two of the criteria could potentially be met. These include the criteria related to special conditions (1.a.) and interfering with the rights of other properties (1.e.). Note that in order to approve a variance, the BOA must find that ALL of the criteria can be met.

It should also be noted that, the property owner purchased the property knowing that there was an issue with the rear setback. The owner subsequently completed the addition, without permits, creating "special circumstances applicable to the property that are self-imposed" (2.b.). By granting this variance, the BOA could be setting a precedence for other properties that do not want to meet the standards in the Zoning Ordinance.

Other Options Presented to the Applicant:

- Reconstruct the addition so that it is not physically connect to the garage (which is considered an accessory building).
- Initiate a Code Amendment to allows attached accessory structures to have the same setbacks as a detached accessory structure.
- Request a Formal Interpretation from the Community Development Director related to how the setbacks are determined.
- Add another wall between the garage and addition so that the structures are no longer attached and stand independently. The code defines an attached building as having a "party wall or a common wall with another building".

Staff Recommendation:

Staff recommends denying this variance based on inability to comply with the above referenced criteria.

Neighborhood Comments:

The Community Development office received multiple letters of support that were signed by neighbors. (Exhibit H).

The Community Development office received a letter attesting to the quality of construction from Ray Smith, a licensed contractor with K-Squared Development Inc. (Exhibit G).

Recommended Action (Motion): Motion to deny a variance request by owner Justin Chambers, to allow encroachment into the 25' setback on parcel 404-13-383, located at 4237 E Cripple Creek Drive, Camp Verde, Yavapai County, Arizona.

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Owner: Justin Chambers
Date: February 23, 2023

Letter of Intent

To Whom It May Concern:

My name is Justin Chambers. I am a resident of Cornville and actively seek out local single family properties for investment, rehabilitation and resale. I am proposing to process an Application For Variance seeking issuance of a Variance by the Town of Camp Verde at the home I own located at 4237 E. Cripple Creek Drive, Camp Verde, Arizona (the "Subject Property"), to address two matters:

- 1) Allow for a modification of the current rear yard setback requirements of 25 feet (25') for a primary residence to allow for continued location of the existing garage on the subject property, which is currently approximately 11'3" +/- from the rear boundary of the parcel;
- 2) Allow for issuance of necessary building permits for an existing 541 square foot structure that was previously constructed by a prior property owner in approximately 2011-2012, the effect of which construction was to physically attach the current home at the Subject Property to the existing garage at the Subject Property. The structure will require issuance of an "as-built" permit (or something similar) for the structure. In addition, since purchasing the Subject Property on January 13, 2022, I have caused to be constructed additional interior electrical and finish improvements to the structure, which improvements will require further inspection by the Town of Camp Verde and issuance of necessary building permits to ensure the structure and interior improvements do not pose a health or safety risk to occupants or guests/invitees.

I purchased the Subject Property on January 13, 2022. At that time, the Subject Property consisted of an existing home and existing detached garage, constructed in approximately 1998-2000. As mentioned above, these two detached structures were later attached by a prior owner in 2011-2012. Apparently, this was completed without the benefit of a building permit. The effort to "attach" these two previously "detached" structures had the effect of turning them into one "attached" primary dwelling structure. Under current Camp Verde Development Code guidelines, the effect of this is to change the applicable rear yard setbacks from those applying to a detached secondary-use structure (7 feet) to an attached "primary use" dwelling structure (25

February 23, 2023
Page Two

feet). This is so even though the location of the garage building has not changed since the garage building was constructed in approximately year 2000.

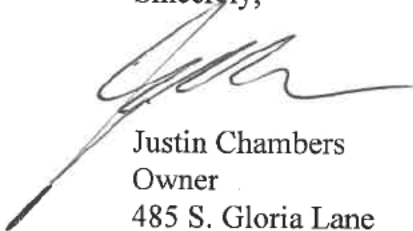
Alternatively, we will be asking the Town of Camp Verde to reconsider their current interpretation of the Town Building Ordinances to allow for treatment of the now-attached garage structure as a detached structure for purposes of applicability of the Town Building Ordinances. The unpermitted addition of 2011-2012 was constructed in a manner to allow for separation of the two structures by two interior walls, the effect of which is to allow either structure to be freestanding were the roof overhead removed. We believe this fact allows the Town of Camp Verde to treat the garage building as a "free standing detached structure," meaning the setback requirements for detached structures should still apply, and no setback violations exist.

The result of this request will be to allow the Town of Camp Verde to approve of the home and garage in their current state, which has not been externally altered since construction of the addition in approximately 2011-2012. There will be no changes to the exterior of the Subject Property as a result of this request to the Town of Camp Verde. This effort is simply intended to bring the Subject Property into full compliance with Town building and zoning requirements.

I have retained Prescott attorney Clint Brown, Esq., ph. 928/445-6827, to assist me with matters pertaining to the pending Application For Variance, and all related matters. Should you have any questions about the above-described matters or wish to visit the Subject Property on-site to view the condition of the Property yourself, do not hesitate to reach out to either myself or my attorney to schedule a visit.

Feel free to submit written comments to me and/or my attorney.

Sincerely,



Justin Chambers
Owner
485 S. Gloria Lane
Cornville, AZ 86325
928/716-0973

20230114

RECEIVED

FEB 27 2023



BOA-Red
R1-10
No Flood

Land Use

Application Form

1. Application is made for: Variance

2. Project Name: 4237 E. Cripple Creek, Camp Verde AZ

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Justin Chambers

Applicant Name: Clint Brown, Esq.

Address: 485 S. Gloria Ln.

Address: 1570 Plaza West Drive

City: Cornville State: AZ Zip: 86325

City: Prescott State: AZ Zip: 86303

Phone: 928/716-0973

Phone: 928/445-6827

E-mail: vcjustinchambers@gmail.com

E-Mail: clint@mwillandbrown.com

4. Property Description: Parcel Number 404-13-383 Acres: .19

Address or Location: 4237 E. Cripple Creek, Camp Verde AZ

Existing Zoning: R21-10 Existing Use: Single Family home

Proposed Zoning: Same Proposed Use: Same

5. Purpose: (describe intent of this application in 1-2 sentences)

Issuance of Variance to allow: ① modification to rear/side-yard setbacks, as required, and ② issuance of as-built &/or new build permits to address construction of add-on by previous owner & recent improvements by Mr. Chambers

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: [Signature] Date: 2-17-23

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 2/22/2023

Note: 9-495. Arizona Revised Statute In any written communication between a city or town and a person, the city or town shall provide the name, telephone number and email address of the employee who is authorized and able to provide information about the communication if the communication does any of the following:

1. Demands payment of a tax, fee, penalty fine or assessment.
2. Denies an application for a permit or license that is issued by the city or town; or
3. Requests corrections, revisions or additional information or materials needed for approval of any application for a permit, license or other authorization that is issued by the city or town.

An employee who is authorized and able to provide information about any communication that is described above shall reply within five (5) business days after the city or town receives that communication.

EXHIBIT C

Yavapai County Print Parcel

	Parcel ID	Check Digit	
	404-13-383	7	
	Owner	Chambers Justin A	
	Owner's Mailing Address	PO Box 670 Camp Verde, AZ 86322-0670	
	Secondary Owner		
	Recorded Date	9/1/2022 12:00:00 AM	
	Last Transfer Doc Docket	N/A	
	Last Transfer Doc Page	N/A	
	Physical Address	4237 E Cripple Creek Dr	
		Incorporated Area	Town of Camp Verde
Assessor Acres	Subdivision	Subdivision Type	
0.2	Verde Lakes Estates	M	
School District	Fire District		
Camp Verde Unified SD #28	Copper Canyon Fire And Medical		
Improvements (3)	Local Zoning		
Type: Mobile Home Yard Improvements Year Built: 1998 Floor area ?: 1 Multi Level: No Below Grade Area ?: None Basement ?: No			
Type: Garage Year Built: 1998 Floor area ?: 672 Multi Level: No Below Grade Area ?: None Basement ?: No			
Town Of Camp Verde			
ROW			
R1-10			
Type: Affixed Mobile Home Year Built: 2000 Floor area ?: 1232 Multi Level: No Below Grade Area ?: None Basement ?: No			
Assessment			
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.			
Tax Year	2024	2023	
Assessed Value(ALV)	\$7,792	\$7,422	
Limited Value(LPV)	\$77,921	\$74,211	
Full Cash(FCV)	\$98,657	\$89,129	
Legal Class	Residential Other		Residential Other
Assessment Ratio	10%		10%
Usage Code	0819 ?	0819 ?	
Taxes			
Tax Area Code	2022 Taxes Billed		
2877	\$770		
Recorded Documents & Sales (10)			
Date	Book/Page	Type	Cost
9/13/2022	2022-0054685	Warranty Deed	\$0
1/13/2022	2022-0002344	Warranty Deed	\$173,000
7/7/2008	4607-418	Warranty Deed	\$144,807
7/7/2008	4607-418	Other - Sale	\$0
6/9/2006	4405-289	Warranty Deed	\$165,000
6/9/2006	4405-289	Other - Sale	\$0
8/20/2003	3620096	Warranty Deed	\$110,000
8/20/2003	4064-987	Other - Sale	\$0
6/28/1999	3674-821	Other - Sale	\$0

11/9/1998

3092273

Warranty Deed

\$23,300

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

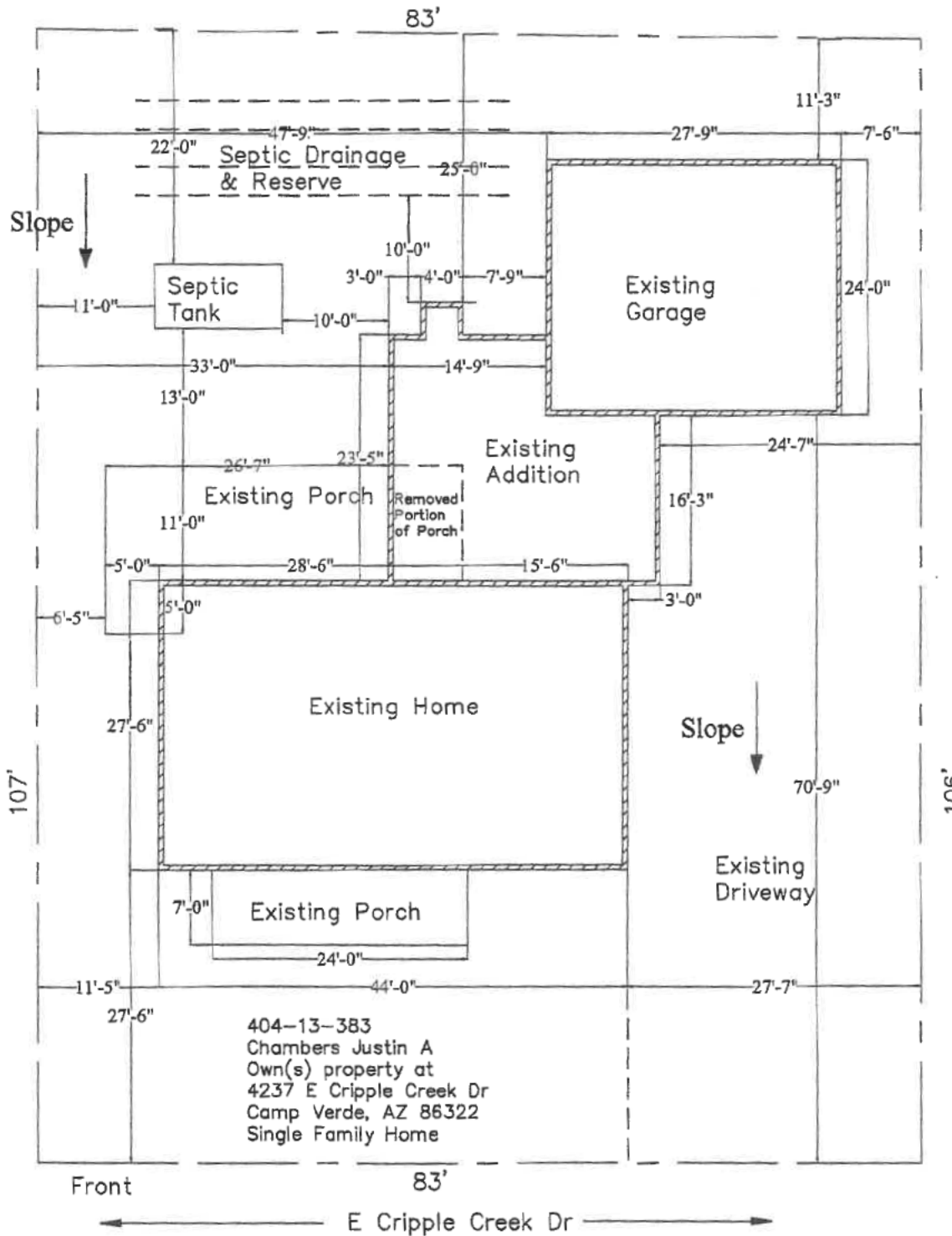
By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

Site Plan

RECEIVED

FEB 27 2023

North



20230114
 404-13-383
 4237 E. Cripple Creek Dr
 BOA: Variance

Scale 1" = 15'

House pad shall be graded at 2% matching existing drainage pattern.

Justin Chambers
 Plan# 0198
 404-13-383
 4237 E Cripple Creek Dr
 Camp Verde, AZ 86322

Shade House Plans
 928-279-2961
 plans@shadehouseplans.com
 Version 2023-01-03

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ

APN: 404-13-383

Owner: Justin Chambers

Applicant: Clint Brown, Esq., Mull & Brown, PLLC

Property Legal Description

Parcel No. 1:

Lot 366, of VERDE LAKES ESTATES, according to the Plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 14 of Maps, Pages 10 and 11.

Parcel No. 2:

A parcel of land located within Section 13, Township 13 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of Lot 365, of VERDE LAKES ESTATES Subdivision as shown on the Plat thereof recorded in Book 14 of Maps, Page 10 and 11, records of the Yavapai County Recorder, Record Source #1 (R1), said parcel being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 365, being marked with a plastic cap atop a inch rebar stamped L.S. 26925;

Thence North 89°25'07" West, North 89°03'05" West (R1), a distance of 3.91 feet, along the North line of said Lot 365 to a plastic cap atop a ½ inch rebar stamped L.S. 26925;

Thence South 00°33'19" East, a distance of 104.73 feet to the South line of said Lot 365 and a inch rebar stamped L.S. 26925;

Thence South 89°16'33" East South 89°03'05" East (R1), a distance of 1.28 feet, along said South line, to the Southeast corner of said Lot 365, also being the Southwest corner of Lot 366, and a plastic cap atop a inch rebar stamped L.S. 26925;

Thence North 00°53'01" East, a distance of 104.72 feet, North 00°56'55" East, a distance of 105.00 feet (R1) along the common line between said Lots 365 and 366, to the POINT OF BEGINNING.



EXHIBIT F

Town of Camp Verde

Community Development Department

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆

◆ Telephone: 928.554.0050 ◆ www.campverde.az.gov ◆

March 7, 2023

Dear Landowner:

You are receiving this letter because a landowner within 300 feet of your parcel has submitted an application to the Town of Camp Verde which requires a public hearing. This request will be heard by the Board of Adjustments & Appeals on:

**Tuesday, April 11th, 2023, at 3pm
in the Council Chambers, 473 S. Main Street, Camp Verde, AZ.**

Application No: 20230114

Applicant/Owner: Justin Chambers

Request: The property owner has submitted a variance application to the Town of Camp Verde to allow a reduction in the required rear yard setback from 25' to approximately 11'.

APN: 404-13-383

Address: 4237 E Cripple Creek Dr.

Zone: R1-10

The agenda with accompanying documentation will be available on the Town web site approximately 1-week prior to the meeting. It may be found at: <https://www.campverde.az.gov/departments/boards-commissions/board-of-adjustments-appeals>

This is a public meeting which you may attend and be heard regarding this matter.

Additional information may be obtained by contacting the Community Development Department at (928) 554-0066, or by emailing cory.mulcaire@campverde.az.gov. Written comments may be dropped off at the Community Development Office, located at 473 S. Main Street, Suite 108, or may be mailed to the Department at 473 S. Main Street, Suite 108, Camp Verde, AZ 86322.

Comments received by close-of-business Monday, April 3rd, 2023, will be included in the packet for the Board Members. Comments received after the above date will be given to members at the meeting.

Respectfully,

John Knight, Director
Community Development, Town of Camp Verde
John.Knight@campverde.az.gov or (928) 554-0053

cc: Project File

Current Site Plan

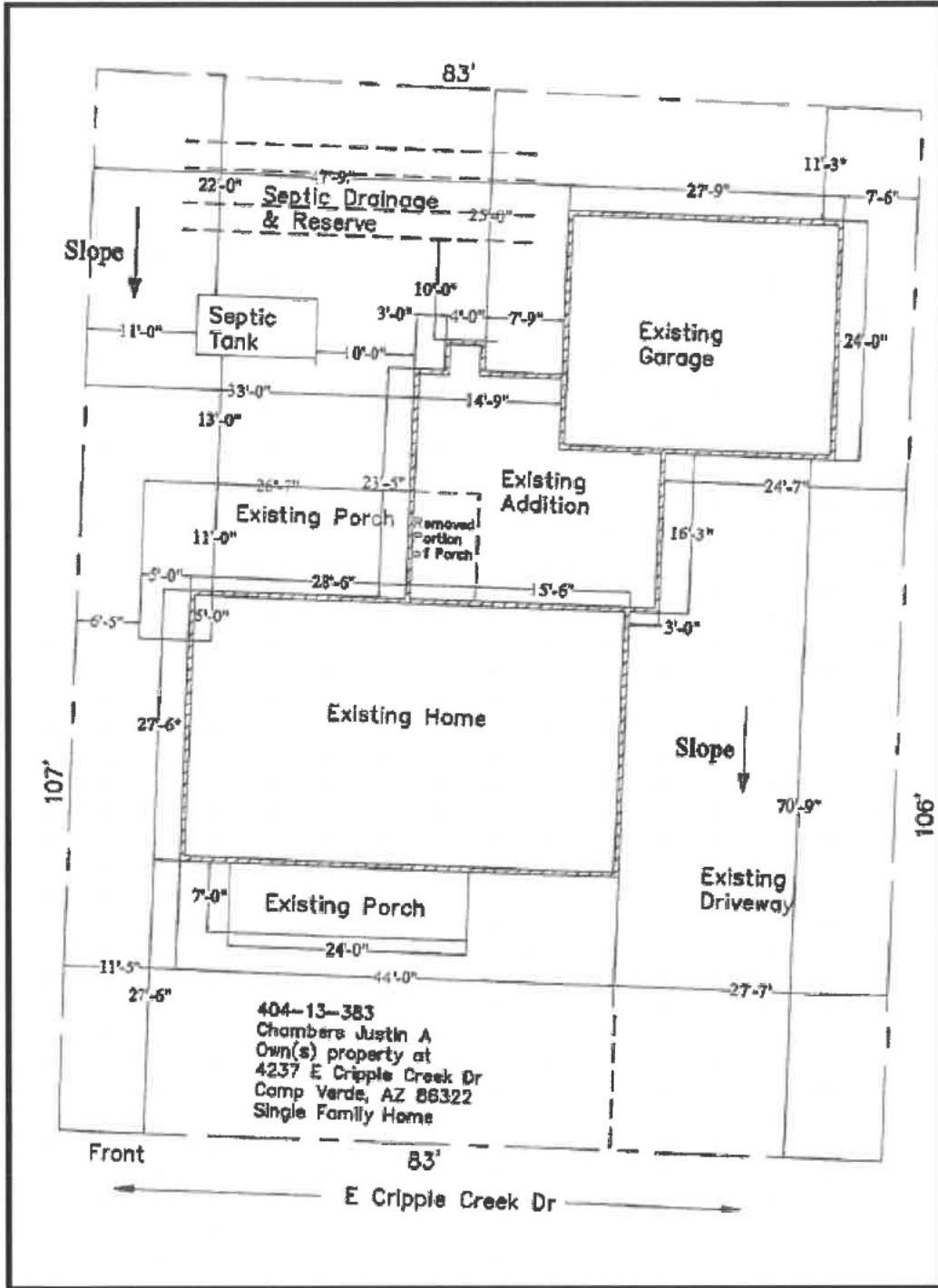


EXHIBIT G

Dear Community Development, Town of Camp Verde,

As a General Contractor for the state of Arizona for 18 years I am qualified to review the construction at 4237 Cripple Creek, Camp Verde AZ 86322. I have reviewed the construction project recently completed in your town, I am pleased to report that all work was done in a workmanlike manner and that the project meets or exceeds all applicable building codes and standards.

Throughout the project, great care was taken to ensure that all construction was performed with the highest level of quality. It complied with all relevant codes, regulations, and standards, including those related to building materials, and structural integrity.

After reviewing the premises, I know a concern was that the addition was built attached to the mobile and the weight of this addition was on the exterior wall of the original home. However, that is not the case. The addition is framed on 16-inch centers with structural engineered trusses on its site built load bearing walls.

All electrical upgrades were done by Rayburn Electric LLC. (928) 713-3614. ROC#311937

A new roof was installed by Versatile Roofing. (928) 282-7595. ROC#194202

As a result of these efforts, I am confident that the completed project will serve the town of Camp Verde and any future owners of this home for many years to come.

Please do not hesitate to contact us if you have any questions or concerns regarding the completed project. We remain committed to providing the highest level of service and quality to our clients and look forward to future opportunities to work with you.

Sincerely,

Ray Smith

K-Squared Development Inc

(928) 530-0832

ROC#200406



Thermomate
Water Heater
Model: 3000
Capacity: 30 Gallons
Input: 30,000 BTU/hr
Output: 120,000 BTU/hr
Voltage: 120V AC
Frequency: 60 Hz
Power: 1500 Watts
Weight: 25 lbs
Dimensions: 18" x 18" x 30"
Made in USA

CAUTION
Attention

WARNING
Do not touch the burner or the gas valve when the water heater is operating.
Do not use flammable liquids or gases near the water heater.
Do not use the water heater for anything other than its intended purpose.
Do not use the water heater if you smell gas or see a flame.
Do not use the water heater if you have a gas leak.
Do not use the water heater if you have a fire.
Do not use the water heater if you have an earthquake.
Do not use the water heater if you have a flood.
Do not use the water heater if you have a power outage.
Do not use the water heater if you have a gas outage.
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Do not use the water heater if you have a gas outage.
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©2022 SVVARMLS

Pending: \$315,000 (4 beds, 2 baths, 1,832 Square Feet)

66 days on Zillow

30 views

0 saves





RECEIVED

MAR 1 2023

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

Statement In Support of Variance Application

To Whom It May Concern:

I am a resident of Verde Lakes, and live in the immediate vicinity of the property located at 4237 E. Cripple Creek Drive, Camp Verde, Arizona (the "Subject Property"). I have reviewed the *Letter of Intent* submitted to the Town of Camp Verde by Mr. Justin Chambers as part of his Variance Application packet. I have discussed with Mr. Chambers his pending Application For Variance seeking issuance of a Variance by the Town of Camp Verde at the home located at 4237 E. Cripple Creek Drive, Camp Verde, Arizona (the "Subject Property"), to address two matters:

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Alternatively, I understand Mr. Chambers will be asking the Town of Camp Verde to reconsider their current interpretation of the Town Building Ordinances to allow for treatment of the now-attached garage structure as a detached structure for purposes of applicability of the Town Building Ordinances.

I understand the result of this request will be to allow the Town of Camp Verde to approve of the home and garage in their current state, which has not been externally altered since construction of the addition in approximately 2011-2012. I also understand there will be no changes to the exterior of the Subject Property as a result of this request to the Town of Camp Verde, and that this effort is simply intended to bring the Subject Property into full compliance with Town building and zoning requirements.

Since his purchase of the Subject Property in January, 2022, Mr. Chambers has greatly enhanced the exterior appearance of the Subject Property, which is now an asset to the Verde Lakes neighborhood. I believe there are likely several properties in the Verde Lakes community that

are not in technical compliance with current Town Ordinances with respect to setbacks and building permits. In my opinion, the Town's issuance of the necessary Variance with appropriate building permits to follow will not have any material or detrimental effect on the Verde Lakes neighborhood. I believe any decision which further requires Mr. Chambers to tear down or remove improvements or additions constructed several years ago by a prior property owner would result in an undue financial hardship to Mr. Chambers and serve no purpose which might otherwise ensure public health and safety as to the Subject Premises.

I appreciate the Town of Camp Verde Board of Adjustment's time and consideration. Feel free to contact me should you wish to discuss the matter further.

Sincerely,

Donna J. Moody 02/27/2023
Property Owner (Name)

[Redacted]
Property Owner (Address)

[Redacted]
Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

Statement In Support of Variance Application

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I appreciate the Town of Camp Verde Board of Adjustment's time and consideration. Feel free to contact me should you wish to discuss the matter further.

Sincerely,

Erica Poeppel

Property Owner (Name)



Property Owner (Address)

C.V. 142



Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

Statement In Support of Variance Application

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I appreciate the Town of Camp Verde Board of Adjustment's time and consideration. Feel free to contact me should you wish to discuss the matter further.

Sincerely,

Mike, Bonnie Dunegan
Property Owner (Name)

[Redacted]
Property Owner (Address)

[Redacted]
Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

Statement In Support of Variance Application

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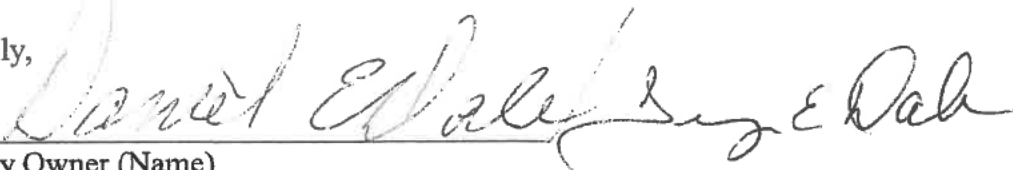
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Sincerely,



Property Owner (Name)



Property Owner (Address)



Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
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Statement In Support of Variance Application

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I appreciate the Town of Camp Verde Board of Adjustment's time and consideration. Feel free to contact me should you wish to discuss the matter further.

Sincerely,

Julie Stephens

Property Owner (Name)

Property Owner (Address)



Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

Statement In Support of Variance Application

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I appreciate the Town of Camp Verde Board of Adjustment's time and consideration. Feel free to contact me should you wish to discuss the matter further.

Sincerely,

KEVIN P. LEASE

Property Owner (Name)

[REDACTED]

Property Owner (Address)

[REDACTED]

Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

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Sincerely,



Property Owner (Name)



Property Owner (Address)



Property Owner (Phone Number)

Property Address: 4237 E. Cripple Creek Drive, Camp Verde, AZ
APN: 404-13-383
Property Owner: Justin Chambers

Statement In Support of Variance Application

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Please grant this for Mr Chambers we
watched him work for months on improving
the house and the neighborhood. We, in
Verde Lakes, need more property owners like him!

I appreciate the Town of Camp Verde Board of Adjustment's time and consideration. Feel free to contact me should you wish to discuss the matter further.

Sincerely,

Deborah Combody LOT 404-13-384

Property Owner (Name)

Property Owner (Address)

Property Owner (Phone Number)

FEBRUARY 28, 2023