

# BOARD OF ADJUSTMENT MEETING MINUTES

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, April 20, 2017  
9:00 AM**

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

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT held on April 20, 2017 in Council Chambers, City Hall, located at 201 S. Cortez Street, Prescott, Arizona 86303.

I. **CALL TO ORDER** - Chairman DiRienzo called the meeting to order at 9:00 a.m. Chairman DiRienzo introduced the two new Board members Paddie Braden and Bryn Stotler. He also thanked Councilman Lazzell for attending.

II. **ATTENDANCE**

MEMBERS	STAFF PRESENT
James Di Rienzo, Chairman	George Worley, Planning Manager
Johnnie Forquer	Darla Eastman, Recording Secretary
Paddie Braden	Matt Podracky, Assistant City Attorney
Ray Everett - Absent	
Stephen Silvernale - Absent	
Tony Teeters	<b>COUNCIL PRESENT</b>
Bryn Stotler	Greg Lazzell, Councilman

III. **REGULAR AGENDA**

1. **Approval of the February 16, 2017 Minutes**

Mr. Teeters, MOTION to approve the February 16, 2017 minutes. Ms. Forquer, 2<sup>nd</sup>.  
VOTE 5-0; passed.

IV. **PUBLIC HEARING ITEMS**

1. **V17-001, Variance to Article 7, Section 7.4.5B4c (Code Requirements for Flag Lots) of the Land Development Code (LDC) to permit the length of the driveway to exceed 150 feet in length of the property. [Zoning: SF-35; Property Owner: Bobby and Elizabeth Raber; APN 106-07-003]. Location: 400 Lorraine Drive**

George Worley presented the staff report and displayed images on the overhead projector of the site plan and aerial photos of the property. He stated that is requesting a variance to reorganize, not add to the lot, to permit the length of the driveway to exceed 150 feet in length of the property. He described the code requirements for flag lots that were put into place in the Land Development Code in 2003 including codes for fire truck access. He said that the property is divided into three sections due to the City water main lines and that the lines diagonally divide the property. Staff has reviewed the project and it meets all the requirements in the various City Departments provided that the variance is approved, including using one 200-foot wide, common roadway for fire for the three properties. Mr. Worley stated that one comment letter

was received from the adjacent landowner and 16 form letters were received before the meeting this morning.

The Board spent a few minutes reviewing the letters. They discussed that a Single Family-35 zoning district has more leniency when it comes activities that are approved in comparison to a Single-family-9 zoning district to Mr. Worley then introduced the owner, Bobby Raber.

Bobby Raber, 400 Lorraine Drive, stated that the water lines have been within the property since 2007. Mr. Raber stated that he has been working with the City Departments to find a way to easily access the water lines with minimal disturbance and impacts and not creating additional, small lots which create more problems with the water lines. He said that within the last few weeks, he has worked with the City to provide easements for access to the water lines.

**Ms. Forquer, MOTION to approve V17-001 to permit the length of the driveway to exceed 150 feet in length of the property, Mr. Teeters 2<sup>nd</sup>. VOTE 5-0; passed.**

**2. V17-002, Variance to Article 3, Section 3.4.3.F.3 (Minimum Rear Yard Setbacks) of the Land Development Code (LDC) to allow the attachment of a patio cover to the house. [Zoning: SF-18 (PAD); Property Owner: Ronald Brunswig; APN 105-03-453]. Location: 1602 Cloudstone Drive**

Bryn Stotler rescued herself from the proceedings due to association with the Applicant.

George Worley presented the staff report and displayed images on the overhead projector of the site plan and aerial photos of the property. He stated that is requesting a variance from the minimum rear yard setback requirement to allow for an attachment of a patio cover to a house in the Single-family-18 Planned Area Development zoning district. Mr. Worley stated that due to the patio cover being attached to the house, it is subject to the rear yard setback requirement. In this case, Mr. Brunswig is having significant issues detaching the patio because of how it was engineered to the home. He said the applicant is requesting to construct attach a designed patio cover as a free-standing structure with a rear yard setback of 5 feet. He said staff believes the enclosed front is a normal appurtenance seen in a residential community of similar character to Granite Shadows.

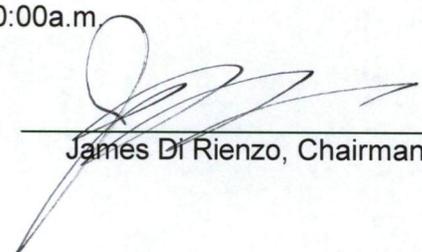
**Ms. Forquer, MOTION to approve V17-002 to allow the attachment of a patio cover to the house., Ms. Braden 2<sup>nd</sup>. VOTE 4-0; passed.**

## V. ADJOURNMENT

Chairman Di Rienzo adjourned the meeting at 10:00a.m



Darla Eastman, Administrative Specialist

  
James Di Rienzo, Chairman