



# City of Prescott

## Board of Adjustment

January 18, 2024 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

### AGENDA

The following Agenda will be considered by the **Board of Adjustment** at their meeting to be held **January 18, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
  - A. Approval of the November 16, 2023 Board of Adjustment Meeting Minutes.  
**Recommended Action: MOVE to approve the minutes as presented**
  - B. **V23-017** - 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 12' Side Setback by 7' to Allow for a 5' Side Setback for a New Garage on a 0.51 Acre Parcel. Zoning: SF-35 (Single-Family-35 Density). Property Owner: M/C Stockstell Family Trust. Applicant: Prescott Engineering LLC. Location: APN 108-13-073C, 810 Kopavi Trail.  
**Recommended Action: MOVE to recommend approval of V23-017 per the site plan submitted**
4. **STAFF UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations

(A.R.S. §38-431.03(A)(5));

(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

## **CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 1/12/24 at 9:30 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

A handwritten signature in cursive script, reading "Sarah M. Siep".

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Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: January 18 Board of Adjustment  
DATE: January 18, 2024  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of the November 16, 2023 Board of Adjustment Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the November 16, 2023 Board of Adjustment Meeting. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact at this time.

## RECOMMENDED ACTION

MOVE to approve the minutes as presented

## ATTACHMENTS

1. 11.16.23 BOA Final Minutes



# City of Prescott

## Board of Adjustment

November 16, 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  
James Myers, Board Member  
Mark Hokeness, Board Member  
Miriam Haubrich, Board Member  
Mary Frederickson, Board Member  
Tom Davis, Board Member

##### Staff:

Tammy DeWitt, Community Planner  
George Worley, Planning Manager  
Chelsea Walton, Community Development Director  
Sarah Hilton, Recording Secretary  
Connie Cantelme, Councilwoman

#### 3. DISCUSSION & ACTION ITEMS

A. Approval of the October 19, 2023 Board of Adjustment Meeting Minutes.

**MOTION BY BOARD MEMBER TOM DAVIS TO APPROVE THE OCTOBER 19, 2023 MINUTES; SECONDED BY CHAIRMAN JIM LAMERSON: (6 - 0) WITH TOM DAVIS ABSTAINING.**

B. **V23-007** - A Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction of the Required 20' Front Setback by 10' to Allow for a 10' Front Setback for a New Single-Family Residence on a 0.26-Acre Parcel. Zoning: MF-M (Multi-Family- Medium Density). Property Owner: Gerald and Antonina Lee Family Trust. Applicant: Gary and Toni Lee. Location: APN 109-04-081E, South of E Aubrey Street on the West Side of S Alarcon Street.

Kaylee Nunez, Community Planner, stated that the request is for a front setback reduction from 20 feet to 10 feet for a new single-family residence. The subject property is zoned Multi-Family Medium Density.

Ms. Nunez presented an aerial map of the subject property and stated that the property is located just south of the Aubrey and Alarcon Streets intersection. She stated that there was a notice sent to property owners within 300 feet of the

subject property 15 days prior to the meeting.

Ms. Nunez presented a zoning map and stated that properties to the north and west are zoned Multi-Family High Density (MF-H) and properties to the east and south are zoned Single-Family 9 (SF-9).

Ms. Nunez presented a topographical map showing the slope of the property. She stated that there is a significant drop near the front of the property. She then presented a site plan that was provided by the applicant that showed that they would like to place the home in the northeast corner of the property because of the drop-off as well as a large mature juniper tree they would like to preserve. Ms. Nunez stated that there is also a significant drainage culvert through the property that the applicant would like to avoid.

Ms. Nunez presented photos of the property showing the drop-off and the juniper tree that the applicant would like to preserve. She then presented a photo showing the slope of the property and the drainage culvert.

Review criteria per the Land Development Code Section 9.13.4:

- Special privileges
- Utilization
- Self-Induced Hardship
- Substantial Detriment
- Conformance with the 2015 General Plan
- Extraordinary Conditions

Staff analysis stated that, due to the slope of the property, a large drainage channel on the south side of the property and the presence of a large, mature juniper tree 48' from the east property line, the applicant is unable to meet the full front yard setback.

Ms. Nunez stated that there are several other properties in the area that appear to have front setbacks that are less than what is currently required. She stated that this could be due to the properties having similar topographical challenges. A lot of the homes in the area are older and may have been built prior to the current zoning code when there were no setback requirements.

Ms. Nunez stated that she received 3 inquiries: one did not return her call, one in support, and one email opposed. She stated that staff recommends approval of the Variance.

Board Member Thomas Davis stated that the right-of-way is very wide and a lot of the other homes in the neighborhood are close to the property lines. He stated that he is in support of the application.

Board Member James Myers asked if the culvert that is noted runs all the way through the property.

Gerald Lee, owner of the property stated that the culvert starts in city right-of-

way and goes approximately 15-20 feet down onto his property. There is a drainage channel that goes all the way through the property that they will have to maintain.

Board Member Myers asked if the drainage is open after the short culvert.

Mr. Lee stated that yes there is a short culvert and then it is open.

**MOTION BY BOARD MEMBER FREDERICKSON TO APPROVE V23-007 - A VARIANCE TO ARTICLE 3, SECTION 3.9.3.F; SECONDED BY BOARD MEMBER TEETERS: (7 - 0).**

**4. STAFF UPDATES**

Chelsea Walton has been appointed as Community Development Director.

**5. ADJOURNMENT**

There being no further business to discuss, Chairman Lamerson adjourned the meeting at 9:14 A.M.

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JIM LAMERSON, Chairman

ATTEST:

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SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: January 18 Board of Adjustment  
DATE: January 18, 2024  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **V23-017** - 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 12' Side Setback by 7' to Allow for a 5' Side Setback for a New Garage on a 0.51 Acre Parcel. Zoning: SF-35 (Single-Family-35 Density). Property Owner: M/C Stockstell Family Trust. Applicant: Prescott Engineering LLC. Location: APN 108-13-073C, 810 Kopavi Trail.

## ITEM SUMMARY

The applicant is requesting a variance to allow for a decrease in the side setback for the construction of a detached garage on the property. Per the site plan, the proposed garage is in an area of an abandoned right-of-way that was granted to the property owner. In the request, the applicant states this is the only area to build a garage due to terrain and rock outcroppings.

## BACKGROUND

### STAFF ANALYSIS AND RECOMMENDATION:

The staff analysis and recommendation is based on a review of the request's consistency with the 2015 General Plan, and consistency with neighborhood characteristics, as well as the Variance requirements of LDC Section 9.13.4.

### COMPATIBILITY WITH THE NEIGHBORHOOD:

In the review, staff does note other Variances have been approved in the neighborhood.

### VARIANCE REQUIREMENTS:

Variances may be granted only if, because of special and unusual circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning code will deprive such property of privileges enjoyed by other properties in the district. Such variance shall not constitute a grant of special privileges inconsistent with other properties in the vicinity or be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

### COMPLIANCE WITH REQUIRED VARIANCE CRITERIA:

**1. Extraordinary Conditions (LDC Section 9.13.4.A.1).** There are extraordinary conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of the reasonable use of his land. For example, a variance may be justified because of topography, or size, shape, intrusive off-site impacts, or other special conditions unique to the property and development involved.

**Staff Comments:** The applicant states that due to the terrain and rock outcrops on the property, there is a limited area to build an detached garage. Currently, the property has an attached garage.

**2. Substantial Detriment (LDC Section 9.13.4.A.2).** Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.

**Staff Comments:** The proposed garage will not affect any of the neighboring properties.

**3. Special Privileges (LDC Section 9.13.4.A.3).** Granting of a Variance shall be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

**Staff Comments:** The requested garage does not grant the applicant special consideration as compared to other existing residences nearby. As such, no special privilege would be conferred on the applicant by the granting of this request.

**4. Self-induced Hardship (LDC Section 9.13.4.A.4).** The hardship is not the result of the applicant's own actions.

**Staff Comments:** The property currently has an attached garage.

**5. General Plan (LDC Section 9.13.4.A.5).** It will be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.

**Staff Comments:** The proposed variance is on an existing residential lot and is, therefore, in compliance with the General Plan.

**6. Utilization.** Because of special circumstances applicable to the property, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.

**Staff Comments:** In the request, the applicant states that the topography and geology of the site limits the area for a detached garage.

#### **NEIGHBORHOOD COMMENTS:**

Staff has received one opposition letter and one support letter from the public and are attached. The applicant did provide 3 letters of support from adjacent property owners and they are included in packet.

#### **FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

#### **RECOMMENDED ACTION**

MOVE to recommend approval of V23-017 per the site plan submitted

#### **ATTACHMENTS**

1. Variance Questionnaire
2. Maps and pictures
3. Site Plan
4. Building Elevation Plans
5. Aranda Opposition Lett
6. Support Letters
7. New Support Letter

## VARIANCE QUESTIONNAIRE

All questions must be answered prior to acceptance of the application. APN# 108-13-073C

1. Describe the special or unique conditions and circumstances which are peculiar to the land (e.g. large trees, rocks, outcrops, washes, steep topography, etc), structure or building, which are not applicable to other lands, structures or buildings in the same zoning district in other locations.

Our house located at 810 Kopavi Tr. was built on piers and stem walls due to the large natural bolder formation and sloping terrain. Property is heavily treed and has natural drainage washes on the North and South sides.

2. Indicate how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance. If citing other properties, their addresses must be given.

Due to terrain and the location of the existing house, the only location where I could build my desired shop (20'x30') is on the East side of our lot but I am constrained by required setback.

My lot is one of only 7 lots zoned SF-35 and we are surrounded by hundreds of lots zoned SF-9 and SF-18. Also it is my understanding of the 7 lots in this little Island only two of them meet SF-35.

3. Describe how the alleged hardships caused by the literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship, which do not result from the actions of the applicant(s).

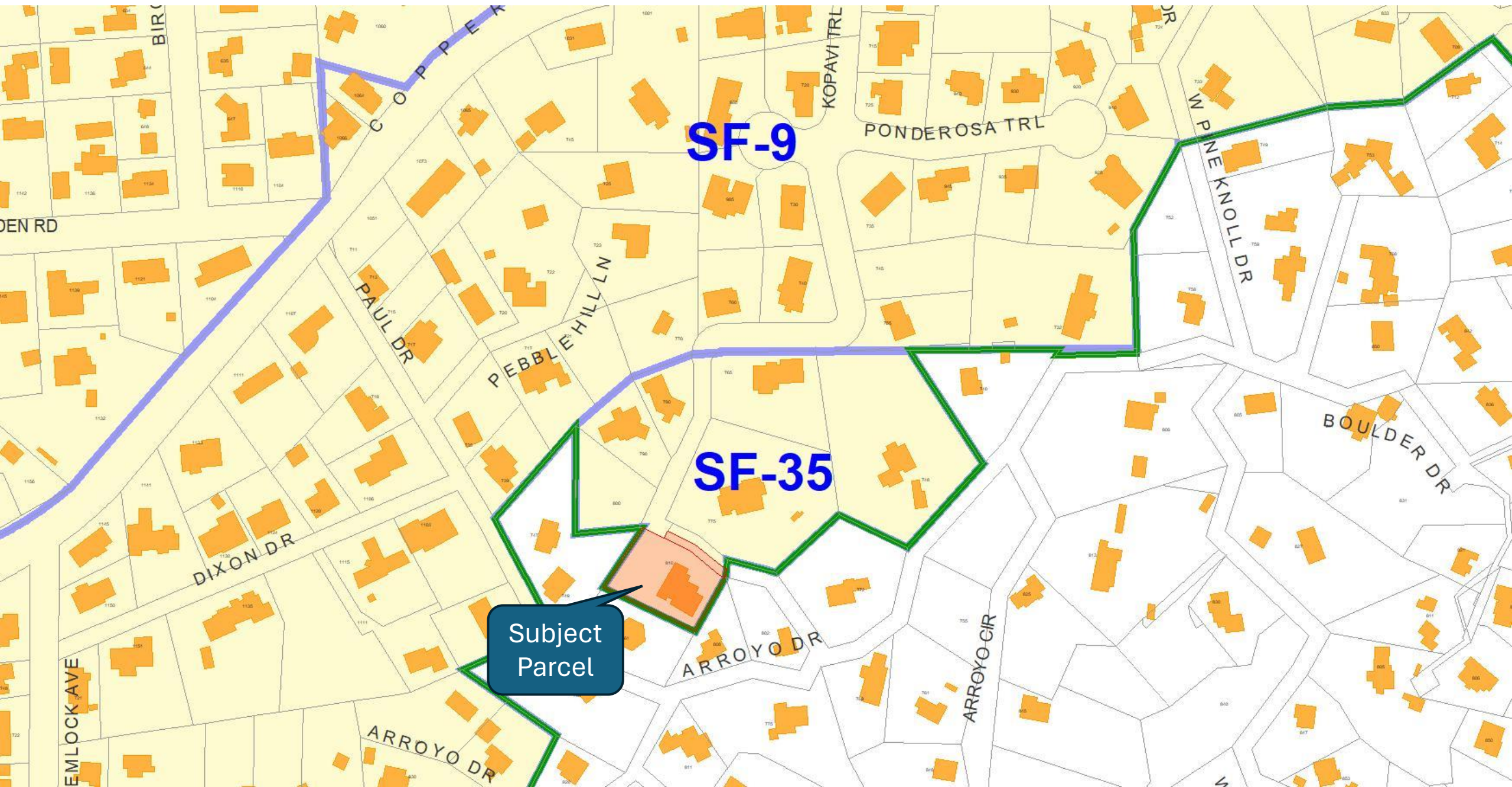
Simply put the variance will have no impact on surrounding neighbors while providing myself a work shop that will allow me to work on projects of which I find great joy in doing.

4. Indicate why granting the requested variance will not confer upon the applicant any special privilege that is denied by the Land Development Code to other owning lands, structures or buildings in the same district.

I see no reason why other owners of lands, structures or buildings in the area could not apply for this type variance should they wish to do so.

5. Indicate why granting the variance will not interfere with or injure the rights of other properties in the same district.

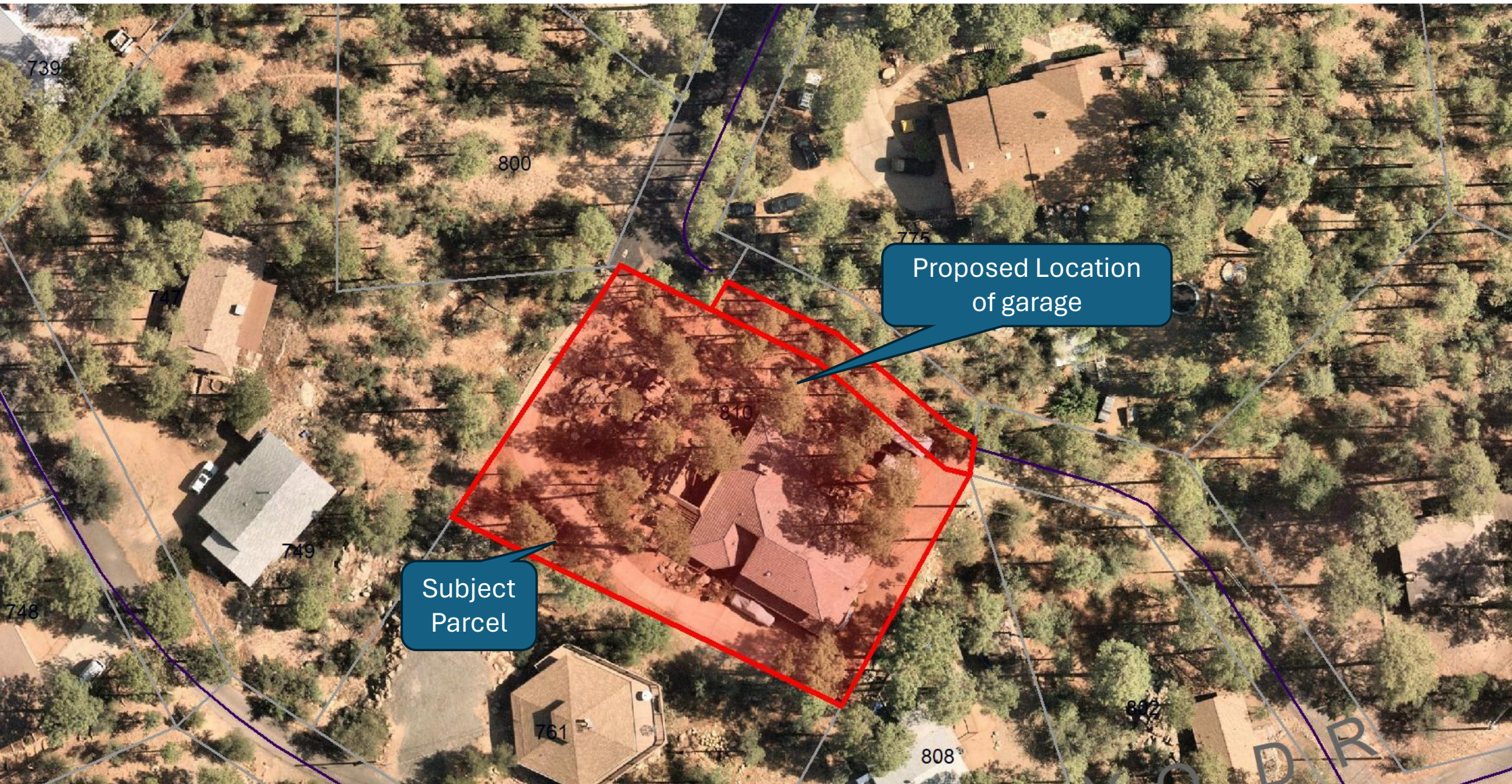
Adjustment of the setback will not obstruct views nor create objectional conditions to surrounding neighbors, as demonstrated by there non objection to my request.



SF-9

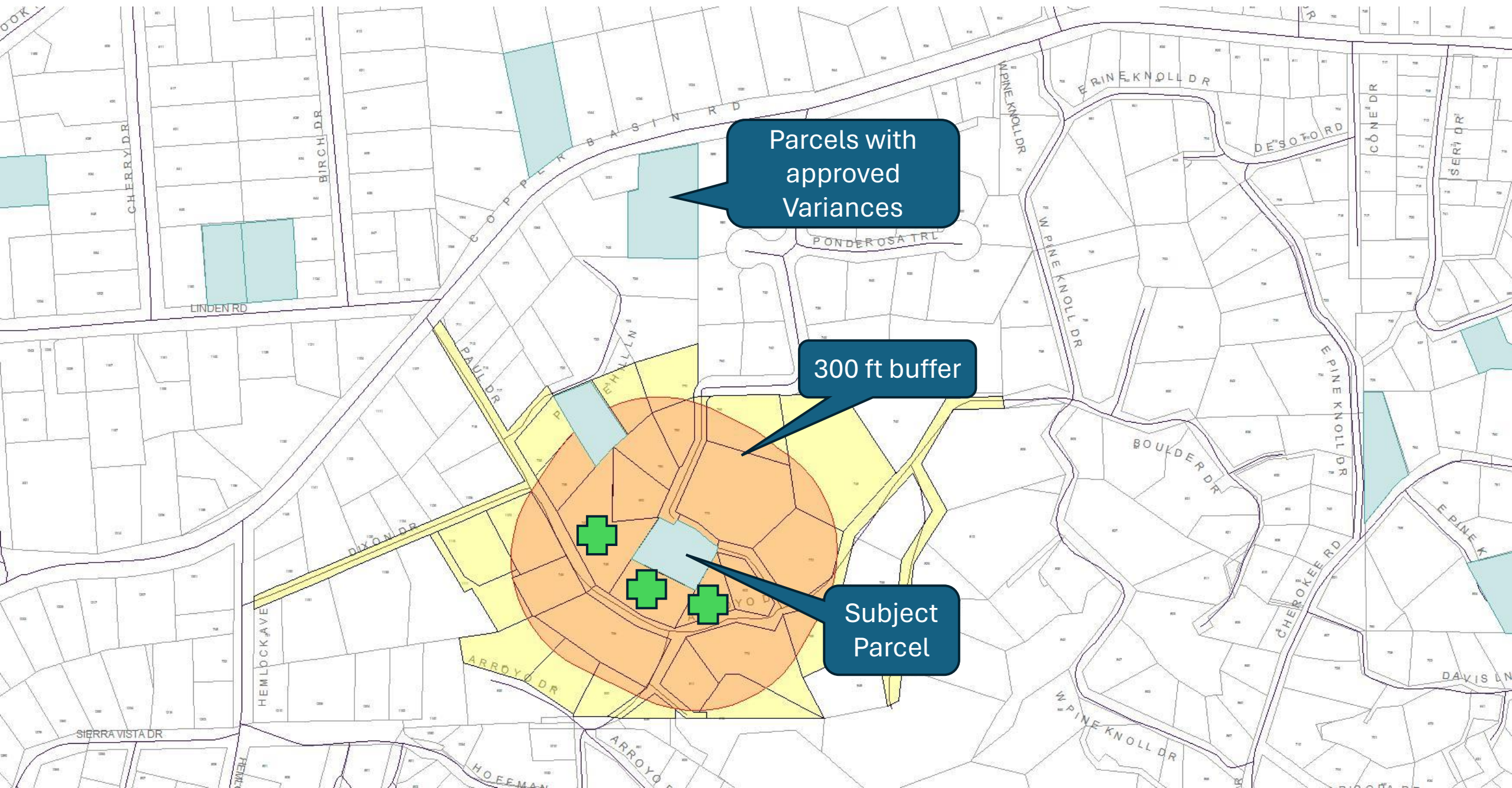
SF-35

Subject  
Parcel



Proposed Location  
of garage

Subject  
Parcel



Approximate location of proposed garage





Access to property



GENERAL:

PARCEL NUMBER: 108-01-073C  
SQUARE FOOTAGE: 600 SFT GARAGE  
USE GROUP: "U" UTILITY  
CONSTRUCTION TYPE: VB  
LOT SIZE: 0.51 ACRES  
LOT COVERAGE: 21.8 %

DRAWING INDEX:

SHEET: TITLE:  
SP1 SITE AND UTILITY PLAN, DRAWING INDEX, CONSTRUCTION NOTES  
S1 FLOOR PLAN, ROOF PLAN  
S2 BUILDING ELEVATIONS  
S3 FOUNDATION PLAN, ROOF FRAMING PLAN, BUILDING SECTIONS  
S4 BRACED WALL PANEL ELEVATIONS  
S5 SECTIONS AND DETAILS  
E1 ELECTRICAL PLAN

CONSTRUCTION NOTES:

- DESIGN CRITERIA
- THE PROPOSED STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL BUILDING DEPT. AMENDMENTS AND REQUIREMENTS.
  - DESIGN LOADS:
    - FLOOR LOADS
      - LIVE LOAD, 100 PSF
    - ROOF LOADS
      - DEAD LOAD, 20 PSF
      - LIVE LOAD (NON-CONCURRENT WITH SNOW), 20 PSF
      - GROUND SNOW LOAD,  $P_g = 30$  psf,  $C_e = 1.0$ ,  $C_d = 1.2$ ,  $I = 1.0$ ,  $P_f = 25.2$  PSF  
---> PER YAVAPAI CO. BLDG SAFETY UNIT POLICY PB-13 USE 30 PSF. DESIGN FOR DRIFTING, UNBALANCED, AND SLIDING SNOW CONSIDERED.
    - WIND LOADS
      - BASIC WIND SPEED,  $V = 115$  m.p.h. (3 SECOND GUST), IMPORTANCE FACOR = 1.0
      - EXPOSURE CATEGORY = "C"
      - INTERNAL PRESSURE COEFF. = +/- 0.18 (ENCLOSED)
      - COMPONENT AND CLADDING DESIGN WIND PRESSURES DETERMINED BY ANALYSIS AND VARIES BY COMPONENT
    - SEISMIC LOADS
      - IMPORTANCE FACTOR = 1.0
      - SITE CLASS = D (PER 1613.3.2)
      - MAPPED SPECTRAL RESPONSE ACCELERATIONS:  $S_s = 0.350$ ,  $S_1 = 0.100$
      - SPECTRAL RESPONSE COEFFICIENTS:  $S_{ds}=0.355$ ,  $S_{d1}=0.160$
      - SEISMIC DESIGN CATEGORY = C
      - EARTHQUAKE LOADS CALCULATED BY THE EQUIVALENT LATERAL FORCE PROCEDURE
      - SEISMIC RESPONSE COEFFICIENT,  $C_s = 0.055$
- GEOTECHNICAL
- FOUNDATIONS HAVE BEEN DESIGNED FOR USING A CODE PRESCRIPTIVE PRESUMPTIVE NET ALLOWABLE BEARING PRESSURE OF 1,500 PSF.

CONCRETE

- THE FOLLOWING CODES GOVERN THE DESIGN, DETAILING, FABRICATION AND CONSTRUCTION OF ALL REINFORCED CONCRETE:
  - A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (LATEST EDITION)
- ALL STRUCTURAL CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI.
- ALL DEFORMED BAR REINFORCING SHALL BE ASTM A615 GRADE 60.
- ALL CONCRETE SHALL BE AIR-ENTRAINED.

WOOD FRAMING, TIMBER, AND ENGINEERED WOOD PRODUCTS

- DIMENSIONAL LUMBER SHALL BEAR THE GRADE MARK OF AN ALSO APPROVED AGENCY. ALL DIMENSIONAL FRAMING LUMBER SHALL BE OF SPECIES AND GRADE: SPRUCE-PINE-FIR #2, HEM-FIR #2, OR BETTER.
- SILL PLATES AND ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED LUMBER. SILL SEALER SHALL BE USED UNDER ALL SILL PLATES.
- ALL WOOD EXCEPT PRESERVATIVE TREATED SHALL BE SEASONED WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF DRESSING.

METAL PLATE CONNECTED WOOD TRUSSES

- HANDLE, STORE, AND ERECT TRUSSES IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
- PERMANENT AND TEMPORARY TRUSS BRACING TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND BCIS GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (LATEST EDITION).

EXTERIOR SIDING

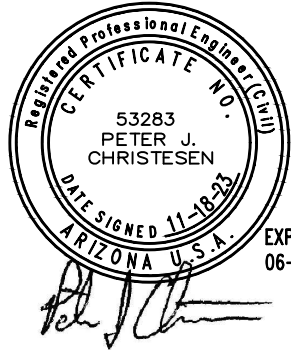
- REFER TO DRAWINGS FOR EXTERIOR SIDING FINISH.
- MOISTURE / VAPOR BARRIER BUILDING WRAP TO BE DUPONT TYVEK HOMEWRAP. TAPE ALL JOINTS. PROVIDE HEAD FLASHING LAYER OF TYVEK IMMEDIATELY ABOVE TOP OF WINDOWS (TAPE JOINTS / OVERLAPS).
- WRAP PERIMETER OF ALL DOORS AND WINDOWS WITH SEAL ADHESIVE SEALING TAPE.



SITE PLAN

SCALE: 1/16" = 1'-0"

STOCKSTELL RESIDENCE - NEW GARAGE  
AZ HOME REMODELS, LLC  
810 KOPAVI TRAIL, PRESCOTT, AZ 86303

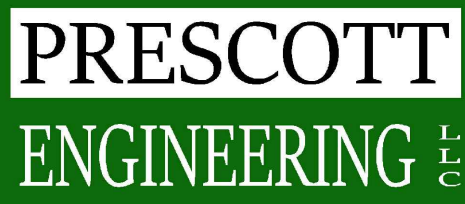


| DATE       | ISSUED FOR / REVISION |
|------------|-----------------------|
| 11-18-2023 | FOR PERMIT            |
|            |                       |
|            |                       |
|            |                       |

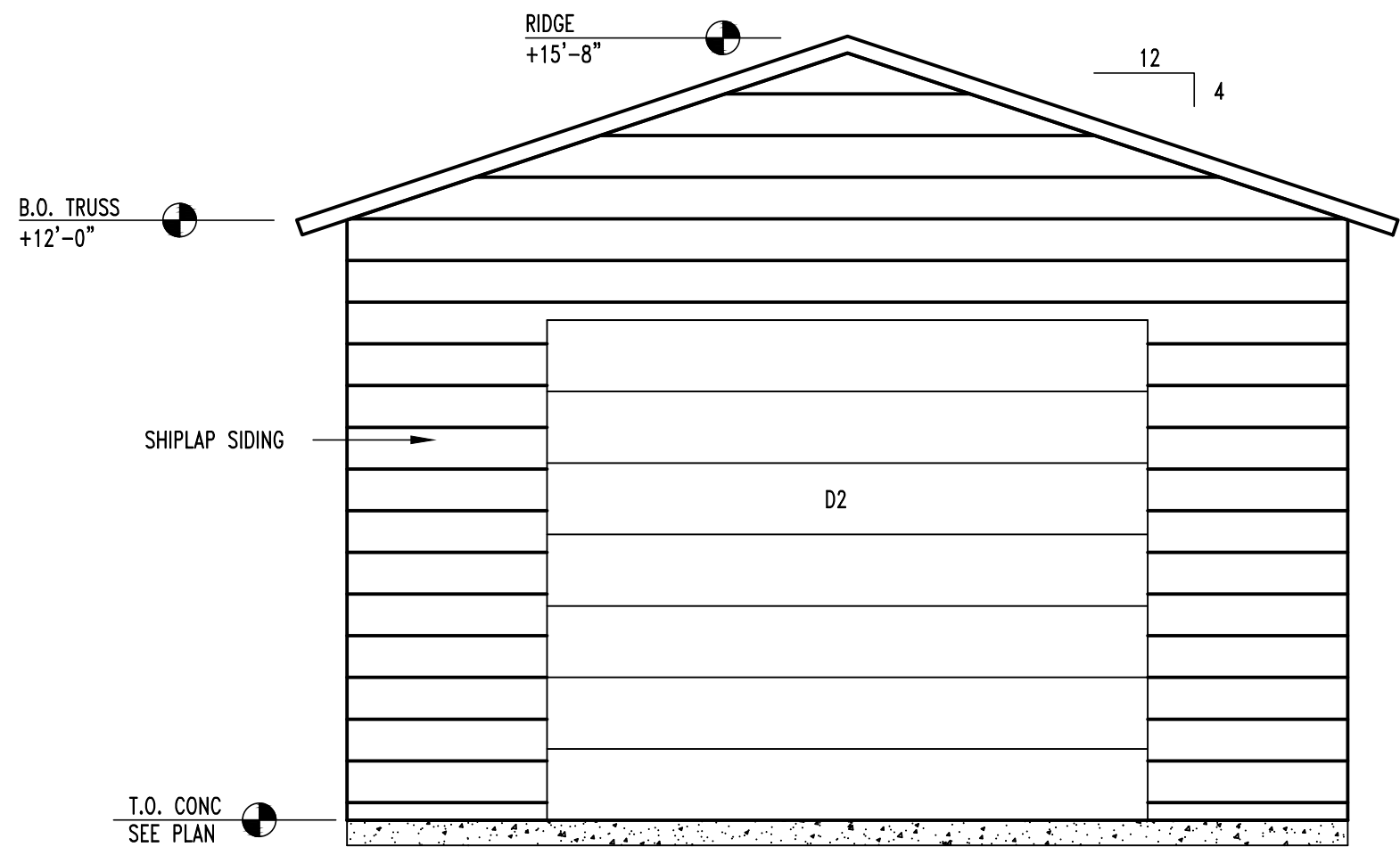
PROJECT TITLE:  
STOCKSTELL RESIDENCE - NEW GARAGE  
AZ HOME REMODELS, LLC  
810 KOPAVI TR., PRESCOTT, AZ 86303

SHEET TITLE:  
SITE PLAN

Attention:  
This drawing and the information herein shall not be mechanically or electronically reproduced or transferred to other documents or disclosed for any purpose other than that for which it is furnished without the prior written permission of Prescott Engineering, LLC.



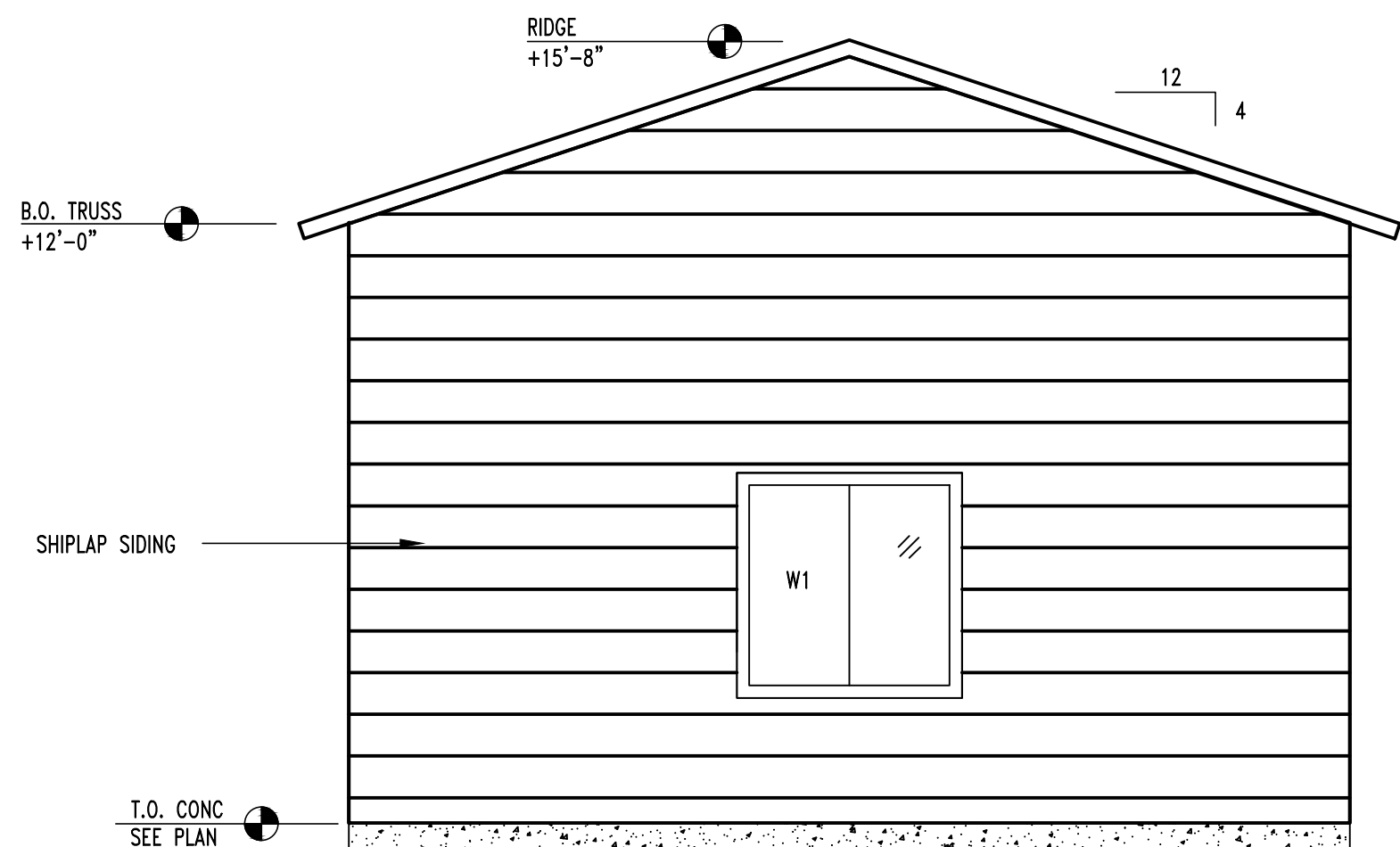
|                           |                         |
|---------------------------|-------------------------|
| DESIGNED:<br>PC           | SCALE:<br>3/32" = 1'=0" |
| DRAWN:<br>JT              | DATE:<br>11-18-2023     |
| PROJECT ENG:<br>PC        | DRAWING NO:<br>SP-1     |
| JOB NUMBER:<br>23-152-090 |                         |



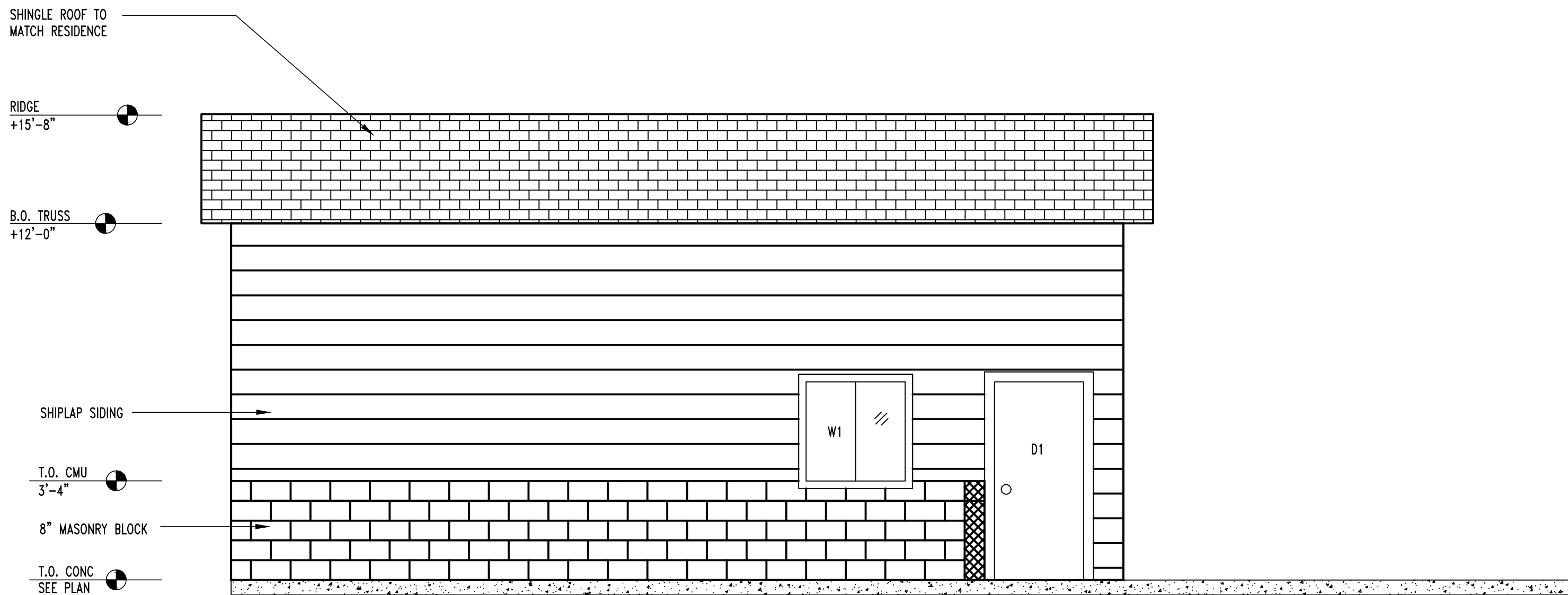
EAST / FRONT ELEVATION



NORTH / RIGHT ELEVATION



WEST / REAR ELEVATION



SOUTH / LEFT ELEVATION

| DOOR / WINDOW SCHEDULE                                       |                                                                  |
|--------------------------------------------------------------|------------------------------------------------------------------|
| (NOTE: ALL GLASS FENESTRATION U-FACTORS = 0.35, SHGC = 0.35) |                                                                  |
| W1                                                           | NOM. 3'-4" W x 3'-4" H SLIDING WINDOW                            |
| D1                                                           | 3'-0" x 6'-8" MAN DOOR, HOLLOW METAL INSULATED, LOCKING HARDWARE |
| D2                                                           | 10'-0" HIGH x 12'-0" WIDE SECTIONAL INSULATED GARAGE DOOR        |

|  |            |                       |                                    |                                                                                                                                                                                                                                                                                                      |  |              |                        |
|--|------------|-----------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|------------------------|
|  | DATE       | ISSUED FOR / REVISION | PROJECT TITLE:                     | <div>Attention:<br/>This drawing and the information herein shall not be mechanically or electronically reproduced or transferred to other documents or disclosed for any purpose other than that for which it is furnished without the prior written permission of Prescott Engineering, LLC.</div> |  | DESIGNED:    | SCALE:                 |
|  | 11-18-2023 | FOR PERMIT            | STOCKSTELL RESIDENCE - NEW GARAGE  |                                                                                                                                                                                                                                                                                                      |  | PC           | $\frac{1}{4}" = 1'-0"$ |
|  |            |                       | AZ HOME REMODELS, LLC              |                                                                                                                                                                                                                                                                                                      |  | DRAWN:       | DATE:                  |
|  |            |                       | 810 KOPAVI TR., PRESCOTT, AZ 86303 |                                                                                                                                                                                                                                                                                                      |  | JT           | 11-18-2023             |
|  |            |                       |                                    |                                                                                                                                                                                                                                                                                                      |  | PROJECT ENG: | DRAWING NO:            |
|  |            |                       |                                    |                                                                                                                                                                                                                                                                                                      |  | PC           |                        |
|  |            |                       | SHEET TITLE:                       |                                                                                                                                                                                                                                                                                                      |  | JOB NUMBER:  |                        |
|  |            |                       | ELEVATION PLANS                    |                                                                                                                                                                                                                                                                                                      |  | 23-152-090   | S2                     |

**From:** [REDACTED] >  
**Sent:** Monday, January 8, 2024 8:30 PM  
**To:** Planning  
**Subject:** Public Hearing: Variance for 810 Kopavi Trail (V23-017)

In regard to the above application. The proposed variance and planned structure would impose on neighbors and adjacent properties, including but not limited to:

- disturbance and destruction of natural habitat
- obstruction of access to existing trails
- deviation from current codes that exist to protect the privacy and safety of all Prescott residents
- presence of potentially harmful materials and substances during construction and long-term use of planned structure
- disruption of the status quo within an otherwise stable and mutually cooperative neighborhood
- planned structure is larger than standard garage dimensions

Approval of this variance would set a precedent in the area that is unwanted and unnecessary. The applicant has the freedom and capacity to modify the planned structure in order to comply with existing code(s).

Respectfully,

Concerned neighbors

Marty Stockstell  
[REDACTED]  
Prescott, AZ 86303

October 27, 2023

Linda Wall  
[REDACTED]  
Prescott, AZ 86303

Dear Linda,

I am currently under contract with a local builder for the construction of my shop which is to be located on the east side of my existing home. In order for me to build a shop at the size I would like (20'x30'), I am requesting from the City a building setback variance on my property. As part of the application for the variance I am asking all property owners around my property to indicate if they would "object" or "not object" to the city granting the setback variance. Please indicate below whether or not you object to this variance request. Thank you for your consideration of this matter.

Signature Linda C Wall ☒ I do not object. ( ) I object

Proposed project location. enclosed

Sincerely yours,

Marty Stockstell  
[REDACTED]

Marty Stockstell  
[REDACTED]

Prescott, AZ 86303

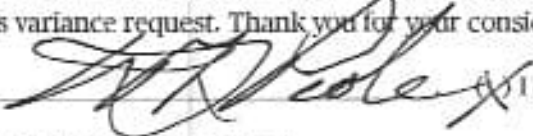
October 27, 2023

Dean Poole  
[REDACTED]

Prescott, AZ 86303

Dear Linda,

I am currently under contract with a local builder for the construction of my shop which is to be located on the east side of my existing home. In order for me to build a shop at the size I would like (20'x30'), I am requesting from the City a building setback variance on my property. As part of the application for the variance I am asking all property owners around my property to indicate if they would "object" or "not object" to the city granting the setback variance. Please indicate below whether or not you object to this variance request. Thank you for your consideration of this matter.

Signature  ☒ I do not object. ☐ I object

Proposed project location. enclosed

Sincerely yours,

Marty Stockstell  
[REDACTED]

Marty Stockstell

Prescott, AZ 86303

October 27, 2023

David Whittlesey

Prescott, AZ 86302-1776

Dear David,

I am currently under contract with a local builder for the construction of my shop which is to be located on the east side of my existing home. In order for me to build a shop at the size I would like (20'x30'), I am requesting from the City a building setback variance on my property. As part of the application for the variance I am asking all property owners around my property to indicate if they would "object" or "not object" to the city granting the setback variance. Please indicate below whether or not you object to this variance request. Thank you for your consideration of this matter.

Signature David Whittlesey ☒ I do not object. ☐ I object

Proposed project location. enclosed

Sincerely yours,

Marty Stockstell

**From:** [REDACTED] >  
**Sent:** Wednesday, January 10, 2024 4:00 PM  
**To:** Planning  
**Cc:** linda wall  
**Subject:** V23-017 PUBLIC HEARING 1/18/24 VARIANCE RESPONSE

I own the residence at [REDACTED]. and share a lot line with 810 Kopavi Trail. As such, I have a direct view of the location for the proposed new garage.

I fully support the side setback variance as proposed.

Respectfully,  
Linda Wall  
[REDACTED]

[Sent from Yahoo Mail on Android](#)