

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, FEBRUARY 15, 2018
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 February 15, 2018 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 Councilman Lamerson for attending.

II. **ATTENDANCE**

MEMBERS	STAFF PRESENT
James Di Rienzo, Chairman	George Worley, Planning Manager
Johnnie Forquer	Kaylee Collison, Recording Secretary
Paddie Braden	Matt Podracky, Assistant City Attorney
Ray Everett - Absent	Katie Peterson, Community Planner
Stephen Silvermale	
Tony Teeters	COUNCIL PRESENT
Bryn Stotler	Councilman Lamerson

III. **REGULAR AGENDA**

1. **Approval of the September 21, 2017 Minutes**

Ms. Forquer, MOTION to approve the September 21, 2017 minutes. Ms. Braden, 2nd.
VOTE 5-0; passed.

IV. **VAR18-00001, Variance to Article 3, Section 3.6.F.1 (Minimum Setbacks) of the Land Development Code (LDC) to allow a reduced front yard setback to accommodate a front porch. [John A. Phillips; APN 113-12-061B]. Location: 117 Park Avenue.**

Katie Peterson, Community Planner, presented the project and stated that the applicant is requesting a Variance from the minimum front yard setback requirement of 25 feet to 17 feet to allow a 6 foot deep, 20 foot wide porch addition in a Single-family 9 zoning district. The applicant's proposed addition of a front porch encroaches 6 feet into the front yard setback area on the west side of the house, facing the street. The existing house has a legal nonconforming 23 foot setback with no front porch. The applicant believes the requested Variance to allow a 17 foot front yard setback, for a front porch addition, to be in conformance with the character of the houses on surrounding lots, some of which have front porches.

Ms. Peterson stated that it is staff's analysis and recommendation is based on a review of the request's consistency with the 2015 General Plan, and consistency with neighborhood characteristics, as well as the Variance requirements in the Land Development Code.

The majority of structures within the neighborhood are constructed in compliance with the established setbacks. Typically, a reduced setback may be of concern in considering compatibility; however, the building edge along this portion of Park Avenue varies due to proximity to the commercial zoning nearby, and addition of a front porch would be consistent with the character of the neighborhood. The proposed reduced front yard setback would still allow adequate space for emergency access.

Some other lots in the neighborhood have houses with porches which are located behind the required front setback. Ms. Peterson gave an example of 119 Park Avenue, which is zoned Business General and has a different required front yard setback of 15 feet for residential uses. She said if the Variance is granted, the building line which is the front edge of the porch, on this lot would be two feet further from the lot line than the neighboring Business General zone, and eight feet closer to the lot line than other neighboring SF-9 lots. She said that the distance of the buildings to the street edge would vary, but this property and neighborhood would benefit from the consistent character of the front porch addition. Ms. Peterson said that Staff has not received any public comments regarding this Variance request.

The Board Members discussed the project in more detail and asked the owner additional questions. John Phillips answered questions from the Board Members.

John Phillips, 500 S Hassayama Drive, stated that there are two windows and two doors on the side of the house and that is where the entrance was. Unfortunately, the existing block wall is missing approximately 15 feet due the large tree that has pushed the wall over. He said, as of today, the new pillar has been put into place and the wall has been extended. He said that his intention is to add a sidewalk up to the street if we are granted the Variance to add the porch. He said, currently, the house looks more like a garage than a house. He said when he submits his building plans; he is going to include the walkway that goes from the sidewalk up to the front of the house. The entry will be between the two windows and the porch will extend out 6 feet and 2 feet high. He said it will look just like the adjacent houses entry way and front porch. Mr. Phillips stated that he will continue with the interior floor plan once the Board makes their decision today on the Variance for the porch.

The Board Members discussed the possibility that historically the property was multi-family. Mr. Phillips stated that in the 1900s, the two houses were built with one entrance because there was only one owner. He said that in the 1980s the houses were sold separately and remodeled and an additional entrance was included to the second house.

Mr. Silvernale, MOTION to approve VAR18-00001, Variance to Article 3, Section 3.6.F.1 (Minimum Setbacks) of the Land Development Code (LDC) to allow a reduced front yard setback to accommodate a front porch. Ms. Stotler, 2nd. VOTE 6-0; passed.

V. ADJOURNMENT

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



Darla Eastman, Administrative Specialist



James Di Rienzo, Chairman