



BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, December 19, 2019
9:00 AM**

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

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

I. ATTENDANCE

Members	
Jerry Kaufman	Ray Everett (Absent)
Paddie Braden (Absent)	Stephen Silvernale (Absent)
Johnnie Forquer	Tony Teeters, Chair
Larry Meads, Vice Chair	
Staff	
Bryn Stotler, Community Development Director	Tammy DeWitt, Community Planner
George Worley, Planning Manager	Michelle Chavez, Recording Secretary
Kaylee Nunez, Recording Secretary	
Council	
Steve Sischka	

II. MINUTES

Approve the minutes of the November 21, 2019 meeting.

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

III. PUBLIC HEARING ITEM

1. VAR19-004, Variance to Article 3, Section 3.4.3. (Single Family-18/ Minimum Setbacks) of the Land Development Code (LDC) to allow a reduction in the required 15' rear yard setback by 7' to allow for a rear setback of 8' to accommodate the construction of a covered patio. [Zoning: SF-18(PAD); Property Owner: J. Doran Greenberg; APN 107-24-054]. Location: 1520 Cougar Trail, Prescott, AZ 86303.

Community Planner Tammy DeWitt gave a brief overview of the request for a variance at 1520 Cougar Trail. She explained that the property is found within a Planned Area Development known as Hidden Valley Ranch. She also showed aerial views of the site along with street and perspective views.

Applicant, staff and board members discussed characteristics of adjacent lots, building limitations due to topography, and weather and safety issues with the current (uncovered)

patio. HOA approval was addressed, which is separate from the Board's decision and is still pending. The applicant also clarified that she will apply for building permit once HOA approves her plans.

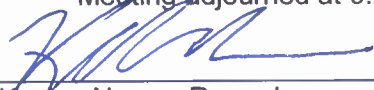
Citizen Jeff Phillips voiced his concerns about the pitch of the roof on the proposed patio as well as potential encroachment of patio posts on a nearby drainage area. Member Meads clarified that we are only approving a setback reduction, not the design of the patio cover.

Citizen Mark Fredstrom voiced his concerns about the design of the patio cover as well as the possibility of enclosing the structure. Member Meads and Tammy Dewitt clarified that the applicant would have to re-apply to the Board if she were to desire an enclosed patio. Ms. Dewitt clarified that screening the patio would not require this Board's approval, however.

Member Meads made a motion to approve VAR19-004. This motion was seconded by Member Forquer. The motion passed unanimously.

IV. ADJOURNMENT

Meeting adjourned at 9:22 am



Kaylee Nunez, Recorder



Tony Testers, Chairman