

# City of Prescott

## Board of Adjustment



March 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 **March 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 February 20, 2025 Board of Adjustment Meeting Minutes.  
**Recommended Action: MOVE to approve minutes as presented**
  - B. **V24-009:** Variance to Article 3, Section 3.3.3.F (SF-35/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for a Reduced Front Setback from 22' to 20' for Construction of a New Single-Family Residence. Zoning: SF-35 (Single-Family 35,000 sq ft Minimum Lot Size). Property Owner: Southwest Sunset Acquisitions AZI LLC. Applicant: Davis Construction Consulting LLC. Location: APN 106-20-521, 1116 S Lakeview Drive.  
**Recommended Action: MOVE to approve or deny V24-009**
  - C. **V25-002:** Variance to Article 3, Section 3.5.3.E (SF-12/Maximum Building/Structure Height) of the City's Land Development Code (LDC) to Allow for an Increase in the Maximum Allowed Height for a New Single-family Residence to 46' (from 35'). Zoning: SF-12 (Single-Family 12,000 Sq Ft Minimum Lot Size). Property Owner: McHenry, Jeannie Filar & Brian. Applicant: Distinctive Homes & Architecture. Location: APN 112-02-226, 691 Cloud Crossing Circle.  
**Recommended Action: MOVE to approve, deny or approve with conditions V25-002**
5. **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 3/13/25 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