



AGENDA
CITY OF PRESCOTT
BOARD OF ADJUSTMENT
Thursday, July 21, 2005 - 9:00 A.M.
City Council Chambers

MEMBERS

Tom Kayn, Chairman	
Calvin Fuchs, Vice-Chairman	Johnnie Forquer
Susan Baumruk	Mike Klein
Duane Famas	Bill Warren

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

I. CALL TO ORDER

II. ATTENDANCE

III. REGULAR AGENDA

1. **Approve the minutes** of the 06/16/05 hearing.
2. **V05-009, 1206 Stetson Road.** Section 6.2.3. APN: 114-06-085 and totaling ± 1.0 acre. Zoning is Business General (BG). Request a variance for reduced on-site parking for conversion of apartments to condominiums. Owner is Hartin Suites, LLC. Applicant/Agent is Michael Taylor Architects. Community Planner is Roger Derda.
3. **CUP05-007, 1802 Bridge Park Place.** Section 2.3. APN: 115-03-007Q and totaling ±4.02 acres. Zoning is Single-Family 35 (SF-35). Request a conditional use permit for a detached art studio/guesthouse. Owners are Leonard and Sandra Hennigan. Applicant/Agent is Breit Rusling. Community Planner is Mark Baker.
4. **V05-003, 509 & 511 E. Gurley Street.** APN: 110-01-043. Request a variance to reduce required number of parking spaces for general office use. Zoning is Business General (BG). Owners are Larry and Linda Grow. Applicant is Glenn Olsen, Architect. Community Planner is Mark Baker.
5. **Appeal of V05-003, 509 & 511 E. Gurley Street.** APN: 110-01-043. Section 9.17. Appeal of Community Development Director's interpretation of parking calculation requirements to reduce required number of parking spaces for general office use and the action taken by the Community Development Director denying the site plan dated March 14, 2005. Zoning is Business General (BG). Owners are Larry and Linda Grow. Applicant is Glenn Olsen, Architect. Community Planner is Mark Baker.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 777-1100 (voice) or (TDD) to request an accommodation to participate in this meeting.

6. **V05-008, 234 High Street.** Section 3.9.3F. APN: 109-06-080C and totaling ± 0.24 acre. Zoning is Multi-Family Medium (MF-M). Request a Variance for a elevated walkway in side setback. Owner/applicant is Donald R. Mapes. Assistant Community Development Director is George Worley. **(Continued from June 16, 2005).**

The Board may move to convene to Executive Session pursuant to *ARS Section 38-431.03 (A) (3)* for discussion or consultation for legal advice with the City Attorney regarding the foregoing application.

IV. REVIEW ITEMS

7. **4825 Aldrich Dr. N., V04-001,** Section 4.20D. APN: 116-37-019. RA-35 zoning, for an after-the-fact variance for a side yard setback reduction for an existing space.
BOA Granted 07/15/2004.
Finald July 29, 2004.

8. **1825 Heavenly Court (Kingswood Estates Unit V), CUP04-007,** Section 4.20.B.3. APN: 100-23-038. Zoned RA-35, to allow a detached guesthouse.
BOA Granted 07/15/2004.
Finald February 15, 2005.

1825 Heavenly Court, V04-004, Section 7.04A. APN: 100-23-038, to allow a detached guesthouse to be 20' high when 15' is permitted.

BOA Granted 07/15/2004.

Finald February 15, 2005.

9. **133 S. Mount Vernon Avenue, CUP03-009,** Section 4.20.B.3. APN: 110-01-054, Zoned Residence A-9 (RA-9) to allow a residence in a detached accessory building.

BOA Granted 12/18/2003 subject to two conditions.

Approved subject to conditions: 1) The proposed guesthouse is built in substantial conformance to the site plan dated 11/17/03; and, 2) That the Board of Adjustment permits 18 months to allow completion of the guesthouse.

Finald June 20, 2005.

133 S. Mount Vernon Avenue, V03-019, Section 7.04A. APN: 110-01-054, zoned Residence A-9 (RA-9) to allow a detached accessory structure that is higher than 15'.

BOA Granted 12/18/2003 subject to two conditions: 1) the proposed guesthouse is built in substantial conformance to the site plan dated 11/17/03; and, 2) that the Board of Adjustment permits 18 months to allow completion of the guesthouse.

Finald June 20, 2005.

10. **146 S. Mount Vernon Avenue, V04-002,** Section 4.20.D. APN: 110-01-020, Zoned Residence A-9 (RA-9) to increase the lot coverage.

BOA Granted 07/15/2004 with three conditions of approval: 1) the proposed pool cover is built in substantial conformance to a site plan acceptable to the Community Development Department; 2) the height of the pool cover/enclosure not exceed 12' or the grade of E.

Goodwin Street, whichever is less; and, 3) the pool is not filled in and the enclosure converted to living space.

Finalled June 2, 2005.

11. **141 N. Pleasant Street, V03-020**, Section 4.30E.3. APN: 114-05-053, zoned Residence B (RB) to reduce the rear setback for a detached garage with upstairs apartment.
BOA Granted 01/15/2004 with three conditions of approval: 1) the proposed guesthouse is built in substantial conformance to the site plan dated January 03, 2004; 2) that the Board of Adjustment permits 18 months to allow for completion of the garage and upstairs apartment; and, 3) the new structure be built in conformance with the elevations provided by the applicant, dated January 07, 2004.
Open Status.
12. **710½ E. Willis Street, CUP04-006**. Section 4.30.B.18. APN: 114-04-018, RB Zoning for a residential treatment center. Granted with one condition: no overnight stays at the facility.
BOA Granted 07/15/2004.
Finalled. No complaints open or pending.

V. COMMUNICATIONS

13. **Updates.**

VI. ADJOURNMENT