



AGENDA
CITY OF PRESCOTT
BOARD OF ADJUSTMENT
Thursday, July 20, 2006 - 9:00 AM
City Council Chambers

MEMBERS

E. Calvin Fuchs, Chairman
Mike Klein, Vice Chairman
Duane Famas
Johnnie Forquer

Tom Kayn
Ken Mabarak
Bill Warren

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

I. CALL TO ORDER

II. ATTENDANCE

III. REGULAR AGENDA

1. **Approve the minutes** of the 06/15/06 public hearing.
2. **CUP06-005, 141 S. Mt. Vernon Avenue.** APN: 110-01-058 and totaling ± 0.18 acre. *LDC* Section 2.3. Request conditional use permit for a guest house over garage. Owner/Applicant is Gregory Hague. Community Planner is Steve Gaber.
3. **V06-004, 1477 Village Trail.** APN: 107-07-040 and totaling ± 0.23 acre. Zoning is Single-Family 9 (SF-9). *LDC* Section 3.6.3E.3. Request conditional use permit for reduction in rear yard setback. Owner/applicant is McCarthy Family Trust. Community Planner is Steve Gaber. (*Continued from June 15, 2006*).

IV. REVIEW ITEMS

4. **V04-013, 2073 Meadowbrook Rd.** APN: 108-16-014. *LDC* Section 3.4.3. Zoning is Single-Family 9 (SF-9). Request variance to reduce rear yard setback. Owner is M. Lenihan. Applicant/Agent is M. Peugh.
BOA Approved 01/20/05 with 1 condition: That the proposed single-family home is built in substantial conformance to the site plan dated 12-14-04.

A letter was received from the applicant/agent M. Peugh dated July 7, 2006. Mr. Peugh is requesting a time extension of 18 months (to January 19, 2008). Staff supports this request. (A copy of the letter has been placed in this month's meeting packet.)

5. **V04-014, 818 W. Gurley Street.** APN: 113-11-065A. LDC Section 4.7.3 & 6.2.3. Request variance to allow reduction of side and rear setbacks and a reduction in required parking. Owner is R. Morse. Applicant/Agent is M. Peugh.
BOA Approved 01/20/05 with 3 conditions: A) Side yard encroachment is not granted and must be removed; B) Parking requirement is reduced to 5 total parking spaces and is applicable only if structure is used for a maximum of 12 residents plus 2 staff members and only if used as transitional housing; and, C) Rear yard setback of 5'8" is approved.
Finald 02/03/06.

6. **V04-010, 306 S. Marina Street.** APN: 109-04-001. Variance to reduce side and rear setbacks for a combination garage/apartment.
BOA Approved 12-16-04 with 1 condition: That the proposed garage/apartment is built in substantial conformance to the site plan dated October 8, 2004.

Staff is requesting a one-month continuance to the next Board of Adjustment hearing on August 17, 2006 at 9 AM. (Refer to e-mail from Greg Heiland dated July 11, 2006).

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT