



# BOARD OF ADJUSTMENT DECISIONS

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**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, AUGUST 20, 2009  
9:00 AM**

**COUNCIL CHAMBERS / CITY HALL  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

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The following Agenda was considered by the **BOARD OF ADJUSTMENT** at its **PUBLIC HEARING** held on **AUGUST 20, 2009, COUNCIL CHAMBERS / CITY HALL**, located at **201 S. CORTEZ STREET**.

## I. CALL TO ORDER

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

## II. ATTENDANCE

### **MEMBERS PRESENT**

Michael Klein, Chairman  
E. Calvin Fuchs  
Duane Famas  
Johnnie Forquer  
Tom Kayn  
Ken Mabarak  
Bill Warren

### **OTHERS PRESENT**

George Worley, Asst. Development Services Director  
Richard Mastin, Development Services Director  
Matthew Podracky, Sr. Assistant City Attorney  
Mike Bacon, Community Planner  
Kelly Sammeli, Recording Secretary

### **COUNCIL PRESENT**

Councilman Luzius

## III. REGULAR AGENDA

### 1. Approve the minutes of the July 16, 2009 public hearing.

**Action Taken;** Mr. Fuchs, **MOTION:** to approve the minutes of the July 16, 2009 public hearing.

Ms. Forquer, 2<sup>nd</sup>. **VOTE: 7-0.**

### 2. **Reconsideration of V09-003, 319 S. Mt. Vernon Street.** APN: 110-03-034 and totaling ± 0.17 acre. LDC Section 3.6.3.D. Zoning is Single-Family 9 (SF-9). Request variance to increase lot coverage to 46% where 40% is allowed for a free-standing garage and reduce the corner lot setback from 15-feet to 7-feet which would be compatible and in line with the existing 7-foot corner lot setback of the home. Owner is Warren C. Kuhles. Applicant/agent is Robert Burford, Robert Burford Architects. Community Planner is Mike Bacon (928) 777-1360.

Mr. Warren, **MOTION: to continue** variance request, V09-003, address location of 319 S. Mt. Vernon Street until the next regular Board of Adjustment hearing.

Mr. Fuchs, **2<sup>nd</sup>. VOTE: 7-0.**

- 3. Extension request for Variance, V05-014, 1450 Iron Springs Road.** APN: 115-06-191H (now 115-06-191K). The applicant is seeking an extension of time of 3 years regarding a prior variance approval. Owner/Agent; Michael P. Strasser, M.D., Strasser-Mergler Partnership. Community Planner is Ryan Smith (928) 777-1209.

Mr. Kayn, **MOTION: to approve the extension of variance, V05-014, extension of time allowing for an additional three years for the project completion with the following conditions: 1) construction shall be in general conformance of site plan dated August 31, 2005; and, 2) if the construction of the project has not been completed, the approved variance shall expire November 18, 2013.**

Mr. Fuchs inquired why the date was 2013 and not 2012.

Mr. Kayn indicated because the current variance does not expire until 2010.

Mr. Worley concurred that the variance would expire on November 18, 2010.

Mr. Fuchs, **2<sup>nd</sup>.**

Chairman Klein noted the motion and the **2<sup>nd</sup>** and called for the vote.

**VOTE: 7-0.**

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

- 4. Staff update of V07-011, 140 N. Pleasant Street.** Variance, V07-011 was approved to allow for a front porch and a detached garage. Lot coverage of 45.9% (40% permitted). No action by the Board is required.

**No Action Taken.**

- 5. Staff update on CUP07-009, 1323 Stetson Road.** This conditional use permit was approved on December 20, 2007 to allow the owner, Prescottonian Motel Limited Partnership, for the use of a self- or mini-storage. No action by the Board is required.

**No Action Taken.**

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

**None.**

**VI. ADJOURNMENT**

**Chairman Klein adjourned the meeting at 9:23 A.M.**