



City of Prescott

Board of Adjustment

June 20, 2024 | 9:00 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Lamerson called the meeting to order at 9:00 a.m.

2. ROLL CALL

Jim Lamerson, Chair
Tony Teeters, Vice Chair
Tom Davis, Member
Mary Frederickson, Member
Miriam Haubrich, Member
Mark Hokeness, Member
Tom Hutchison, Member, Excused

3. DISCUSSION & ACTION ITEMS

- A. HP24-008: Approval of the April 18, 2024, Board of Adjustment Meeting Minutes.

MOTION BY MEMBER FREDERICKSON TO APPROVE THE MINUTES AS PRESENTED; MOTION SECONDED BY VICE CHAIR TEETERS: PASSED (6-0)

- B. V24-003: Variance to Article 3, Section 3.6.3.F (SF-9/Minimum Setbacks) of the Land Development Code (LDC) Allowing a Reduction of the Required 7' Side Setback by 4.5' to Allow for a 2.5' Side Setback for an Existing Carport on a 0.15 Acre Parcel. Zoning: SF-9 (Single-Family-9 Density). Property Owner & Applicant: Brandi Tara Allman Living Trust. Location: APN 116-17-062, 731 Flora St.

Community Development Planner, Tammy DeWitt, presented the item and discussed the summary of the project. The applicant is requesting a variance to allow for a decrease in the side setback, to allow for an existing detached carport next to the house. Ms. DeWitt explained that the applicant stated that they hired a contractor who told them a permit was not required, and therefore, constructed the carport. The applicant came in after to permit the carport and a shed that the contractor built without permits. Staff have since been working with the property owner to get the structure permitted.

Ms. DeWitt shared a map and aerial image of the property and surrounding area. She explained that this request is not out of character for the neighborhood, and shared photos of the property. Photos from similar houses with carports within the area were also shared, which displayed the decreased side setbacks.

According to Ms. DeWitte, staff reviewed the variance criteria, and found no extraordinary conditions. Neighborhood outreach took place within 300 feet of the property, and no comments were received. The applicant has obtained letters of support from adjacent property owners that have no concern with the structure. The staff analysis and recommendation are based on a review of the request's consistency with the 2015 General Plan, consistency with neighborhood characteristics, and variance requirements of Land Development Code (LDC) Section 9.13.4.

Ms. DeWitt stated that the applicant was present and welcomed comments and discussion from the Board.

Member Frederickson commented that she appreciates the curb appeal of the applicant's home and had no questions or concerns regarding the carport.

Member Hokeness asked Ms. DeWitt if freestanding units available at stores for purchase are subject to permits requirements. Ms. DeWitt responded yes; the requirements remain the same.

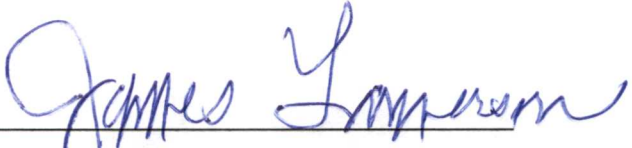
MOTION BY MEMBER FREDERICKSON TO APPROVE V24-003 PER THE SITE PLAN; MOTION SECONDED BY MEMBER DAVIS; PASSED (6-0)

4. STAFF UPDATES

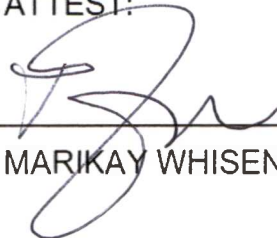
No updates.

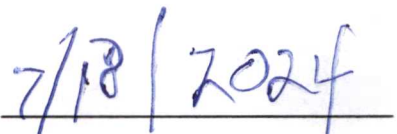
5. ADJOURNMENT

There being no further business to discuss, Chair Lamerson adjourned the meeting at 9:08 a.m.


JIM LAMERSON, Chairman

ATTEST:

 for:
MARIKAY WHISENAND, Senior City Clerk Specialist


Date