

BOARD OF ADJUSTMENT MINUTES



**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, February 17th, 2022
9:00 AM**

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

CALL TO ORDER – Chair Lamerson called the meeting to order at 9:00 AM.

I. PLEDGE OF ALLEGIANCE

II. ATTENDANCE

Board Members	
Jim Lamerson, Chair	Mark Hokeness
Tony Teeters, Vice Chair	Larry Meads, Absent
Thomas Davis	James Myers
Mary Frederickson	
Staff	
Bryn Stotler, Community Dev. Director	George Worley, Planning Manager
Tammy DeWitt, Community Planner	
Council	
Brandon Montoya, Liaison	

III. MINUTES

Approve the minutes of the January 20th, 2022 Board of Adjustment meeting.

Board Member Teeters made a motion to approve the January 20th, 2022 minutes. The motion was seconded Board Member Myers and passed (6-0).

IV. PUBLIC HEARING ITEMS

- V21-009**, Variance to Article 4, Section 4.7.3.F. (Business General/Minimum Setbacks) of the Land Development Code (LDC) to allow a reduction of the required 10' rear setback by 4' to allow for a 6' rear setback for a new building on a 0.33-acre parcel. [Zoning: BG (Business General); Property Owner: Blind Brothers Arizona LLC; Applicant: Headwaters Architecture P.C.; APN 113-15-017]. Location 226 Fleury Avenue.

Community Planner Tammy Dewitt presented a description of the applicant's request, which would allow a reduction of the 10' rear setback by 4' to allow for a 6' rear setback for a new building. Ms. Dewitt also presented an aerial view and site plan of the subject property, which depicts three new buildings. The variance will only apply to the eastern-most building. Ms. Dewitt also presented the criteria for approving a Variance, per the City of Prescott LDC Section 9.13

Board Member Davis asked for clarification on the address of the property; Ms. Dewitt explained that there are currently two addresses assigned to it in our GIS. She said Fleury extends into the (eastern) alley by the property and that staff chose the Fleury addressing point to be consistent with the GIS system.

Board Member Myers made a motion to approve V21-009. The motion was seconded by Board Member Davis. The motion passed (6-0).

2. **V21-010**, 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' rear setback by 7'6" to allow for a 22'6" rear setback for a new single-family residence on a 0.53-acre parcel. [Zoning: SF-35 (Single-Family 35); Property Owner: Rick Sylvies and Helen Macfie; Applicant: Design Builders LLC (Jeff Davis); APN 115-10-343]. Location 1372 Dalke Point.

Community Planner Tammy Dewitt presented a description of the applicant's request, which would allow a reduction of the required 30' rear setback by 7'6" to allow for a 22'6" rear setback for a new single-family residence. Ms. Dewitt presented an aerial view of the subject property, which contains significant rock outcroppings and boulders, she also presented an aerial map detailing a variance that was approved for a nearby parcel in 2009. A site plan of the proposed residence was presented, and Ms. Dewitt explained that an administrative adjustment was not sufficient to address the area of encroachment. Ms. Dewitt also shared photos of the site, which further exhibited the rock outcroppings and boulders represented on the aerial view.

Board Member Davis asked whether the adjacent open space tract was City owned, Ms. Dewitt answered that it was dedicated on the (subdivision) Plat as a requirement of the Planned Area of Development and will remain in perpetuity.

Board Member Teeters asked whether neighboring properties were noticed, Ms. Dewitt answered that notices were sent to those within 300 feet of the subject parcel and that no opposition was received.

Board Member Teeters made a motion to approve V21-010. The motion was seconded by Board Member Davis. The motion passed (6-0).

V. STAFF UPDATES

None

VI. ADJOURNMENT

Meeting adjourned at 9:13 AM.

Handwritten signature of Jim Lamerson in black ink, written over a horizontal line.

Jim Lamerson, Chair

Handwritten signature of Kaylee Nunez in black ink, written over a horizontal line.

Kaylee Nunez, Recording Secretary