



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 HOKENESS TO APPROVE THE OCTOBER 19, 2023 MINUTES; SECONDED BY CHAIRMAN 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.

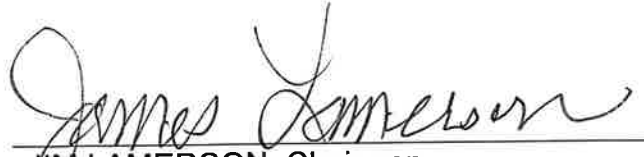
MOTION BY BOARD MEMBER FREDERICKSON TO APPROVE V23-007 - A VARIANCE TO ARTICLE 3, SECTION 3.9.3.F; SECONDED BY BOARD MEMBER TEETERS: (7 - 0).

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.


JIM LAMERSON, Chairman

ATTEST:


SARAH HILTON, Recording Secretary

