



# BOARD OF ADJUSTMENT MINUTES

BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, May 16, 2019  
9:00 AM

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

## CALL TO ORDER

### I. ATTENDANCE

Members	
Jerry Kaufman	Raymond Everett
Paddie Braden	Stephen Silvernale, Vice Chair
Johnnie Forquer	Tony Teeters
Larry Meads	
Staff	
Bryn Stotler, Community Development Director	Katie Peterson, Community Planner
George Worley, Planning Manager	Michelle Chavez, Recording Secretary
Council	
James Lamerson	

### II. MINUTES

March minutes - Member Meads made a motion to approve the March 21, 2019 minutes. The motion was seconded by Member Teeters and passed unanimously.

### III. PUBLIC HEARING ITEM

**VAR19-001**, Variance to Article 3, Section 3.10.3.F (Multifamily High density /Minimum Setbacks) of the Land Development Code (LDC) to allow a reduction in the rear yard setback to accommodate the construction of an accessory building at the rear (Western Ave) of the property; [Zoning: MF-H; Property Owner: Daniel and Lorina McCabe; APN 114-05-001]. Location: 654 Ash Street, Prescott, AZ 86305.

George Worley gave a brief overview of the request for a variance at 654 Ash. He showed an aerial view of the site. He described the difference in single family and multi-family zoning and setbacks.

This request is for an accessory building 9 ft from the rear property line. Staff looked at nearby properties and their accessory structures with similar setbacks. It was noted there is no special granting of privilege and the applicants have a hardship with rock walls and other impediments to developing the new structure in line with existing setback requirements.

Variance approval is recommended by staff.

Board members discussed the existing zoning with staff and why it was multi-family, retaining walls, and the history of development in this area.

Applicant Lorena McCabe explained the proposed use is to have a rental unit in the back. She explained the unique area around the proposed location and the elm trees that they wish to be preserved.

Member Meads asked how many parking spaces will be available on the property. The applicant indicated at least one spot would be situated under the raised structure and another parking spot would be adjacent to the property.

Member Meads and staff discussed multi-family zoning utility allowances for accessory dwelling units. All utility requirements will need to be met before building permits are issued. Rental licenses will be needed before for renting the property.

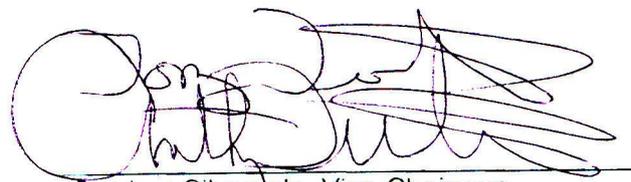
**Member Meads made a motion to approve VAR19-001** a variance to Article 3, Section 3.10.3.F (Multifamily High Density/Minimum Setbacks) of the Land Development Code (LDC) to allow a reduction in the rear yard setback to accommodate the construction of an accessory building at the rear (Western Ave) of the property at 654 Ash Street. **The motion was seconded by Member Kaufman and the motion approved unanimously.**

#### IV. ADJOURNMENT

A motion to adjourn was made by Member Meads, seconded by Member Forquer and approved unanimously.

Meeting adjourned at 9:18am.

  
Michelle Chavez, Recorder

  
Stephen Silverdale, Vice Chairman