



"HUB OF THE SOUTHWEST"

465 1<sup>st</sup> Avenue

P.O. Box 970

Holbrook, AZ 86025

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### Holbrook Planning and Zoning Commission

AUGUST 2, 2018

5:15 P.M.

Pursuant to ARS 38-431.02, notice is hereby given to the Holbrook Planning and Zoning Commission and to the general public, that a meeting, which is open to the public, will be held on above-mentioned date, in the City Council Chambers, at 465 First Avenue, Holbrook, Arizona.

The items on the following agenda are for discussion and possible consideration:

1. Call to order.
2. Roll Call.
3. Discussion/possible action regarding Conditional Use Permit-Matthew Barger  
804 W. Florida St.
4. Adjournment.

Dated this 27th day of July 2018.

  
Cher Reyes, CMC, CPM, City Clerk

CONDITIONAL USE REQUEST-MATTHEW BARGER  
STAFF REPORT  
JULY 27, 2018

APPLICANT: Matthew Barger

ADDRESS: 804 W. Florida

LOCATION OF PROPERTY: 804 W. Florida

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for a home occupation (Newspaper). Home Occupation is allowed provided that only members of the family residing on the premises are employed, no more than 25% of the gross floor area of each dwelling is devoted to the home occupation and the activity is secondary to the use of the structure. The Newspaper Office will be located in Mr. Barger's home. The property is zoned R-7 (Single Family Residential) which only allows for home occupation as a conditional use.

Property owners within a 300-foot area of the property have been notified. Staff has not received any protests as of this date.

RECOMMENDATION:

Staff recommends Planning and Zoning conducts a public hearing and make determination based on information provided at that time.

CONDITIONS OF APPROVAL

Staff recommends that all applicable codes be followed. Parking should not be an issue.



Cher Reyes, CMC, CPM, City Clerk/Zoning Administrator

## City of Holbrook Conditional Use Permit Application

Matthew Barger  
804 W. Florida St.  
Holbrook, AZ 86025

Matthew Barger is asking to be allowed to have a home occupation (Newspaper) in his residence at 804 W. Florida. This property is zoned R-7 which allows for home occupations by conditional use only. Conditions for home occupations are as follows: activity is secondary to the use of the structure as a dwelling, only members of the family residing on the premises are employed in the home occupation, no more than 25% of each dwelling is devoted to the home occupation. City Code requires that property owners within 300 square foot be notified that a conditional use permit has been applied for and allowed the opportunity to attend a public hearing to voice their concerns or submit in writing concerns prior to the meeting. You are hereby notified that the Holbrook Planning and Zoning Commission will hold a public hearing on this item August 2, 2018 at 5:15 p.m. at the Holbrook City Council Chambers, 465 1<sup>st</sup> Avenue, Holbrook, AZ 86025.

### **Matthew Barger 804 W. Florida St.**

109-02-018	Dean&Jennifer Ceccarelli	709 W. Florida
109-02-019	Shawna Carpenter	723 W. Florida
109-02-048	Vona H. Pack	711 W. Georgia
109-02-049	Elias& Maria Baiza	802 W. Florida
109-02-050	Vernon & Judy Pack	709 W. Georgia
109-02-052	Monty Maxwell Jr.	809 W. Georgia
109-02-053	Robert&Lynne Black	815 W. Georgia
109-02-054	Patty Fenex	821 W. Georgia
109-02-055	Fred& Judy Grugel	820 W. Florida
109-02-56A	Fred&Judy Grugel	818 W. Florida
109-02-056C	Matthew & Deborah Barger	804 W. Florida
109-02-056D	Elias&Maria Baiza	
109-02-068	Ordene Guttery Trust	801 W. Florida
109-02-069	Eugene Luke	815 W. Florida
109-02-070	Nancy Szink	819 W. Florida
109-02-071	A. Kirstine Hancock	822 W. Erie
109-02-072	Barbara Olear	818 W. Erie
109-02-073	Cedric&Debra Wells	814 W. Erie
109-02-074	Meaghan McNamee-Begay	810 W. Erie
109-02-075	Sylvia Ferguson	806 W. Erie
109-02-076	Carol Spangler	802 W. Erie
109-04-002A	Church of Jesus Christ of LDS	555 W. Florida
109-04-006	Tyson Hatch	601 8 <sup>th</sup> Ave

City of Holbrook

Conditional Use Permit

Name: Matthew Barger

Address: 804 West Florida St.

Phone: 928-241-0240

Location of Property: 804 W. Florida St.

Existing Zoning: R-7 Proposed Zoning: \_\_\_\_\_

Site Plan Submitted. Yes \_\_\_\_\_ No \_\_\_\_\_

Description of Activity:  
Please see letter attached.

Request: To operate a newspaper from my residence.

I, Matthew Barger, petitioner for a Conditional Use Permit request as allowed by the City of Holbrook Zoning Ordinance, certify that the information is true and correct to the best of my knowledge.

[Signature]  
Signature of Petitioner

7-5-2018  
Date

There is a \$80.00 fee for each permit filed with the City.

For City Use Only

Conditions on the Permit:  
\_\_\_\_\_  
\_\_\_\_\_

Renewal Date: \_\_\_\_\_ City of Holbrook by \_\_\_\_\_

Fee Paid 80.00 Date 7/5/18



Planning and Zoning Commission Action. Date \_\_\_\_\_ BY: [Signature]



July 5, 2018

Dear Commissioners,

I am requesting a conditional use permit to conduct The Tribune-News business from my home at 804 West Florida St.

Two areas of our home will be used to conduct business, the garage and the living room. The office personnel are all residence of the home. All other employees work outside the office. Most of our business with the public will be conducted off site. Other business is conducted by phone and email.

There will be little impact to our neighbors. We receive Fed-X, UPS type deliveries approximately 4 times a week, excluding personal packages. All newspaper inserting will be done in the garage. All operations will be in the home. We will have an oversized mailbox on the curb with the name "The Tribune" in letters no more than 5" tall, for people who wish to drop off correspondence.

We are doing everything we can to meet the needs of our customers before they decide to come to the office. We currently have fewer than 5 vehicles per day stopping for less than a minute or two. As you can see there will be little impact to our neighbors.

Thank you for your considering my request,

A handwritten signature in black ink, appearing to read "Matthew Barger". The signature is fluid and cursive, with a large initial 'M' and a long, sweeping underline.

Matthew Barger  
Publisher