

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, APRIL 19, 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 APRIL 19, 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	Tom Guice, Director
Johnnie Forquer	Katie Peterson, Community Planner
Paddie Braden	Jon Paladini, City Attorney
Ray Everett	George Worley, Planning Manager
Stephen Silvermale	Darla Eastman, Recording Secretary
Tony Teeters - Absent	COUNCIL PRESENT
Bryn Stotler - Absent	James Lamerson, Councilman

III. **REGULAR AGENDA**

I. **REGULAR AGENDA**

1. Approval of the March 15, 2018 Minutes

**Ms. Forquer, MOTION to approve the March 15, 2018 minutes. Ms. Braden, 2nd.
VOTE 5-0; passed.**

IV. **PUBLIC HEARING ITEMS**

I. **PUBLIC HEARING ITEM**

1. VAR18-00003, Variance to Article 3, Section 3.4.3.F.1 (Single-family-18 Minimum Setback) A proposed change to allow a reduction in the front yard setback to accommodate the construction of a single-family home. Property Owner: Jerry Capriano Trust. Site APN is 105-08-343. Location: 1586 Estancia Way

Katie Peterson, Community Planner, presented the project to the Board with a site map on the overhead projector. Ms. Peterson stated that the applicant is requesting a Variance from the minimum front yard setback requirement of 25 feet to 10 feet. Ms. Peterson stated that there is a 20 foot drainage easement through the western portion of the lot, and the 30 foot roadway and utility easement on the northern portion. She said that these easements are preventing construction of the applicant's 2,500 square foot single-family house on a buildable pad in the single-family 18 zoning district. She said that the requested setback would allow a house size that is compatible with the neighborhood character.

The Board discussed the project in further detail including drainage easements and road access. Ms. Peterson stated that reducing the front yard setback will allow adequate space for emergency access. She included that there are no other detrimental effects with regard to public health, safety, or welfare on other properties in the area.

Tom Terry, Architect for Distinctive Homes, stated that the lot has limited building area and the house will touch all sides of the drainage easement. He said that he has drafted the design of the house in a variety of options to fit within the building area.

The Board commented to Mr. Terry that because the drainage easements are so close to the house, they would like some assurance that water doesn't revert back toward the house or toward the adjacent property owner's house. Mr. Terry said that the rock banks that he has designed into the plans will protect the houses from high flows during the winter months and during the monsoon rains.

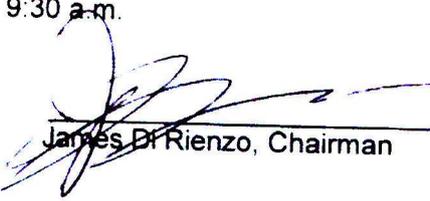
Mr. Silvernale, MOTION to approve VAR18-00003, to allow a reduction in the front yard setback to accommodate the construction of a single-family home, and to ensure the drainage easement is not changed in any way. Ms. Forquer, 2nd. VOTE 5-0; passed.

V. ADJOURNMENT

Chairman Di Rienzo adjourned the meeting at 9:30 a.m.



Daria Eastman, Recording Secretary



James Di Rienzo, Chairman