



DECISIONS
BOARD OF ADJUSTMENT
Thursday, September 20, 2007 - 9:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

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

Tom Kayn
Ken Mabarak
Bill Warren

III. REGULAR AGENDA

1. **Approve the minutes** of the July 19, 2007 public hearing.

Mr. Mabarak, **MOTION: to approve** the minutes as amended, changing page 4 paragraph 2 from "Webster" to "Nalda". Ms. Forquer, 2nd. **Vote: 5-0-1** (abstention due to absence: Kayn).

2. **CUP07-006, 1995 Victoria Drive.** APN: 116-06-057 and totaling ± 0.99 acre. LDC Section 10.2.1. Zoning is Single-Family 18 (SF-18). Request conditional use permit for expansion of detached legal, non-conforming guest quarters. Owner is Chuck Hiatt. Applicant/agent is Mike Henwood. Community Planner is Wendell Hardin.

Mr. Kayn, **MOTION: to approve CUP07-006**, 1995 Victoria Drive, as presented. Mr. Mabarak, 2nd. **Vote: 6-0.**

3. **V07-006, 123 Bradshaw Drive.** APN: 110-04-141P and 110-04-141Q and totaling ± 2.86 acres. LDC Section 6.2.3. Zoning is Business General (Planned Area Development) [(BG (PAD)]. Request variance to reduce required parking for a senior apartment building. Owner is Bradshaw Senior / Prescott LP, William Spreitzer. Applicant/agent is Fergis & Harding, Inc. Community Planner is Mike Bacon.

Mr. Kayn, **MOTION: to approve V07-006**, 123 Bradshaw Drive, with a reduction of the 28 parking spaces shown in blue on Exhibit B dated 07-30-07. Mr.

Warren, 2nd. **Vote: 2-4.** (to approve: Kayn, Warren; opposed: Forquer, Fuchs, Klein and Mabarak). **MOTION FAILS TO CARRY.**

IV. REVIEW ITEMS

None.

V. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VI. ADJOURNMENT

Chairman Fuchs adjourned the public hearing at 11:23 AM.

E. Calvin Fuchs, Chairman