

Board of Adjustment Meeting Minutes June 10, 2026

A regular meeting of the Board of Adjustment was held on Wednesday, June 10, 2026, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

BOARD OF ADJUSTMENT MEMBERS present: Chair Sandra Tuttobene, Vice-Chair Beverly Duffy, Board Member Robert Layton, Board Member Jason Ridley, and Board Member Gary Warren. Board Member Michael Ditta was absent.

STAFF MEMBERS present: Laurie Lineberry, Development Service Director, Will Dingee, Assistant Director, Jessica Barragan, Senior Planner, Gerreann Froberg, Senior Processing Coordinator, Nicholas Harwick, Audio/Video.

CALL TO ORDER: **Chair Tuttobene** called the meeting to order at 6:00 p.m. She introduced herself, explained the function of the Board of Adjustment, and welcomed the new Board Members. A quorum was declared. The Board meeting began with the Pledge of Allegiance led by Board Member **Layton**.

PUBLIC HEARING # C.1 – VAR-2026-01 - This is a request by Darryn Saunders, for a Variance to reduce the rear yard setback of Lot 8 of the Mesa View South Unit 1 Subdivision, from 40' to 10', for the construction of a detached 2,425 square foot workshop. APN: 306-21-127. Address: 280 Lauren Lane, Chino Valley, Arizona 86323.

Will Dingee, Assistant Director, presented the staff report and stated the proposed Variance was to reduce the setback at the rear of the subject property for the purpose of constructing a workshop. He explained that the subject property was zoned Single-Family Residential, minimum 1-acre (SR-1), and per Town Code the listed setbacks were 20' front, 10' side, and 10' rear. This information was provided to the applicant before he purchased the property. **Dingee** further explained that the only thing that would supersede the standard setbacks would be a Subdivision Plat or Covenants, Conditions and Restrictions (CC&R's). In this case, the Plat shows a 100' Drainage Easement at the front property line, 10' setbacks at the North and South sides, and a 40' setback at rear. The applicant was asking for a rear setback reduction to 10' for the construction of a workshop. The grounds for the Variance were not because the property owner simply wanted it, but that physical constraints on his site restricted the enjoyment of the full use of the property compared to those in the same Zoning District. Staff found the request was tied to unique physical constraints of the property, was not self-imposed, and provided the limited adjustment needed to allow reasonable use of the lot. The request was not uncharacteristic with the neighborhood, and he showed that lots 1 and 2 both had structures within approximately 10 feet of the rear property lines, which were approved by prior staff. Staff received one written comment from a neighbor with a concern on the proposed use of the workshop. Staff responded that it would be a personal use workshop, not a commercial use. **Dingee** stated that the applicant was in attendance, had nothing further add, and was available to answer any questions. Staff recommended holding a public hearing and that the Board approve VAR-2026-01.

Chair Tuttobene asked if anyone on the Board had a disclosure to declare regarding this project.

Tuttobene disclosed that she resides in Unit 1 in the Subdivision, and her house has a garage 10' from the property line at the rear. The garage was built in 2009, prior to her ownership, and she had bought the house "as is". She does not believe that residing in the neighborhood she would be inappropriate or unethical and would consider the evidence before her. She stated that she had researched the CC&R's and they were slightly different from what was recorded on the Plat, and that she had shared that information with staff. She made the assurance to be impartial and look at the facts of case.

Tuttobene asked the Board if they had any questions for staff.

Duffy asked if the proposed structure with a 10' setback instead of 40' at the rear of the property would impact flood control or drainage.

Dingee replied that the Plat did not show a definition for the 40' setback other than that was what the developer wanted as a rear visual setback, and that there were no power lines or utilities there.

Tuttobene asked if there were a planned driveway and approach to the proposed building.

Dingee explained that the driveway was restricted to Warren Lane, and the Subdivision had a non-vehicular access easement through Sycamore that would temporarily be approved for vehicular traffic during construction so as not to go through the neighborhood.

Tuttobene reiterated that access for the new building after completion would ultimately be through the front driveway.

Dingee agreed.

Duffy asked where the leach field for the septic system was located.

Dingee replied that it was located behind the house, approximately 30 feet from the house and proposed workshop.

Warren added that the septic was located on the side of the property with the leach field in the back.

Layton inquired if any similar requests had been denied in the past by the Board of Adjustment.

Dingee replied no, that this was the first request from the Mesa View Subdivision.

Warren asked if the property was purchased with the house already built, and what the setbacks were on each side of the house.

Dingee replied that the house was already built before the applicant purchased it, and the setbacks were roughly 40 feet from the South and 30 feet from the North property lines.

Warran stated that there was room for the driveway to miss the septic system.

Dingee agreed.

Tuttobene asked the Board if they had any questions for the applicant.

Duffy asked what the applicant intended to use the structure for, and stated the proposed structure was large.

Carolyn Saunders, wife of the applicant, stated that the intended use would be for her husband's car projects, with a lift, machines, and equipment. She added that it was his hobby that has been his dream for his entire life. She stated that they had spoken to the Town before putting in a bid on the house and were told there was a 10' setback at the rear of property. Her husband had measured and worked up a CAD program to figure out the size of the shop that would fit on the property, and to determine if all his equipment would fit in the shop. She added that they currently have three 40-foot storage containers full of equipment to go into the shop.

Motion was made by Layton, seconded by Duffy, to open the meeting for public comments, a voice vote was taken and the motion passed with a 5-0 vote.

Richard Castile, 1520 W. Grasshopper Lane, Chino Valley, stated that he owned the property directly to the West of the subject property. He stated that he wanted to know if there would be permanent driveway access to the subject property off of Sycamore Vista, and that he understood now that it would only be temporary construction access which he had no problem with. He asked what the height would be of the proposed structure.

Darryn Saunders, applicant, replied that the new building would be one story, 13' tall. He clarified that the three storage containers that they owned were full of materials and car parts, and he only had a couple of machines for car projects.

Motion was made by Warren, seconded by Layton, to close the public portion of the meeting, a voice vote was taken and the motion passed with a 5-0 vote.

Tuttobene asked the Board if they had any further questions for staff.

Warren asked why the Variance request made it to the Board of Adjustment, and did it go through the Planning and Zoning Commission and the Town Council first.

Dingee explained that all variance requests go directly to the Board of Adjustment and are not heard by the Planning and Zoning Commission or the Town Council.

Motion was made by Layton seconded by Ridley, to approve VAR-2026-01, as presented, subject to the staff report and information provided during the hearing, and the Conditions of Approval in Attachment A. A roll-call vote was taken and the motion passed with a 5-0 vote.

ADJOURN – Tuttobene adjourned the meeting at 6:20 p.m.

Sandra Tuttobene – Chair

Prepared By: Gerreann Froberg