



DECISIONS
BOARD OF ADJUSTMENT
CITY OF PRESCOTT

Thursday, February 15, 2007 - 9:00 AM
City Council Chamber

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

I. CALL TO ORDER

Chairman Klein, Pro Tempore called the hearing to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT

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

MEMBERS ABSENT

E. Calvin Fuchs, Chairman

OTHERS PRESENT

George Worley, Assistant Community Development
Director
Gary Kidd, City Attorney
Dick Mastin, Engineering Services Manager
Mike Bacon, Community Planner
Steve Gaber, Community Planner
Bob Bell, Council Liaison
Bob Luzius, Councilman
Kathy Dudek, Recording Secretary

III. REGULAR AGENDA

1. **Approve the minutes** of the January 18, 2007 hearing.

Mr. Kayn: **MOTION: to approve the minutes** of the January 18, 2007 hearing. Mr. Mabarak, 2nd. **Vote: 6-0.**

2. **V06-011, 520 E. Willis Street / 515 Virginia Place.** APN: 114-05-087 and totaling \pm 0.247 acre. LDC Section 3.9. Zoning is Multi-Family Medium (MF-M). Request a variance to encroach into the front setback and to exceed the lot coverage by \pm 4%. Owner is Ben Crofut. Applicant/agent is Michael Wacker. Community Planner is Mike Bacon.

Mr. Warren, **MOTION: to approve V06-001** for the reduced front yard setback of 5' and that the lot coverage of 44% be addressed administratively. Ms. Forquer, 2nd. **Vote: 6-0.**

(It should be noted that the applicant will now have to apply for an administrative adjustment to receive approval of the 44% lot coverage due to the wording of the approved motion).

3. **CUP07-001, 1495 E. Rosser Street.** APN: 105-04-014F and totaling \pm 1.86 acres. LDC Section 2.3. Zoning is Single-Family 35 (SF-35). Request a conditional use permit to add to existing church structure and to remodel. Owner is Church of Christ of Prescott. Community Planner is Steve Gaber.

Mr. Mabarak, **MOTION: to approve** Conditional Use Permit, CUP07-001. Mr. Warren, 2nd.
Vote: 6-0.

III. REVIEW ITEMS

4. **V05-010, 214 Park Avenue.** APN: 109-06-010. Request a variance: 1) to reduce rear and side yard setbacks to accommodate the reconstruction of a detached single-car garage; and 2) a reduction of required parking spaces from two (2) covered parking spaces, to a single-car garage with the following conditions of approval: 1) replacement is to be built as per Exhibit 2A, a one-car garage with the same building footprint; and, 2) a storage shed, if built, must be constructed with the same architectural design as the garage.

BOA Approved 08-18-05.

Finale 12-22-05.

V. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VI. ADJOURNMENT

Chairman pro tempore Klein adjourned the hearing at 10:00 AM.