

**TOWN OF CAREFREE
NOTICE of PUBLIC HEARING
of the
BOARD OF ADJUSTMENT**

WHEN: MONDAY, APRIL 10, 2023

WHERE: TOWN COUCNIL CHAMBERS
33 EASY STREET
CAREFREE, AZ 85377

LIVESTREAM: [Town of Carefree - YouTube](#)

TIME: 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Board will hold a public hearing on **MONDAY, APRIL 10, 2023**, at **5:00** p.m.

The agenda for the hearing is as follows:

**CALL TO ORDER
ROLL CALL and PLEDGE OF ALLEGIANCE**

ITEM #1 **APPROVAL** of the Board of Adjustment meeting minutes dated August 22, 2022.

ITEM #2 **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards.

CASE #: 22-13-V

APPLICANT: Mr. and Mrs. Adam and Nikki Trissler
37017 N. Conestoga Trail, Unit B
Cave Creek, AZ 85331

CASE 7245 Long Rifle Road
Carefree, AZ 85377

LOCATION: APN: 216-83-176

ZONING: Rural-70, Single-Family Residential Zoning District
70,000 square feet minimum lot size
Very Low Density Residential

GENERAL PLAN: **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for a new single-family residence in portions of the building

setback where such structures are not allowed. The proposed encroachment would be 25' into the required 60-foot front yard setback. The applicant is also asking for relief from the cut and fill requirement in order to ensure the future home is 1 foot above the 100-year water surface elevation as required by the Town of Carefree.

NOTE: The lot has 2 intersecting washes that each exceeds a flow rate of 50 cubic feet per second, which affects the buildable area of the lot.

This is a public hearing and comments from the public will be taken.

ITEM #3 ADJOURNMENT

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk
POSTED this **5TH** day of **APRIL 2023**.



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least two working days prior to the meeting if you require special accommodations due to a disability.