



**DECISIONS**  
**BOARD OF ADJUSTMENT**  
**Thursday, January 17, 2008 - 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  
Johnnie Forquer  
Tom Kayn  
Ken Mabarak  
Bill Warren

**COUNCIL MEMBERS PRESENT**

Bob Bell

**OTHERS PRESENT**

George Worley, Assistant Community Development Director  
Gary Kidd, City Attorney  
Dick Mastin, Development Services Manager  
Mike Bacon, Community Planner  
Steve Gaber, Community Planner  
Kathy Dudek, Boards & Commissions Recording Secretary

**III. REGULAR AGENDA**

1. **Approve the minutes** of the December 20, 2007 public hearing.

Mr. Kayn, **MOTION: to approve the minutes** of the December 20, 2007 public hearing. Mr. Famas, 2<sup>nd</sup>. **Vote: 6-0-1** (abstention due to absence: Forquer).

2. **Election of Chairman** for the 2008 calendar year.

Prior to making a motion, Mr. Kayn thanked Cal Fuchs for serving as Chairman for two years.

Mr. Kayn, **MOTION: to elect Michael Klein** as Chairman of the Board of Adjustment for the 2008 calendar year. Mr. Warren, 2<sup>nd</sup>. **Vote: 6-0-1** (abstention: Klein).

3. **Election of Vice-Chairman** for the 2008 calendar year.

Mr. Kayn, **MOTION: to elect Duane Famas** as Vice-Chairman of the Board of Adjustment for the 2008 calendar year. Ms. Forquer, 2<sup>nd</sup>. **Vote: 6-0-1** (abstention: Famas).

Newly-elected Chairman Klein accepted the gavel from Cal Fuchs. Chairman Klein then conducted the hearing.

4. **V07-010, 2309 Country Park Drive.** APN: 116-01-053 and totaling ± 2.2 acres. Zoning is Single-Family 35 (SF-35). LDC Section 2.5.2.B. Request variance to allow an additional 2,800 SF accessory building. Owner/applicant is Emmons Investments. Community Planner is Steve Gaber (928) 777-1206. (*Continued from 12-20-07*).

*(Staff requests a one month deferral to enable applicant to submit additional materials requested).*

Mr. Fuchs, **MOTION: to defer variance request V07-010** until the public hearing at 9:00 AM on February 21, 2008. Mr. Klein, 2<sup>nd</sup>. **Vote: 7-0.**

5. **CUP07-011, 1800 Timber Cove Lane.** APN: 111-02-008D and totaling ± 2.41 acres. Zoning is Single-Family 35 (SF-35). LDC Section 2.5.6 and Table 2.3. Request conditional use permit for a detached guesthouse/garage. Owner is Donald S. Grier. Applicant/agent is Robert Sanford, Otwell & Associates Architects. Community Planner is Wendell Hardin (928) 777-1259.

*(Staff requests a one month deferral to enable applicant to submit plans for primary and secondary structures concurrently).*

Mr. Fuchs, **MOTION: to defer conditional use permit request CUP07-011** until the public hearing at 9:00 AM on February 21, 2008. Ms. Forquer, 2<sup>nd</sup>. **Vote: 7-0.**

6. **CUP07-012, 1299 E. Gurley Street.** APN: 114-06-001 and totaling ± 1.33 acres. Zoning is Business General (BG). LDC Section 2.4.10 and Table 2.3. Request conditional use permit for an auto rental agency. Owners are Stanley E. & Virginia Power. Applicant/agent is Neil Wesson, Enterprise Rent-a-Car. Community Planner is Ryan Smith (928) 777-1209.

*(Withdrawn).*

7. **V07-011, 140 N. Pleasant Street.** APN: 113-16-091 and totaling ± 0.11 acre. Zoning is Multi-Family Medium (MF-M) zoning district. LDC Sections 3.9.3.F.1 and 3.9.3.D.2, and 3.10.3. Request variance for reduction of front setback to 12', reduction of side yard setback to 5' on one side, reduction of rear yard setback to 4' where 20' is required and increase lot coverage from 40% to approximately 55%. Owner is Constance J. Cantelme. Applicant/agent is Robert Burford, Architect. Community Planner is Mike Bacon (928) 777-1360.

Mr. Fuchs, **MOTION: to approve V07-011** to: 1) reduce required front yard setback from 20' to 12' with a porch not to exceed 250 square feet in size; and, 2) increase the allowable lot coverage from 40% to 49%. Mr. Mabarak, 2<sup>nd</sup>. **Vote: 7-0.**

#### **IV. REVIEW ITEMS**

None.

#### **V. SUMMARY OF CURRENT OR RECENT EVENTS**

None.

#### **VI. ADJOURNMENT**

Chairman Klein adjourned the meeting at 9:32 AM.

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Michael Klein, Chairman