



# BOARD OF ADJUSTMENT A G E N D A

BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, SEPTEMBER 17, 2009  
9:00 AM

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

The following Agenda will be considered by the **BOARD OF ADJUSTMENT** at its **PUBLIC HEARING** to be held on **SEPTEMBER 17, 2009**, in **COUNCIL CHAMBERS**, in **CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

## I. CALL TO ORDER

## II. ATTENDANCE

### MEMBERS

Michael Klein, Chairman  
Duane Famas, Vice Chairman  
E. Calvin Fuchs  
Johnnie Forquer

Tom Kayn  
Ken Mabarak  
Bill Warren

## III. REGULAR AGENDA

1. **Approve the minutes of the August 20, 2009 public hearing.**
2. **V09-003, 319 S. Mt. Vernon Street.** APN: 110-03-034 and totaling  $\pm$  0.17 acre. *LDC* Section 3.6.3.D; Section 3.6.3.F.2; & *LDC* Section 2.7.3.D.5a Zoning is Single-Family 9 (SF-9). Request variance to increase lot coverage to 46% where 40% is allowed; reduce the side yard setback from 7-feet to 5-feet; and, reduce the rear yard setback from 4-feet to 1-foot for a free-standing garage with a recreational roof deck. Owner is Warren C. Kuhles. Applicant/agent is Robert Burford, Robert Burford Architects. Community Planner is Mike Bacon (928) 777-1360.

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

**IV. REVIEW ITEMS**

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

**VI. ADJOURNMENT**

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**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on **September 11, 2009 at 4:00 PM** in accordance with the statement filed with the City Clerk's Office.

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Kelly Sammeli, Administrative Specialist  
Community Development Department

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
AUGUST 20, 2009  
PRESCOTT, ARIZONA**

**MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT** held on **AUGUST 20, 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**

<b>MEMBERS PRESENT</b>	<b>OTHERS PRESENT</b>
Michael Klein, Chairman	George Worley, Asst. Development Services Director
Duane Famas, Vice Chairman	Richard Mastin, Development Services Director
E. Calvin Fuchs	Matthew Podracky, Sr. Assistant City Attorney
Johnnie Forquer	Mike Bacon, Community Planner
Tom Kayn	Kelly Sammeli, Recording Secretary
Ken Mabarak	
Bill Warren	<b>COUNCIL PRESENT</b>
	Councilman Luzius

**III. REGULAR AGENDA**

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

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.

Mike Bacon, Community Planner indicated that the Board had before them a request for continuance until to next meeting in September, because the applicant would like to add two additional variance requests. Mr. Bacon noted that the request would require additional public notifications to the surrounding property owners as well as the general

public. Mr. Bacon reported that the two new variance requests would be in addition to the current request. Mr. Bacon placed the site plan of the property on the overhead projector and reminded the Commissioners that the current request was heard in June of this year, where the board denied the entire request. However, it was brought back for reconsideration on just the lot coverage and not the corner side yard reduction. Mr. Bacon reported that the applicant would like to place the garage on the interior side, and noted that under the previous code, the setback was only 5 feet and the applicant will be requesting a reduction in the side yard of two feet from the current setback of seven feet. Mr. Bacon added that the applicant is also requesting a reduction in the rear setback to one foot from four feet, and this is why the applicant is asking for the continuance until the September meeting. This way all the variance request can be heard at one time.

Chairman Klein inquired if the Board would like to consider the continuance request or consider the current variance request and called for input from the Board.

Mr. Kayn inquired if the additional items would affect the corner setback.

Mr. Bacon indicated no because the building will be setback the required 15 feet. Mr. Bacon added, if the Board decided to vote on the current variance request today, the applicant will probably return next month with the two new requests, and it would be beneficial to everyone to postpone the request until the September meeting.

Mr. Kayn offered that the corner setback reduction that was denied would not be reintroduced with the new request.

Mr. Bacon noted that was correct.

Mr. Mabarak noted he would be in favor of continuing the request and review the final site plan in one undertaking.

Chairman Klein asked staff if that would require a motion to defer the request.

Mr. Bacon noted it would because the public hearing on the item will be continued until September.

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.

Assistant Community Development Director, George Worley noted that he would be handling the report for Mr. Smith who was away. Mr. Worley reported that the request was for an extension of a variance that was extended once prior. Mr. Worley added that the request came before the Board in 2005 for a landscape reduction requirement along the frontage of Iron Springs Road. Continuing, Mr. Worley explained that the property is located within an area that was affected by the Iron Springs Road improvement project.

The Board granted the Variance and within about six months, the applicant returned and indicated that they would not be able to move forward with the project while the road construction was occurring and requested the extension. That extension was granted and will expire in November of this year. Mr. Worley indicated that the current request is to extend the Variance an additional three years based upon the downturn of the economic conditions which are not conducive to this type of project. Mr. Worley added that staff has reviewed the extension request, the original Variance granted by the Board and do not see a down side to granting the extension for the additional three years requested, extending the Variance to 2013. Mr. Worley concluded the report and indicated he would answer any questions the Board may have.

Chairman Klein called for questions from the Commissioners for staff.

Mr. Mabarak indicated that he was not on the Board at the time the request was approved and asked Mr. Worley to go over the original Variance request.

Mr. Worley place the site plan on the overhead projector and reported that a majority of commercial development requires a ten foot landscape buffer along the frontage of the property, to provide a landscape area help buffer the parking away from the street. The buffer also helps provide for site triangle issues at corners. Mr. Worley noted that the property is located on a corner where a notch has been taken out of the property for the right-of-way due to the Iron Springs Road improvements. Meadowridge Road connected with Iron Springs Road and in the time since the Variance was granted there has been a realigned of the streets and the area is now a four intersection with a traffic signal. Mr. Worley noted that the landscaping buffer would have had to occur on the property itself, behind the sidewalk, and it would have reduced the property to a level that would not allow for parking along the front of the building. The additional landscaping that would have been provided on the frontage is located on the side of the property.

Mr. Mabarak noted that the Variance eliminated the ten foot landscaping setback.

Mr. Worley noted that was correct. Adding that it eliminated the ten foot landscaping along the entire front of the site, allowed for the arrangement of the side landscaping and it included the frontage of the building that is not yet built.

Mr. Kayn indicated that he felt in this case, due to the time intrusion of the Iron Springs Road project it would easily justify the request and queried the board if the economic impacts held any reverence in the decision.

Mr. Fuchs noted that each project should be considered on its own facts and merit and that is what the Board should do with regards to request. Mr. Fuchs indicated that one reason variances are not allowed to keep rolling over is that there may be changes in the future that may make the granting a variance unwise. Mr. Fuchs further added that in this case he does not believe that to be true, as the widening of Iron Springs Road has been completed and under the circumstances he would be in favor of granting the extension request.

Chairman Klein called for additional comments or questions for staff, hearing none opened the item to the public. Hearing no public comment chairman Klein closed the item to the public and called for a motion.

Mr. Kayn, MOTION: to approve the extension of variance, V05-014, extension of time allowed for an additional three years for the project completion with the following conditions: 1) construction shall be in general conformance of the 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 noted 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.

Mr. Worley reported that the item was properly permitted, finalized, and completed.

- 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.

Mr. Worley reported that there has been no activity on this project and the Conditional Use Permit has expired and voided.

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

None.

#### V. ADJOURNMENT

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

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Michael Klein, Chairman

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Kelly Sammeli  
Recording Secretary

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**V09-003****VARIANCE**

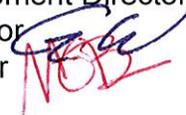
Agenda # \_\_\_\_\_

**Maximum Lot Coverage, Sideyard and Rear Yard Setbacks**

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**COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
BOARD OF ADJUSTMENT  
STAFF REPORT**

Meeting Date: 9/17/09

**TO:** Board of Adjustment Members  
**FROM:** Tom Guice, Community Development Director  
George Worley, Assistant Director  
Mike Bacon, Community Planner   
**DATE:** 9/9/09

**Location:** 319 S. Mt. Vernon St.    **Zoning:** SF-9    **Parcel Number:** 110-03-034  
**Applicant/Agent:** Robert Burford, 339 S. Cortez St., Prescott, AZ  
**Owner:** Warren Kuhls, 319. S. Mt. Vernon St., Prescott, AZ 86303

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**REQUEST.** This is a three-fold variance request:

1. Increase the lot coverage from 40% to 46% to accommodate a 480 sq. ft. detached garage with recreational roof-top deck that is being relocated from another location to this site, and;
2. Reduce the sideyard setback from 7-feet to 5-feet which would be compatible and in line with the existing 5-foot sideyard setback of the home.
3. Reduce the rear yard setback from 4-feet to 1-foot in order to give additional usable rear yard space to owner and to save 3 trees.

The architect has submitted a narrative (attached) which further describes the above requests.

**PRIOR BOARD ACTIONS****Subject Site - 319 S. Mt Vernon**

2009, August. V09-003. Continued reconsideration request to the September meeting to allow the applicant to request a new variance request for sideyard and rear yard setbacks with new public notification to be combined with the lot coverage request.

2009, June. V09-003. Reconsiders April denial of maximum lot coverage (only) and sets hearing date for August 20, 2009.

2009, May. V09-003. Denied the variances requests for a corner yard setback and maximum lot coverage.

2007, January. V06-008. Approved a corner yard variance from 15-feet to 7-feet for conversion of a deck to a porch.

**Neighborhood Area****1) 338. S. Mt. Vernon.**

1998, May. V9809. Granted Variance for garage sideyard setback of 3.5'.

**2) 249. S. Mt. Vernon.**

1987, April V8643. Granted variance for building addition sideyard setback of 3 feet.

**3) 219 S. Pleasant.**

2005. Granted variance to zero feet for guest house constructed without a Building Permit.

**PRESCOTT PRESERVATION COMMISSION.** The property is located in the Southeast Prescott Historic Preservation District and the Joslin-Whipple National Register District. The Prescott Preservation Commission voted 6:0 to support the variance for maximum lot coverage at its March 8, 2009 meeting and voted 5:1 to support a variance for the corner lot setback at its April 10, 2009 meeting with the following 2 conditions of support:

1. Substantial conformance with the site plan dated March 18, 2009;
2. A building permit may be granted if a Variance is granted by the BOA if the garage architecture is not changed and the observation deck will be noted on the notices sent out for the BOA hearing.

**STAFF ANALYSIS.**

**Lot Size:** 7,500 sq. ft.)

**Land Development Code Requirement:** Section 3.6.3.D and 3.6.3.F.3

**Compliance with Zoning Code and ARS 9-462.06:** Yes

**Neighborhood Residents Concerns:** As of this date, no comments or phone calls have been received from any area residents.

**Variance Criteria (LDC Section 9.13).**

The Board of Adjustment shall consider the following specific criteria (*Italicized* text indicates staff comments).

**1. Extraordinary Conditions.**

There are extraordinary or special conditions affecting the land involved such that strict application of the provisions of the code will deprive the applicant of the reasonable use of his land. *The house is listed on the National Register and has the support of the Prescott Preservation Commission for the requested variances. A previous variance was also granted for a corner yard setback in 2007 to this property.*

**2. Substantial Detriment.**

Granting of the Variance will not be detrimental to the public health, safety, or welfare or injurious to other property in the area, or to the City in administering this Code. *There are no detriments..*

**3. Special Privileges.**

Granting of a Variance shall be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.

*Lot Coverage. No other similar variances have been applied for in the surrounding neighborhood area. The architect has submitted a detailed analysis (see attached letter and maps); however, which reveals other corner lots in the neighborhood area which have buildings that do not meet the maximum lot cover. A previous variance for the*

corner yard setback was granted by the Board in 2007 as a result of a similar submitted analysis for other properties in the area.

Sideyard Setback. The reduced sideyard setback is consistent with other historic homes in the area, prior variances granted, and will not grant a special privilege.

At a previous meeting the Board expressed a concern about the impact of the observation deck on top of the garage as it affects the neighbor to the north. Staff has requested that the applicant request a letter from this neighbor for the Board. To date, Staff has not received any correspondence.

Rear Yard Setback. Other historic homes in the historic districts have accessory buildings with equal and perhaps even zero rear yard setbacks. This will not grant a special privilege.

#### **4. Self-Induced Hardship.**

The hardship is not the result of the applicant's own actions. *The proposal is of his own actions.*

#### **5. General Plan.**

Granting of the Variance would be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.

**General Plan Consistency.** *The project area is designated as "Low-Medium-Family Residential (1-7 DU/Acre)" on the 2003 General Plan Land Use Map. Applicable 2003 Prescott General Plan Polices include:*

- "Goal 1. Maintain the integrity and character of existing neighborhoods." (p36).*
- "Goal 6. Encourage more compact development..."(p39).*

*Single-family homes surround the property site. The request is considered to be in compliance with the General Plan.*

#### **6. Utilization.**

Because of special circumstances applicable to the property, including size, shape topography, location or surroundings, the strict application of the ordinance will deprive such property of privileges enjoyed by other property of the same zoning district.

*According to the information submitted by the architect, there are other properties which enjoy a reduced corner lot setback and have additional lot coverage (see attachments).*

#### **STAFF RECOMMENDATION.**

Staff recommends approval of these 3 variance requests.

#### **SUGGESTED MOTION:**

MOVE TO APPROVE VARIANCE 09-003 subject to the following conditions:

1. The site development be in substantial conformance with the attached Exhibit "A" dated 9/17/09.
2. The garage architecture is not to be changed.
3. The accessory building along the north property line in the rear yard is to be removed prior to the issuance of a Building Permit.
4. The 2 apple trees are to be saved and the large tree is to be saved.
5. The 2 apple trees are to be replaced should they die as a result of construction.



**RECEIVED**

VARIANCE APPLICATION

MAR 18 2009

CITY OF PRESCOTT  
 COMMUNITY DEVELOPMENT

V# 09-003

Property Address: 319 SO. MT. VERNON AVE.

Assessor's Parcel Number (s)(APN): 110.03.034

Township 13N Section 03 Range 2W Current Zoning: SF.9

Subdivision Name: BASHFORD TRACT

<p>Owner Name &amp; Address:  <u>WARREN C. KUHLES</u>  <u>319 SO. MT. VERNON AVE.</u>  <u>PRESCOTT, AZ. 86303</u></p> <p>Phone: <u>928 445-1064</u> <u>899.8915</u>        Fax: _____        Email: _____</p>	<p style="text-align: center;"><i>For Staff Use Only</i></p> <p>Date Received: <u>3/18/09</u>        Taken In By: <u>Ryan Smith</u>        Assigned To: <u>Mike Bacon</u>        Date Application Complete: <u>3/18/09</u>        Fees &amp; Charges: <u>821.00</u>        Receipt #/Date: <u>P000312</u>        PAC Date: _____        BOA Date: _____</p>
<p>Applicant/Agent Name &amp; Address        (If different than property owner, Agent letter must accompany submittal):  <u>ROBERT BURFORD, ARCHITECT</u>  <u>339 SO. CORTEZ ST.</u>  <u>PRESCOTT, AZ. 86303</u></p> <p>Phone: <u>770-5610</u>        Fax: <u>770-0650</u>        Email: <u>bandr@northlink.com</u></p>	

Description of Request: ~~1. CORNER LOT SETBACK DISTANCE TO 7' FROM 15'~~  
~~REQ'D. --~~ LOT COVERAGE 70% TO 46%± FROM 40% REQ'D.  
~~SOFT REQUESTS~~ ARE TO ALLOW THE ADDITION OF A DETACHED GARAGE  
TO BE LOCATED IN THE REAR YARD ADJACENT TO THE ALLEY.

RB ROBERT BURFORD Robert Burford 3.18.09  
 Name Signature Date

**ROBERT BURFORD**  
ARCHITECT

RECEIVED

AUG 17 2009

**CITY OF PRESCOTT**  
**Variance Application for 319 So. Mt. Vernon Ave.**  
**V09-003**  
**110-03-034**  
**Request for Continuance of Hearing**

CITY OF PRESCOTT  
COMMUNITY DEVELOPMENT

The Owner requests that the Thursday, August 20, 2009 hearing for the variance be continued to allow for the following variance requests. We request that these items be considered separately so that the Board can have the option to approve one or all of the requests.

1. Lot coverage percentage. Request for variance does not change from the original request to increase the allowable lot coverage from 40% to 46%.
2. Reduce the side yard setback from 7 feet to 5 feet. This would allow the garage structure to align with the existing house on the north side of the property. This also allows for more space in the front of the proposed garage for accessing the garage from the alley. The reduction of the current 7 foot setback would conform to the setback distance required previous to the current LDC. This neighborhood has examples of this interior setback for both main buildings and outbuildings of less than the currently required 7 foot setback.
3. Reduce the rear setback (to the alley) to 1foot. This would allow for the proposed garage to move further away from the main residence making possible the protection of two mature apple trees in the rear yard. This would also improve access from the alley to the proposed garage. Fire rating requirements required by the IRC would need to be met due to location on site (near a property line). The alley is a public way and there is a mature tree and down slope on the opposite side of the alley from the proposed location of the garage. The garage doors will not open to the alley and the structure is a single story with a deck and railing at the roof area.

Please see the original variance request descriptions and addendum for additional information on this property. All other comments made on the variance submittal form are still valid.

# ROBERT BURFORD

## ARCHITECT

March 17, 2009/**Revised August 17, 2009** (*revisions in italics*)

### CITY OF PRESCOTT

#### **Variance Application for 319 So. Mt. Vernon Ave.**

Variance includes Lot Coverage percentage and corner yard setback distance

Questionnaire answers:

#### **A. Describe the special or unique conditions...**

The project involves an historic residence on south Mt. Vernon Avenue. Oak Street borders the site on the south and runs for only one block to Virginia Street. The site slopes down from Mt. Vernon to the alley to the east approximately 9' in elevation. Existing conditions include a retaining wall and steps along the south property line, mature canopy street trees along both streets, existing structure built beyond current setback lines on the front side and corner sides (see previous variance for corner yard setback January 2007), and Oak street pavement 20 feet from the property line (please see **attached photos** for Oak Street views of this area).

#### **B. Indicate how the literal interpretation...**

This neighborhood was developed several decades ago under quite different ordinances. There are no vacant lots nearby and most properties were built to then current setbacks which were less than the setback requirements now. Site planning of residential lots most often included a detached garage in the rear of the property. Access varies from street frontage to ally to corner lot side street access. Mt. Vernon is a corridor of S-9 zoning with MF-M and Mf-H zoning flanking either side. MF-M zoning is adjacent to this property across the alley to the east. MF-M lot coverage allows for 50% lot coverage for multi-family development, In the MF-m and MF-H zoned area nearby, lot coverage appears to be in the 40-50% range. In the S-9 zoned area along Mt. Vernon, it appears that some properties including corner lots exceed the 40% lot coverage required under current zoning (see **attached list and comments**). *The setback request would allow the garage to align with the existing residence north wall. This would allow access from the alley into the garage and still provide some rear yard space adjacent to Oak Street. There are other properties in the neighborhood and this zoning that have outbuildings closer than 7 feet to an interior property line.*

**C. Describe how the alleged hardships caused by...**

The project has been reviewed by the Preservation Commission and will be resubmitted to the Commission due to this request for variance. Preliminary comments indicate the appropriateness of the proposed additions and the benefit to the district for the project. The literal interpretation of the lot coverage requirements would not allow adding any garage because the lot coverage of the residence and covered decks is currently at approximately 40%. *Literal interpretation of the interior setback distance would not allow the proposed garage to align with the existing residence. Literal interpretation of the rear setback to the alley would require removal of mature trees in the rear yard of the property and reduce private yard area and open space (as indicated in the description of S-9 zoning as an intent).*

**D. Indicate why granting the requested variance will not confer...**

As stated, this district is built out and the original residences were built under different ordinances, mostly less restrictive in nature. *The north side of the existing residence is within 5 feet of the property line and the request for variance would place the proposed garage in line with the residence. Other properties in the district have outbuildings closer than the current setback, again due to the historic nature of the neighborhood and these buildings having been built under previous Land Development Code requirements.*

**E. Indicate why granting the variance will not interfere with or injure the...**

The proposed garage has a roof top deck with railings thereby reducing the overall height and impact on the neighborhood. No existing views from other residences would be appreciably lessened. *By granting the setback variance, the garage will be located away from Oak Street and in line with the residence at the north property line. Two mature trees could be maintained if the rear setback variance is granted.* The style, materials and colors of the proposed garage will complement and/or match the historic residence on site and the neighborhood. (please see **attached photos** of garage proposed to be relocated to this site). The COP Preservation Commission has reviewed and approved the concept in support of this variance request and will review it again during the process. Please note that a discussion about the site triangle at Oak Street to the alley has been discussed with the COP Engineering Department. It is determined that the triangle be located with the possibility of increasing Oak Street to a 32' width (currently 22' paved) which begins the triangle leg 5' closer to the property line. This is shown on the site plan submitted. This allows for future street improvements without affecting the provisions of the sight triangle for the neighborhood use.



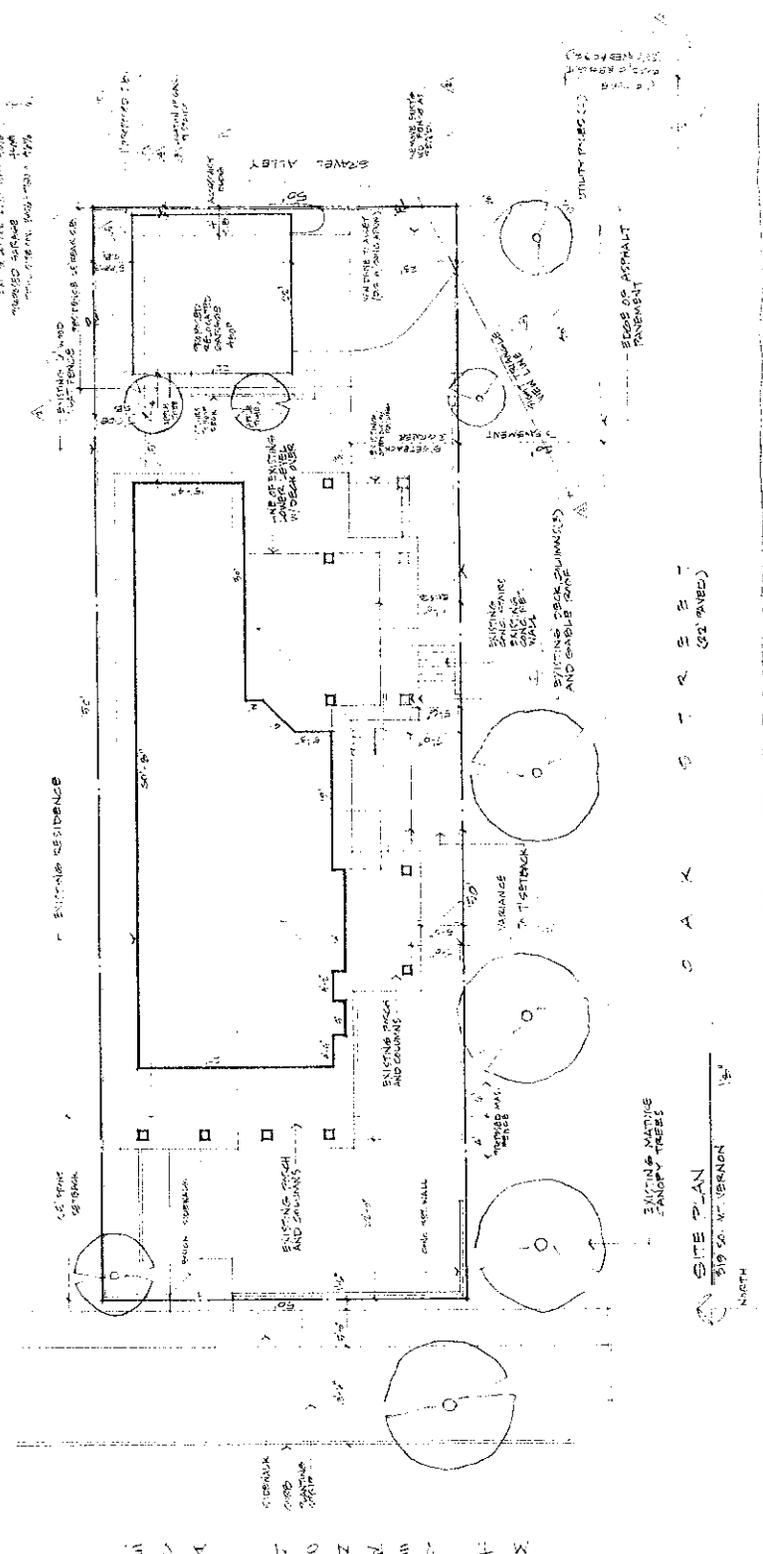
335 South Center Street Phoenix, AZ 85003  
 602.739.8618 Fax 602.717.0653  
 APR 29 11 11  
 ROBERT BURD

**K JLES RESIDENCE  
 REMODEL AND ADDITIONS  
 PRESCOTT, AZ**

JOB NO.	2017
DATE	11/15/17
REVISIONS	
1	11/15/17
2	11/15/17
3	11/15/17
4	11/15/17
5	11/15/17

**A4**

NOTES:  
 1. ALL EXISTING CONCRETE TO BE REPAIRED OR REPLACED AS NECESSARY.  
 2. ALL EXISTING ROOFING TO BE REMOVED AND REPLACED WITH 30 YEAR WARRANTY ROOFING.  
 3. ALL EXISTING MECHANICAL SYSTEMS TO BE REPLACED.  
 4. ALL EXISTING ELECTRICAL SYSTEMS TO BE REPLACED.  
 5. ALL EXISTING PLUMBING SYSTEMS TO BE REPLACED.  
 6. ALL EXISTING INTERIORS TO BE DEMOLISHED AND REFINISHED.  
 7. ALL EXISTING EXTERIORS TO BE REPAIRED OR REPLACED AS NECESSARY.  
 8. ALL EXISTING LANDSCAPING TO BE REMOVED AND REPLACED WITH NEW LANDSCAPING.  
 9. ALL EXISTING DRIVEWAYS TO BE REPAIRED OR REPLACED AS NECESSARY.  
 10. ALL EXISTING PATIOS TO BE REPAIRED OR REPLACED AS NECESSARY.



PROJECT # 110-25-014  
 ADDRESS: 919 S. W. VERNON  
 OWNER: MARGEN KIMBLE  
 SHEET 100-4

**SITE PLAN**  
 919 S. W. VERNON  
 NORTH

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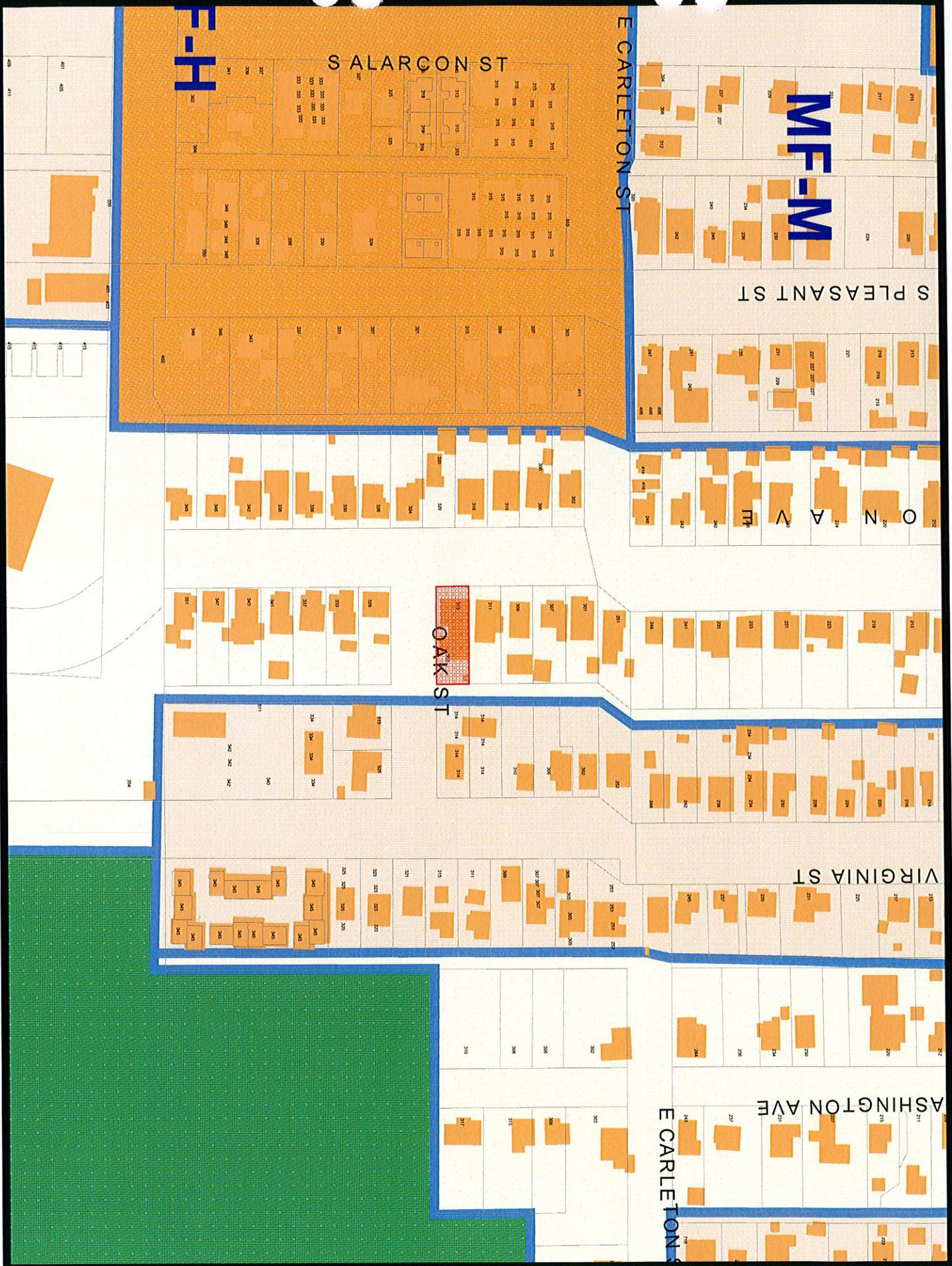
O N A V

OAK ST

VIRGINIA ST

WASHINGTON AVE

E CARLETON ST



# ROBERT BURFORD

## ARCHITECT

March 18, 2009

**CITY OF PRESCOTT**  
**Variance Application for 319 So. Mt. Vernon Ave.**  
Addendum

The following is a short list of properties in the general locale of the site that do not appear to conform to the current lot coverage requirements. The assessment is based on a visual comparison of the building areas shown on the GIS information maps attached and from walking the area. It is difficult to obtain the precise lot coverage, either from the GIS data on each property or from field work. Several SF-9 properties are currently near to or at the 40% lot coverage and perhaps a select few are somewhat over the 40% criteria. Several MF-M and MF-H properties adjacent to the SF-9 zoning, and also in the neighborhood, are approaching the allowed 50% lot coverage for multi-family use. This list is offered to further address the criteria the Board of Adjustment is to consider, specifically 9.13.4.A.1 Substantial Detriment and .A.6 Utilization. Although comparing area lot coverage to the requested variance is important, the inability to add a detached garage due to lot coverage for this specific site is also a factor to consider. Also be advised that a portion of the total footprint is covered decks and porches to the front and side of the existing residence. These present a less solid look and feel than if these were actual interior walled spaces comprising the lot coverage.

416 E. Carlton	SF-9	110-01-040
Corner lot with alley at the rear. 2 buildings		
248 S. Mt. Vernon	SF-9	110-01-039
A corner lot at 2 streets		
240 S. Mt. Vernon	SF-9	110-01-035
Interior lot. 2 buildings		
146 S. Mt. Vernon	SF-9	110-01-020
Interior lot. Multiple buildings		
123 S. Mt. Vernon	SF-9	110-01-050A
Interior lot. 2 buildings		
119 S. Mt. Vernon	SF-9	110-01-049C
Interior lot. 2 buildings		

202 S. Mt. Vernon SF-9 110-01-022  
Corner lot with alley at the rear. Multiple buildings

145 S. Mt. Vernon SF-9 110-01-060  
Corner lot with alley at the rear. 2 buildings

148 S. Virginia MF-M 110-01-059  
Corner lot. Single family residence. Lot immediately adjacent to SF-9 zone

406 E. Carleton St MF-M 110-01-041  
Corner lot with alley at the rear. Multi-family building. Lot immediately adjacent to SF-9 zone

402 E. Goodwin MF-M 110-01-021A  
Corner lot with alley at the rear. Multi-family building. Lot immediately adjacent to SF-9 zone

Again, these are representative of the properties in the immediate neighborhood. Other SF-9 areas in Prescott were not surveyed for possible lot coverage non-conformance.



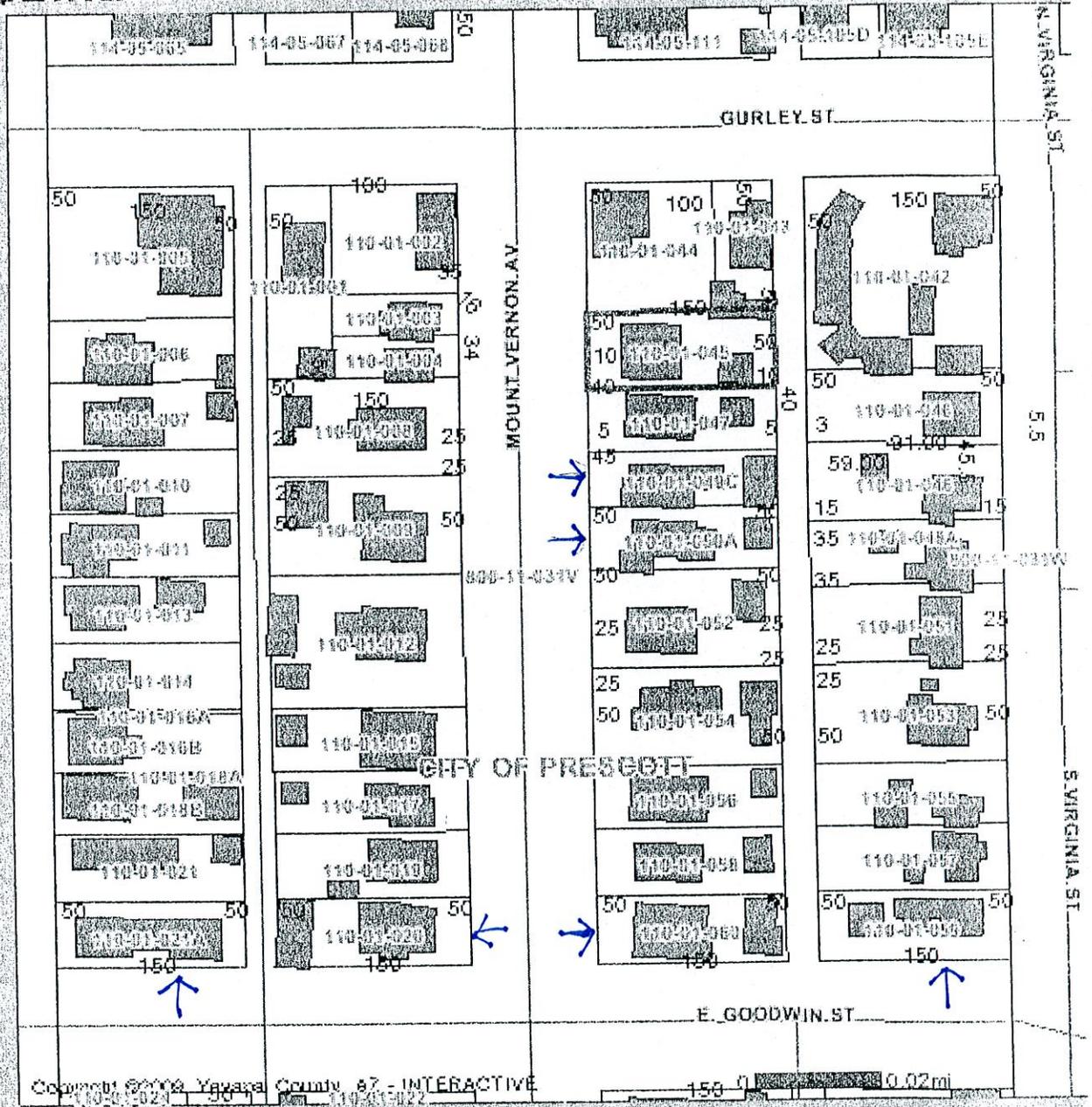
# Interactive Mapping

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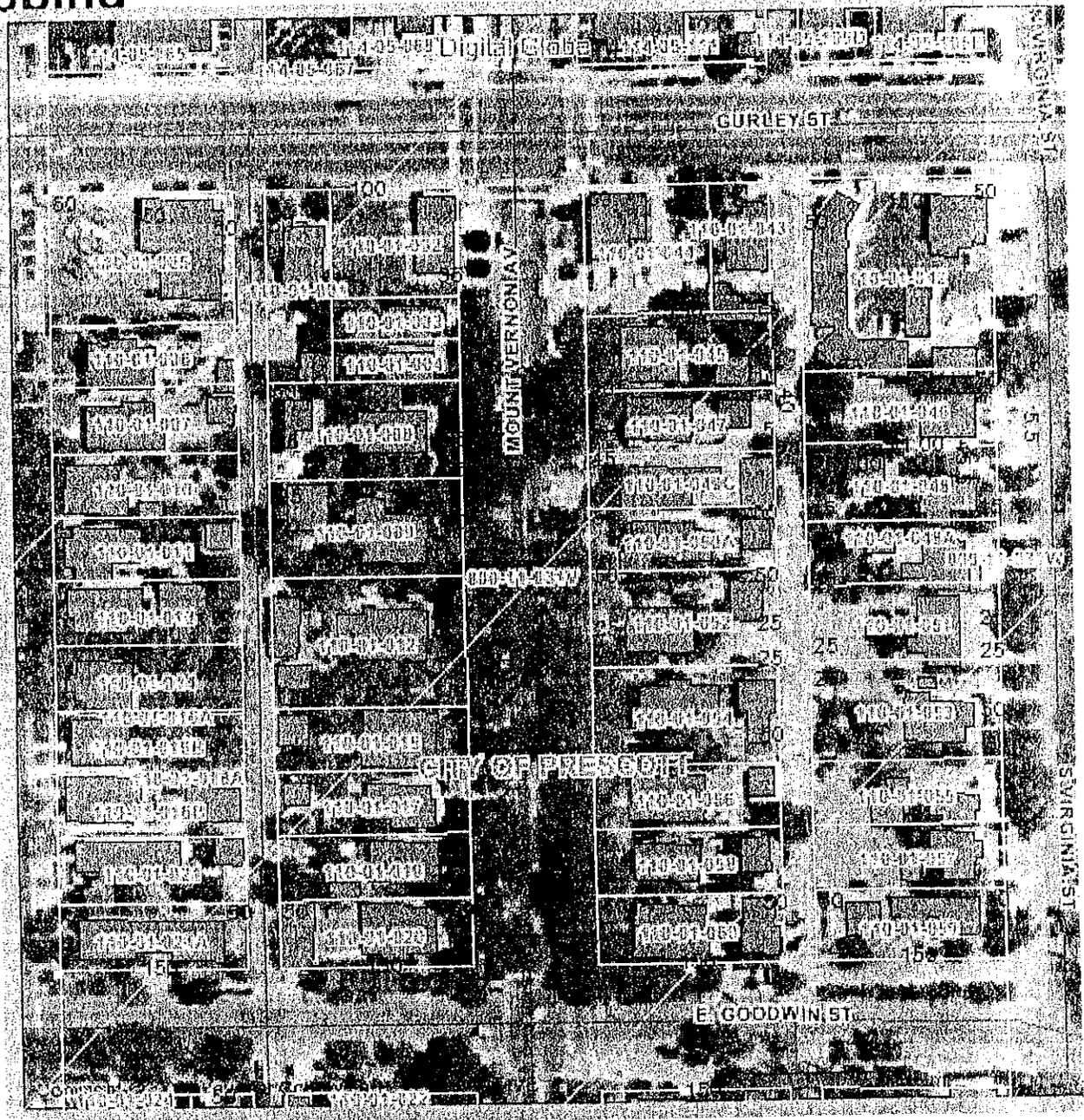
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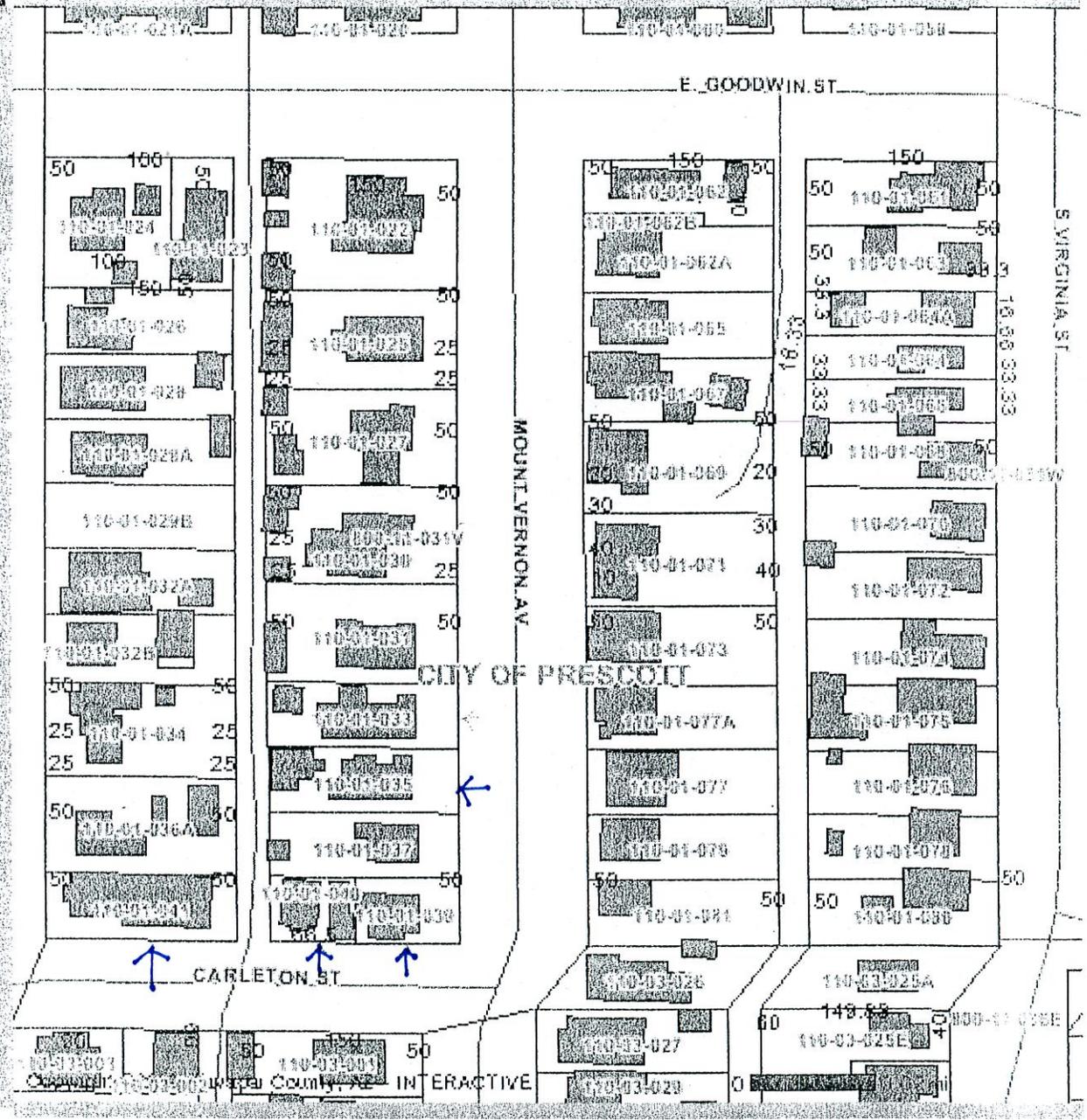
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## Interactive Mapping

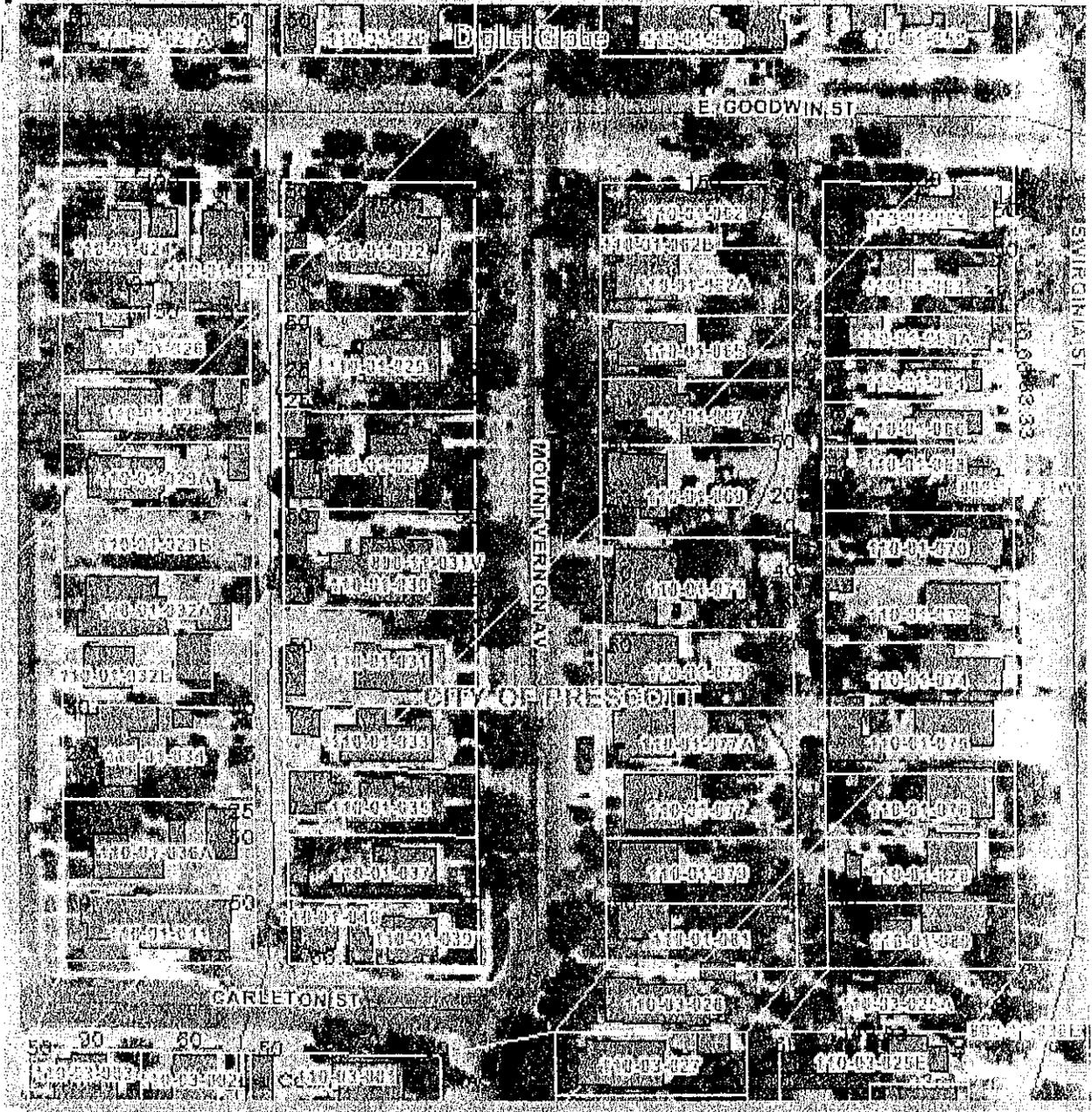
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OAK STREET

ALLEY  
←



REAR  
YARD



