



BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, July 16th 2020
9:00 AM**

**Virtual Zoom Meeting
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

CALL TO ORDER – Chair Teeters called the meeting to order at 9:00 am.

I. ATTENDANCE

Board Members	
Tony Teeters, Chair	Mary Frederickson
Larry Meads, Vice Chair	Jerry Kaufman
Ray Everett	Stephen Silvernale
Johnnie Forquer	
Staff	
Bryn Stotler, Community Dev. Director	Tammy Dewitt, Community Planner
George Worley, Planning Manager	Jon Paladini, City Attorney
Michelle Chavez, Recording Secretary	
Council	
Steve Sischka, Liaison	

II. MINUTES

Approve the minutes of the May 21st, 2020 Board of Adjustment meeting.

Board Member Kaufman made a motion to approve the May 21st, 2020 minutes. The motion was seconded by Board Member Silvernale and passed unanimously (7-0).

III. PUBLIC HEARING ITEMS

- V20-003**, Variance to Article 3, Section 3.3.3.F. (Single Family-35/Minimum Setbacks) of the Land Development Code (LDC) to allow a reduction of the required 30' front setback by 10' to allow for a 20' front setback for a new single family residence on a 0.32 acre parcel. [Zoning: SF-35; Property Owner: The Other Hand Construction LLC; Agent: Todd Marolf-Headwaters Architecture; APN 116-01-036]. Location: 2325 Cyclorama, Prescott, AZ 86305.

Community Planner Tammy Dewitt shared a zoning map and aerial view of the subject property. Ms. Dewitt clarified zoning requirements of minimum lot size of 35,000 square feet. The lot in question is 13,939 square feet and is therefore a legal nonconforming parcel. There are physical constraints that challenge the 30' front setback requirement. Neighboring parcels contain buildings in close proximity to some property lines, which occurred prior to the establishment of road right of way. These parcels are also legal nonconforming. The terrain on the parcel is rocky and limits the building area. The parcel meets hardship criteria to qualify for a reduced setback variance. Staff recommends the approval of V20-003.

Board Member Kaufman inquired about the appearance of a parcel boundary overlap of an already built structure on a neighboring property. Ms. Dewitt clarified that the aerial imagery and property lines are not completely accurate as depicted in our mapping system, and stated that there is currently no encroachment of the existing building in question over the property line.

Applicant Ty Freeman stated that the neighboring structure in question is 5 feet from the property line according to a recent survey.

Board Member Meads asked if the reason the small lot size is not being considered is because it is legal nonconforming; Ms. Dewitt confirmed this.

Ms. Dewitt then invited any public comment. There were no comments from the public.

Board Member Meads made a motion to approve V20-003. This motion was seconded by Board Member Kaufman. The motion passed unanimously (7-0).

Board Member Meads addressed City Attorney Jon Paladini about a visit to the site the day prior where he did not see the posted hearing notification signage. Community Planner Dewitt stated that notifications had been mailed to neighboring property owners and signage had been posted two weeks prior to hearing; photo evidence of the posting was provided in the PowerPoint presentation. Mr. Paladini commented that due to a scrivener's error, two mailings and posting of notices had occurred, so there was essentially more notice of the meeting than customarily occurs.

2. **CUP20-003**, 1117 Iron Springs Road, APN: 115-09-034. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for an RV Storage Facility in the rear of the property. Owner: 1117 Iron Springs Road LLC. Applicant: Vince Fornara - Vibrant Building Solutions. Community Planner: Tammy Dewitt.

Community Planner Tammy Dewitt shared a zoning map and aerial view of the subject property. Access to the parcel had been addressed and holds no concerns from Public Works. The existing Savoini's commercial building retains adequate parking in front for future businesses. An access gate and six foot high chain link security fence are proposed for the facility. Neighboring properties within 300 feet have been notified. Ms. Dewitt noted that staff recommends approval of CUP 20-003.

Board Member Kaufman inquired about the RV storage capacity. Ms. Dewitt displayed a site plan with parking measurements. Applicant Vince Fornara clarified that there are going to be roughly thirty-six, 12' x 30' units.

Board Member Meads asked about the fencing material. Mr. Fornara responded that the fence will be a slatted chain link fence with security wire running atop the fence.

Board Member Meads made a motion to approve CUP20-003. This motion was seconded by Board Member Silvernale. The motion passed unanimously (7-0).

IV. STAFF UPDATES

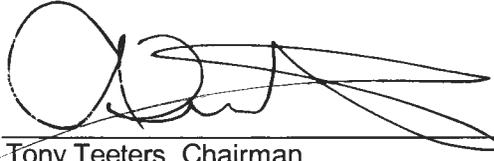
None

V. ADJOURNMENT

Meeting adjourned at 10:01 am.



Kaylee Nunez, Recording Secretary



Tony Teeters, Chairman