

# City of Prescott

## Board of Adjustment



February 20, 2025 | 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 **February 20, 2025**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSSION & ACTION ITEMS**
  - A. Approval of the January 16, 2025 Board of Adjustment Meeting Minutes.  
**Recommended Action: MOVE to approve minutes as presented**
  - B. **CUP24-007:** Conditional Use Permit to Allow a 3-story 77,886 SF Self Storage Building in a BR (Business Regional) Zoning District. Location: APN 103-49-002B, 3528 Ranch Dr. Encompassing 1.11 Acres. Property Owner: Eric Scott Lee. Applicant/Agent: JMC Engineering, PLLC.  
**Recommended Action: MOVE to approve/deny CUP24-007 with or without conditions**
  - C. **V25-001:** Variance to Article 3, Section 3.4.3. (Single Family-18/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction in the Required 15' Rear Yard Setback by 10', to Allow for a Rear Setback of 5', to Accommodate the Construction of a Covered Patio. Zoning: SF-18(PAD). Property Owner: J. Doran Greenburg. Location: APN 107-24-054, 1520 Cougar Trail.  
**Recommended Action: MOVE to approve/deny V25-001 in conformance with the site plan**
  - D. **V24-011:** Variance to Article 3, Section 3.6.3.F (SF-9/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction of the Required 25' Front Setback by 10' to Allow for a 15' Front Setback for a New Detached Garage on a 0.4 Acre Parcel. Zoning: SF-9 (Single Family). Property Owner: Cristy Lee and Brian Jay Rowley. Applicant: Animated Architecture. Location: APN 108-04-046, 846 Fairview Ave.  
**Recommended Action: MOVE to approve/deny V24-011 per the site plan provided**
  - E. **V24-010:** Variance to City of Prescott Land Development Code (LDC) Section 3.4.3 and 2.7.3.E to Allow for an Increase in the Maximum Building Height from 35 Feet to 43 Feet Due to Topographical Challenges. Location: APN 105-08-387A, 1558 Standing Eagle Dr. Property Owner: Shelly McKnight.

Applicant/Agent: Distinctive Homes & Architecture.

**Recommended Action: MOVE to approve/deny V24-010**

- F. **V23-018:** Variance to Permit a 6' Fence within the Front Building Setback.  
Location: 908 Audrey Lane, APN 116-20-038. Zoning: SF-9. Owner: Ronald A. Meneou II.

**Recommended Action: MOVE to approve or deny V23-018**

**5. STAFF UPDATES**

**6. 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 2/12/25 at 3:30 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Siep*

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Sarah M. Siep, City Clerk