



DECISIONS
CITY OF PRESCOTT
BOARD OF ADJUSTMENT
Thursday, September 21, 2006 - 9:00 AM
City Council Chambers

MEMBERS

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

Tom Kayn
Ken Mabarak – absent
Bill Warren

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

I. CALL TO ORDER

II. ATTENDANCE

III. REGULAR AGENDA

- 1. Approve the minutes** of the 08/17/06 public hearing.

Mr. Kayn, **MOTION: to approve the minutes** of the August 17, 2006 public hearing.
Ms. Forquer, 2nd. **Vote: 4-0.**

- 2. V06-001, 215 W. Leroux Street.** APN: 109-14-022 and totaling ± 0.378 acre. Zoning is Business Regional (BR). Request a variance for a zero setback allowance on the south side for a 12-unit studio apartment (LDC Section 4.8). Owner is Project Aware, Inc. Applicant is Alfred E. Falk. Community Planner is Ryan Smith. (*Continued from 03-16-06*).

Mr. Kayn, **MOTION: to approve Variance V06-001**, 215 W. Leroux Street allowing for a “zero” rear yard setback with the following condition: 1) Approval of a “zero” rear setback shall be in general conformance with the site plan received 01-12-2006.
Mr. Warren, 2nd. **Vote: 4-0.**

- 3. V06-006, 2581 Luella Lane.** APN: 116-01-101 and totaling ± 0.46 acre. Zoning is Single-Family 35 (SF-35). LDC Section 3.3.3F. Request a variance to reduce side and rear setbacks. Owner is Martin Strava. Applicant/Agent is Al Tompkins. Community Planner is Mike Bacon.

Ms. Forquer, **MOTION: to approve Variance V06-006**, 2581 Luella Lane for reduced setbacks in accordance with Exhibit "A" dated September 21, 2006. Mr. Warren, 2nd. Vote: 4-0.

IV. REVIEW ITEMS

4. **CUP05-002, 3260 Clearwater Drive.** APN: 106-49-091. Request a conditional use permit for a detached guesthouse.
BOA Approved 03-17-05 with 1 condition: that the proposed guest house is built in Substantial conformance to the revised site plan dated 01-07-05.
Finale 02-02-06.

5. **V05-001, 327 S. Marina Street.** APN: 109-04-033. Request a variance to reduce side yard setbacks.
BOA Approved 03-17-05 with 3 conditions: 1) that the structure can only be used for family and is not to be used as a rental; 2) that the proposed single-family home is built in substantial conformance to the site plan dated February 15, 2005; and, 3) that the City of Prescott be allowed to inspect the property to be in compliance once a year.
Finale 09-29-05. Modified as a garage without living area.

6. **V05-002, 3787 Karicio Lane (Joe's Furniture).** APN: 103-20-007A. Request a Variance to increase signage by 14 square feet.
BOA Approved 03-17-05 with 1 condition: that a maximum 100 square feet of signs is allowed for Joe's Furniture providing Joe's Furniture occupies the entire building. Open sign permit. An after-the-fact permit in the process of a final inspection.
Signs are in place and no extension is required.
Finale 09-19-06.

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT