

BOARD OF ADJUSTMENT
PUBLIC HEARING
JULY 16, 2009
PRESCOTT, ARIZONA

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT held on JULY 16, 2009 in COUNCIL CHAMBERS, CITY HALL located at 201 S. CORTEZ STREET, Prescott, Arizona.

I. CALL TO ORDER

Chairman Klein called the public hearing to order at 9:00 AM.

II. ATTENDANCE

<i>MEMBERS PRESENT</i>	<i>OTHERS PRESENT</i>
Michael Klein, Chairman	Richard Mastin, Development Services Director
Duane Famas, Vice Chairman	Gary Kidd, City Attorney
E. Calvin Fuchs	Mike Bacon, Community Planner
Johnnie Forquer	Kelly Sammeli, Recording Secretary
Tom Kayn	
Ken Mabarak	<i>COUNCIL PRESENT</i>
Bill Warren	Councilman Luzius

III. REGULAR AGENDA

1. Approve the minutes of the June 18, 2009 public hearing.

Mr. Fuchs, **MOTION: to approve the minutes** of the June 18, 2009 public hearing. Ms. Forquer, 2nd. **VOTE: 6-0-1** (abstention due to absence: Warren).

2. **CUP09-003, 1455 Sierry Springs Road.** APN: 115-10-241 & 115-10-242 and totaling ± 0.73 acre. LDC Section 2.5.6 and Table 2.3. Zoning is Single-Family-9 (SF-9). Request conditional use permit for a detached guesthouse. Owners are Bruce & Nancy Stamie. Applicant is Mark Temple, Temple Builders, Inc. Community Planner is Mike Bacon (928) 777-1360.

Mike Bacon, Community Planner placed a map of the site location on the overhead projector and reported that the request was for a conditional use permit for a detached guest quarters. The property is located in a new subdivision adjacent to the Forest Trails subdivision. There currently are only three homes located within the new subdivision and the site in question is at the top of a hill. Mr. Bacon indicated that the guest house is approximately 1060 square foot and is located along the side of the main house that is about 4900 square feet including the garage. Mr. Bacon noted that currently there are two lots that are being combined into one parcel and as a condition of approval the building permit can not be issued until the replat application has been completed and approved. Mr. Bacon reported that the replat is almost completed and the applicant is

just waiting for the mylar to be recorded. Mr. Bacon placed a photograph of the area on the overhead and noted where the main house as well as the guest house would be located. Mr. Bacon continued to report that the structure meets the lot coverage as well as the setback requirements for the location. In closing Mr. Bacon noted that staff is recommending approval of the request with conditions, that the guest house will not exceed the 20-foot maximum height limitation for accessory structures and that the building permit will not be issued until the replat application is approved. Mr. Bacon further noted that the applicant was present at the meeting.

Chairman Klien called for questions from the Board for staff.

Mr. Mabarak inquired what the standard height limitation was for SF-12 districts.

Mr. Bacon indicated that the 20-foot height limitation was for accessory structures.

Mr. Mabarak indicated that the overall height of the guest house was higher than 20-feet and inquired if the site plan would be revised.

Mr. Bacon noted that was correct and that the applicant is aware of the height and does not have a problem making the adjustment.

Chairman Klein invited the applicant, Mr. Temple to the podium to speak and called on the Board for questions to the applicant.

Mr. Mark Temple, Temple Builders, 340 W. Willis, Suite 3, Prescott AZ indicated that he had the two lots and instead of building two houses he planned to combine the lots and build a nice house and a compatible guest house.

Chairman Klein thanked Mr. Temple and called for questions to the applicant.

Mr. Kayn inquired if there was a proposed use for the guest house.

Mr. Temple indicated that the family that is building the main home have relatives in the area and will probably utilize the guest house when they visit.

Mr. Mabarak asked Mr. Temple how he would reduce the height of the structure by five feet to meet the requirements.

Mr. Temple indicated that he could change the pitch of the roof and reduce the stem wall.

Chairman Klein opened the item up for public comment.

Mr. Bacon, Community Planner noted that staff has not received any comments from adjoining property owners regarding the request.

Hearing no other comments Chairman Klein closed the public portion of the hearing and called for a motion.

Mr. Fuchs, **MOTION: Move** to approve Conditional Use Permit CUP09-003 for a detached guest quarters in substantial accordance with the site plan dated April 20, 2009 and in accordance with Section 2.5.6 of Land Development Code. The Conditional

Use Permit shall not be issued until the following conditions are met: 1) the applicant must obtain the building permit for the primary residence and guest house, and that the building permit shall not be issued until the replat application is approved to combine the two separate lots. And, 2) the guest quarters shall not exceed the 20-foot maximum height for accessory buildings. Mr. Warren, 2nd. **Vote: 7-0.**

IV. REVIEW ITEMS

None.

V. SUMMARY OF CURRENT OR RECENT EVENTS

None.

V. ADJOURNMENT

Chairman Klein adjourned the meeting at 9:14



Michael Klein, Chairman



Kelly Sammeli
Recording Secretary