



City of Prescott

Board of Adjustment

August 17, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Jim Lamerson called the meeting to order at 9:00 A.M.

2. ROLL CALL

Members:

Jim Lamerson, Chairman
Tony Teeters, Vice Chairman
Thomas Davis
Mary Frederickson
Mark Hokeness
Miriam Haubrich, Absent
James Myers

Staff:

Chelsea Walton, Interim Community Development Manager
Tammy Dewitt, Community Planner
Sarah Hilton, Recording Secretary

3. DISCUSSION & ACTION ITEMS

- A. Approval of the July 20, 2023 Board of Adjustment Meeting Minutes.

**MOTION BY BOARD MEMBER DAVIS TO APPROVE JULY 20, 2023 MINUTES;
SECONDED BY BOARD MEMBER TEETERS: (6 - 0)**

- B. **V23-004** - Variance to Article 3, Section 3.3.3.F (SF-35/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction of the Required 30' Front Setback by 20' Allowing for a 10' Front Setback for a New Single Family Residence on a 0.32 Acre Parcel. Zoning: SF-35 (Single Family). Property Owner: Knoll Norman Living Trust. Applicant: Distinctive Homes and Architecture. Location: APN 116-01-036, 2325 Cyclorama Dr.

Tammy DeWitt, Community Planner presented an analysis of the proposed variance. She stated that other properties in the area have had variances approved to reduce setbacks due to the terrain. She also noted that the subject property was approved for a variance for the same setback request in July of 2020, but the property was sold, and a variance approval is only valid for a year. This is a new owner and applicant.

Ms. DeWitt presented a site plan that shows the large slope on the property. She stated that the property did not qualify for a topographic exception as that would

only reduce the setback by ten feet and they need it reduced by twenty feet. Ms. DeWitt presented photos to show the slope of the subject property.

Ms. DeWitt stated that they posted notice on the property and contacted the property owners within 300 feet and have not received any feedback.

Variance Review Criteria:

- Extraordinary Conditions
- Substantial Detriment
- Special Privileges
- Self-Induced Hardship
- General Plan
- Utilization

Board Member Mark Hokeness requested to hear from the applicant.

Tom Terry with Distinctive Homes and Architecture stated that Cyclorama is a single lane road of seventeen feet. This means that there is a lot of right of way in front of the property and it would be hard to develop while meeting the eighteen percent grade and the thirty-foot setback.

Board Member Tony Teeters asked if the project would encroach on the right of way.

Mr. Terry stated that it would not.

MOTION BY BOARD MEMBER HOKENESS TO APPROVE V23-004; SECONDED BY BOARD MEMBER TEETERS: (6 - 0)

4. STAFF UPDATES

Ms. DeWitt spoke about the General Plan open house that will be held at the Rowle Adult Center on August 30th from 3:00 to 6:00 pm.

5. ADJOURNMENT

There being no further business to discuss, Chairman Lamerson adjourned the meeting at 9:09 am.


JIM LAMERSON, Chairman

ATTEST:


SARAH HILTON, Recording Secretary