

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, SEPTEMBER 21, 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 September 21, 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. He thanked Pro Tem Lamerson for attending.

II. **ATTENDANCE**

MEMBERS	STAFF PRESENT
James Di Rienzo, Chairman	George Worley, Planning Manager
Johnnie Forquer	Darla Eastman, Recording Secretary
Paddie Braden - Absent	
Ray Everett	
Stephen Silvernale	
Tony Teeters	COUNCIL PRESENT
Bryn Stotler	Pro Tem Lamerson

III. **REGULAR AGENDA**

1. **Approval of the May 18, 2017 Minutes**

**Mr. Silvernale, MOTION to approve the May 18, 2017 minutes. Mr. Teeters, 2nd.
VOTE 6-0; passed.**

IV. **PUBLIC HEARING ITEMS**

1. V17-005, Variance to Article 3, Section 3.5.F.2 (Minimum Setback) of the Land Development Code (LDC) to allow for a reduction of the side yard setback to accommodate a garage addition to the house. [Zoning: Single-family-12 (SF-12); Planned Area Development (PAD); Property Owner: Robert and Teri Taylor; APN 111-06-003]. Location: 1987 Havens End

Katie Peterson, Community Planner, presented the agenda item and displayed the site plan on the overhead projector. Ms. Peterson stated that the applicant is requesting a Variance from the minimum side yard setback. The zoning for the property is single-family 12 (SF-12) [Planned Area Development (PAD)] and the side yard setback is 9 feet. She said that the applicant would like to change the setback to 6 feet, 8 inches to allow for a garage bay addition. Due angle of the existing home being parallel to the front lot line, and boulder outcrops and formations on the property, Ms. Peterson stated that there are limited places for a garage addition. An alternate potential location would be in the rear yard; however, two mature trees and a few smaller boulders would have to be removed to provide driveway access.

Ms. Peterson said that the best route would be with the Variance, and that there would be 21 feet and 8 inches between the neighbor's garage corner and the proposed garage corner. Ms. Peterson said there is a support letter from the neighbor to the west.

Terry Taylor, 1987 Havens End, answer questions from the Board of Adjustment and said that she bought the already built, approximately 22-years ago. Mr. Taylor said that the subdivision's HOA has approved the project.

Ms. Peterson answered a few questions from the Board and stated that the building envelopes were designated on the Final Plat. Ms. Stotler stated that she feels that we (the board) are responding to issues from the original build where homes were not placed correctly in accordance with the lot lines. She said that the request is consistent with other builds and uses in the neighborhood. Chairman Di Rienzo interjected that due to the topography of Prescott, it is important that we (the Board) are flexible and consistent with approving these types of requests.

Mr. Silvernale, MOTION to approve V17-005, Variance to allow for a reduction of the side yard setback to accommodate a garage addition to the house. Mr. Everett, 2nd. VOTE 6-0; passed.

V. ADJOURNMENT

Chairman Di Rienzo adjourned the meeting at 10:15 a.m.



Darla Eastman, Administrative Specialist

James Di Rienzo, Chairman