

Meeting Minutes

City of Prescott Board of Adjustment Public Hearing Thursday, January 19, 2006 – 9:00 AM

MEMBERS PRESENT:

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

OTHERS PRESENT:

George Worley, Assistant Community Development Director
Kathy Dudek, Recording Secretary

I. CALL TO ORDER

Tom Kayn, Chairman, called the hearing to order at 9:00 AM.

II. ATTENDANCE

The proceedings of this hearing were recorded and a tape is available in the Planning and Zoning Division for playback. A list of members of the public in attendance is also on file in the Community Development Department.

Chairman Kayn advised that with seven members present, four affirmative votes would be required to approve any request.

III. REGULAR AGENDA

1. Elect chairman and vice-chairman for calendar year 2006.

Mr. Famas, **MOTION: to elect Calvin Fuchs Chairman** of the Board of Adjustment for the 2006 calendar year. Ms. Forquer, 2nd. **Vote: 6-0-1.** (Abstention: Fuchs).

Mr. Kayn, **MOTION: to elect Mike Klein Vice-Chairman** of the Board of Adjustment for the 2006 calendar year. Mr. Fuchs, 2nd. **Vote: 6-0-1** (Abstention: Klein).

Outgoing Chairman Kayn thanked the Commissioners, staff and the recording secretary for their help. Commissioners gave well wishes to Mr. Kayn and thanked him for his tenure as chairman.

The gavel was passed to newly-elected Chairman Fuchs who, after thanking Mr. Kayn for his service as chairman of the Board, continued the meeting.

2. Approve the minutes of the 11/17/05 hearing.

Mr. Kayn, **MOTION: to approve the minutes** of the November 17, 2005 hearing. Mr. Klein, 2nd. **Vote: 6-0-1** (Abstention: Warren).

IV. REVIEW ITEMS

3. **3221 Jack Drive, CUP04-004.** Section 4.20.B. APN: 106-07-021A. RA-35 zoning, to allow a detached guesthouse.

BOA Granted 06/17/04 subject to 2 conditions:

1. The development of the property shall be in substantial conformance with the site plan dated June 17, 2004.
2. The guesthouse is non-rentable in accordance with the Zoning Code.

Finaled: 10-01-2004. (B0404-169).

Assistant Community Development Director, George Worley, reviewed this item.

4. **225 Summit Avenue, CUP04-005.** Section 4.20.B. APN: 113-12-101A. RA-35 zoning to allow a detached guesthouse.

BOA Granted 06/17/04 subject to the following 3 conditions:

1. The application can be withdrawn and a better site sought out.
2. The applicant can request a continuance for a variance to address on-site handicap access, maneuvering and parking issues.
3. The applicant can request a continuance to revise the site plan to relocate handicap parking elsewhere. One of those relocation possibilities would require abandoning the rear property line via a Replat of the Eisenman Tract to provide the handicap space behind the property (east). This would create one continuous parcel as required by ADA, with a very long ramp.

Applicant chose to replat and apply for building permits (B0506-142) relative to permitted uses for church-related ministries. **CUP is not needed for this proposal.** The CUP will be allowed to expire and no further action is necessary. **Building Permits Finaled 11-08-2005.**

Assistant Community Development Director, George Worley, reviewed this item.

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

Mr. Kayn remarked that he now has two twin grandsons that were born in Texas.

VII. ADJOURNMENT

Chairman Fuchs adjourned the meeting at 9:12 a.m.

E. Calvin Fuchs, Chairman