



BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, February 20th 2020
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	Stephen Silvermale (Absent)
Johnnie Forquer	Tony Teeters, Chair
Larry Meads, Vice Chair	
Staff	
Bryn Stotler, Community Development Director	Tammy Dewitt, Community Planner
George Worley, Planning Manager	
Kaylee Nunez, Recording Secretary	
Council	
Steve Sischka, Liaison	

II. MINUTES

Approve the minutes of the December 19, 2019.

Member Kaufman made a motion to approve the December 19, 2019 minutes. The motion was seconded by Member Braden and the motion passed unanimously.

III. PUBLIC HEARING ITEM

V20-001: Variance to Article 3, Section 3.6.3. (Single Family-9/Minimum Setbacks) of the Land Development Code (LDC) to allow a reduction in the required 25' front yard setback by 22.5', to allow for a front setback of 2.5', to accommodate the construction of a detached carport. [Zoning: SF-9; Property Owner: Cat & Lance Moody; APN: 109-07-042B; .21 Acres]. Location: 414 Perry St. Prescott, AZ 86303.

Community Planner Tammy Dewitt presented a site plan of the subject parcel and an aerial of the neighborhood. Ms. Dewitt explained that there are other structures along Perry Street that have had variances in order to encroach upon front setbacks. Ms. Dewitt also presented perspective photos of the site which delineated building hardships due to sloping topography and a sizable fire turnaround on the northeast side of the property.

Vice Chair Meads asked for clarification as to why Perry Street is not maintained by the City. Ms. Dewitt explained that it is because it has not been developed to City standards and that the City cannot require it to be developed at this time [by residents].

Mr. Meads questioned the owner, Cat Moody, about whether the finishes of the proposed carport would complement the existing surroundings. Ms. Moody clarified that the carport would match the house and nearby fencing and that the metal roof would be 'rusted' in finish as to reduce glare. Neighbors Rulon Smith and Randa Ward presented a few concerns regarding the variance request. Ms. Ward and Mr. Smith are located to the North of the Moody's property and believe the carport would increase the area's fire hazard due to its close proximity to their property line and their garage (approximately 10'). They are opposed to the proposal as a result.

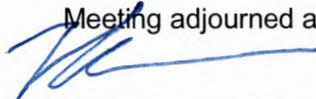
Ms. Dewitt explained that the fire truck turnaround that was recently constructed meets code. She also explained that the proposal does not impact the right-of way nor the 10 foot minimum separation [between structures] required by fire code. Mr. Smith expressed additional concern that Perry Street needs extensive maintenance in order to meet the 20 foot road width criteria for the Fire Department. Mr. Smith also believes that the current turnaround would likely 'erode' if they were to extinguish a fire with large quantities of water. Ms. Dewitt clarified that Moodys are not responsible for clearing debris on Perry Street and that their turnaround was built to meet fire code requirements.

Ms. Moody clarified that her home was built and inspected to meet all fire codes. The Moodys also had vegetation management and fuels mitigation inspections performed. Ms. Moody explained how they made many homes nearby on Country Club Dr. safer by constructing the vehicle turnaround as well as extending utilities up the alley, to where there was no access to water for the Fire Department previously. Mr. Meads expressed that he has no concerns about fire safety and that the reviews for the building permit will cover any additional requirements. Chair Teeters clarified with Ms. Dewitt that there are no issues of ingress/egress for the Fire Department; she stated the home was finalized, indicating all code criteria were met.

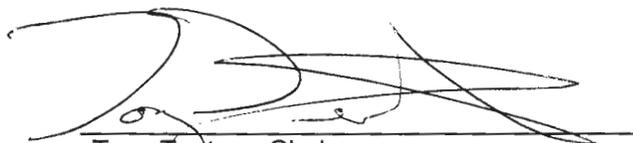
Member Meads made a motion to approve V20-001. This motion was seconded by Member Kaufman. The motion passed unanimously.

IV. ADJOURNMENT

Meeting adjourned at 9:28 am



Kaylee Nunez, Recorder



Tony Teeters, Chairman