

# 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



TO: MAYOR AND CITY COUNCIL  
AGENDA: March 20 Board of Adjustment  
DATE: March 20, 2025  
DEPT: Community Development  
ITEM #: 4.A  
SUBJECT: Approval of the February 20, 2025 Board of Adjustment Meeting Minutes.

## ITEM SUMMARY

This item is for approval of the February 20, 2025 Board of Adjustments meeting minutes. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to approve minutes as presented

## ATTACHMENTS

1. February 20, 2025 Board of Adjustments Meeting Minutes



# City of Prescott Board of Adjustment

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February 20, 2025 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

## MINUTES

### 1. CALL TO ORDER

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

### 2. ROLL CALL

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

### 3. DISCUSSION & ACTION ITEMS

A. Approval of the January 16, 2025 Board of Adjustment Meeting Minutes.

**MOTION BY MEMBER DAVIS TO APPROVE THE MEETING MINUTES AS PRESENTED; SECONDED BY MEMBER FREDERICKSON: PASSED (5-0)**

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.

Community Planner Tammy DeWitt gave a presentation providing information regarding the request for a 3-story self-storage facility. She shared maps and renderings showing the location of this project and stated that self-storage facilities have one of the lowest impacts of all business types. Additionally, she added that staff have reviewed this proposal based on the Conditional Use Permit review criteria and this is in conformance with the City of Prescott's General Plan. Staff recommends to approve or deny with or without the condition of limiting the hours of operation of 7:00am to 9:00pm.

Member Frederickson asked if mailing notices went to the adjacent property owner across Highway 69 and if there are plans for the work being done there.

Ms. DeWitt replied that there are no plans at this time.

Member Frederickson asked if there was a reason for staffs recommendation of operating hours.

Ms. Dewitt stated it was recommended to ensure the surrounding area is not impacted.

Tyler Bush Store Quest Self-Storage clarified the hours of operations will be Monday-Saturday 9am-6pm and Sunday 10am-5pm.

Member Frederickson asked if there were plans to change to 24 hours of operation.

Mr. Bush said there is not.

Member Frederickson asked if the applicant would have any problems with the city staff's recommendation of operation hours.

Mr. Bush replied they would be open to the recommendation.

Member Davis asked if the applicant is committed to reduced hours on Sunday.

Mr. Bush stated that it is a case-by-case determination.

Member Davis asked if there will be an employee on site to control operation hours.

Mr. Bush said there will be an on-site manager and assistant manager.

Member of the public Mary Hinton asked if anyone has done a traffic impact analysis and has concerns that there will be an increase in traffic. Additionally, she believes that a storage facility will attract vagrants to the area.

Member Frederickson asked if the site includes on-site parking spaces to keep vehicles from parking along Ranch Road.

Ms. DeWitt stated that there is a loading and unloading area on site for trucks.

Member Hutchison asked how staff rates the generated traffic from a storage unit.

Ms. DeWitt replied very low.

Chair Teeters asked if a traffic impact study was done.

Ms. DeWitt said that a traffic impact analysis is not required since self-storage facilities do not generate enough traffic.

Planning Manager George Worley stated that this project was looked at by the City Traffic Engineer and it was determined that a traffic impact analysis was not required.

**MOTION BY MEMBER FREDERICKSON TO APPROVE CUP24-007 WITH THE CONDITION OF LIMITING CURRENT OR FUTURE HOURS OF OPERATION, 7**

**DAYS A WEEK 7:00AM TO 9:00PM; SECONDED BY MEMBER HUTCHISON (PASSED 5-0).**

- 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 to 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.

Community Planner Tammy DeWitt gave a presentation of the proposal. She shared imagery and maps showing the location of the rear setback request for a covered patio. Additionally, she stated that this project was previously reviewed by the Board of Adjustments to allow for a reduction in the rear setback from 10' to 8'. Staff recommends to approve or deny V25-001.

Member Frederickson asked if the applicant is open to changing the request to 8' instead of 5'.

Ms. DeWitt said the applicant is open to this change.

Member Frederickson asked if the roof of the patio cover will be the same footprint as the existing concrete pad.

Ms. DeWitt deferred to the applicant.

JD Greenberg stated that the roof will be short of the depth of the patio.

Member Hutchison asked if the impacted neighbor is attending the meeting.

Ms. DeWitt responded that she does not know.

Ms. Greenberg stated that approval of this variance will provide more privacy.

Member Hutchison asked if they would be creating a neighbor feud if approved.

Ms. Greenberg stated she would rather not comment.

Member Davis asked if staff's recommendation would be changed from 5' to 8' for the rear setback request.

Ms. Greenberg said yes.

**MOTION BY MEMBER DAVIS TO APPROVE V25-001 TO REDUCE REAR YARD SETBACK TO 8' TO ALLOW A COVERED PATIO, IN CONFORMANCE WITH THE SITE PLAN; SECONDED BY MEMBER HAUBRICH (PASSES 5-0).**

- 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: Christy Lee and Brian Jay Rowley. Applicant: Animated Architecture. Location: APN 108-04-046, 846 Fairview Ave.

Community Planner Tammy Dewitt provided a presentation of the variance request and informed the Board Members that this was previously approved, and the variance had since expired. She provided maps, images, and renderings of the proposed project. Additionally, she added that other variances have been approved in the proposed neighborhood. Staff recommends to approve or deny V24-011 to allow an attached garage within the front setback per the site plan.

Member Hutchison asked what the owner's reason for attaching the garage is.

Brian Rowley Property Owner stated that vegetation makes access to the garage difficult, and they would like to keep the vegetation.

Member Davis asked if there is a provision for extending a variance approval.

Ms. DeWitt stated they can ask for an extension to be brought before the Board of Adjustments within 12 months of original approval.

**MOTION BY MEMBER HUTCHISON TO APPROVE V24-011 AS PRESENTED;  
SECONDED BY MEMBER FREDERICKSON (PASSED 5-0).**

- 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.

Planning Manager George Worley provided a presentation and explained that this variance is to increase the allowed building height from 35' to 43' due to topography issues. He provided maps and elevations of the proposed building. Additionally, he shared examples of similar homes in the nearby area. Staff recommends to approve or deny V24-010 to allow for an increase in the maximum building height from 35' to 43'.

Member Teeters asked if there are other buildings that have had similar height increases approved.

Mr. Worley said yes there are.

Member Frederickson asked if staff views the design as a self-induced hardship.

Mr. Worley said that there are multiple homes in the area with similar pitched roofs.

Member Frederickson asked if the other homes exceeded the maximum building height.

Mr. Worley stated none that he was aware of. Additionally, he provided information related to Administrative Adjustments which staff can approve for internally.

Member Frederickson asked if the developer has a Homeowners Association (HOA) approval letter for architectural design and height.

Tom Terry Distinctive Homes & Architecture stated they have an HOA approval letter for the building height.

Member Frederickson asked if the HOA has approved of the design of the roof as well.

Mr. Terry stated yes, and they have invested in improving the building pad, so the visible height of the house is only 35'.

Member of the public Pat Fuge asked what the maximum height will be from a street view.

Mr. Worley Stated that the height will appear as 25' from the street view.

Mr. Davis asked if it is time to rethink the way the maximum building height is measured due to the fire department's requirements for driveway slopes.

Mr. Worley said city staff is contemplating a review and update of the Land Development Code (LDC) and building height may be included.

**MOTION BY MEMBER FREDERICKSON TO APPROVE V24-010 AS PRESENTED;  
SECONDED BY MEMBER HAUBRICH (PASSED 5-0).**

- 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.

Planning Manager George Worley gave a presentation and stated this variance request is for an increase to the maximum fence height in the front setback from 4' to 6' to provide privacy and noise mitigation from Whipple Street. He provided maps and images of the proposed fence. Staff recommends to approve or deny V23-018 to increase the maximum fence height to 6'.

Member Hutchison asked if this request is a want and not a need.

Mr. Worley stated that there are nearby properties that comply with the code under worse circumstances.

Member Hutchison asked what the rationale is for wanting a 6' fence.

Mr. Worley deferred to the applicant.

Alyssa Meneou Property Owner stated the rationale is due to vehicle traffic, noise, privacy, and security.

Member Hutchison asked if noise abatement is a key issue.

Mrs. Meneou said noise and pedestrian traffic or the key issues.

Member Frederickson asked how a 6' fence stops someone from entering the applicant's property versus a 4' fence.

Mrs. Meneou provided an example of a pedestrian going over a neighbors 4' fence but had to go around their 6' fence.

**MOTION BY MEMBER DAVIS TO APPROVE V23-018; SECONDED BY MEMBER TEETERS (MOTION FAILS 2-3) DISSENTING MEMBERS HAUBRICH, HUTCHISON, AND FREDERICKSON.**

Member Hutchison asked if the fence being brought to 4' instead of 6' fixes the problem.

Mr. Worley stated that it would bring the fence into compliance with the code as it is written.

Member Frederickson asked if a motion to deny was required.

Deputy City Attorney Matt Podracky said that is correct.

Ronald Meneou Property Owner expressed his concern with the Board Members motion.

Chair Teeters apologized to the applicant and stated this is not an unusual occurrence.

Mr. Meneou stated he hopes that this is not a decision made out of spite, and they will appeal the decision.

Member Davis asked if the variance could be reapplied for to have more Board Members present for a future vote.

Mr. Worley stated that he is unsure if the additional 2 members would change the vote.

Mr. Podracky said that if one of the members that voted no would like to change their vote, they can motion to reconsider the item and place it on the next Board of Adjustments meeting agenda.

Mr. Worley explained that there is 180 day waiting period to reapply for the same variance request.

Member Frederickson stated she is not looking to have this request reconsidered and provided her reasoning for her no vote.

**4. UPDATES**

Ms. DeWitt provided updates for Council Chambers closures and let the Board Members know that we will not have meetings during the dates of April 8<sup>th</sup> – May 13<sup>th</sup>.

**5. ADJOURNMENT**

Chair Teeters adjourned the meeting at 10:26 a.m.

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Jim Lamerson, Chair

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Board Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: March 20 Board of Adjustment  
DATE: March 20, 2025  
DEPT: Community Development  
ITEM #: 4.B  
SUBJECT: **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.

## ITEM SUMMARY

This item is for discussion of V24-009. The applicant is requesting a Variance to allow a reduction in the required 22' front yard setback by 2' to allow for a front setback of 20' accommodating the construction of a new single-family residence in a Single-family 35 (SF-35) PAD zoning district. This lot is part of the Pinnacle at Prescott Lakes- Unit 2 Phase 2B subdivision plat.

The applicant states that due to the back of the lot being very steep, there are only two model home plans that would fit on the lot and leaves almost no room for a backyard, affecting the marketability and livability of the home. The back of the house will be pressed up against the retaining wall.

## 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:

The Pinnacle at Prescott Lakes- Unit 2 Phase 2B subdivision was platted as a PAD (Planned Area Development) which allows for flexibility in lot sizes, setbacks, and other development criteria to preserve trees and other geologic features.

### 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 property is impacted by a rise in the rear of the property and limits the size of the house that could fit on the lot to meet setbacks and to allow some are for a rear yard.

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 reduced front setback to allow for a reduced length of the driveway, may create a safety hazard if a large truck is parked in the driveway and extends in to the roadway. There is no sidewalk adjacent to this lot to create buffer.

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 applicant states in the request that the close proximity to the retaining wall could create a hazard and limit ingress/egress at the rear of the home.

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:** This is a new single family residence on this vacant lot.

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 lot with no change of use 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:** The applicant states that this request does not impact the adjacent lots and the rear of the property is adjacent to a Tract designated as Open Space.

**NEIGHBORHOOD COMMENTS:**

Staff has received 1 letter of opposition that is attached.

**FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

**RECOMMENDED ACTION**

MOVE to approve or deny V24-009

**ATTACHMENTS**

1. V24-009 Questionnaire
2. Site Plan
3. Opposition
4. V24-009 Presentation

## VARIANCE QUESTIONNAIRE

All questions must be answered prior to acceptance of the application.

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.

The terrain behind the homesite is very steep and required various levels of engineered retaining walls. The retaining walls significantly reduced the size of the lot available to be used for the building footprint and back yard.

We are building model homes and limited to the three floor plans approved by the City and HOA. Only two of the approved floor plans are feasible on this lot. Both of these floor plans barely fit on the lot after the retaining walls have been constructed, leaving almost no room for a back yard. The back of the building would be pressed up against the retaining wall, materially affecting the marketability and liveability of the home.

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.

A strict requirement for a 20' front setback leaves almost no room for a backyard and would put the rear of the home up against the retaining wall. Retaining walls on Lots 32 through 37 of Pinnacle at Prescott Lakes (aka Solstice Ridge II) do not have such an extreme lack of back yard and rear access. Those addresses are 1106 through 1130 S Lakeview Dr, inclusive.

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).

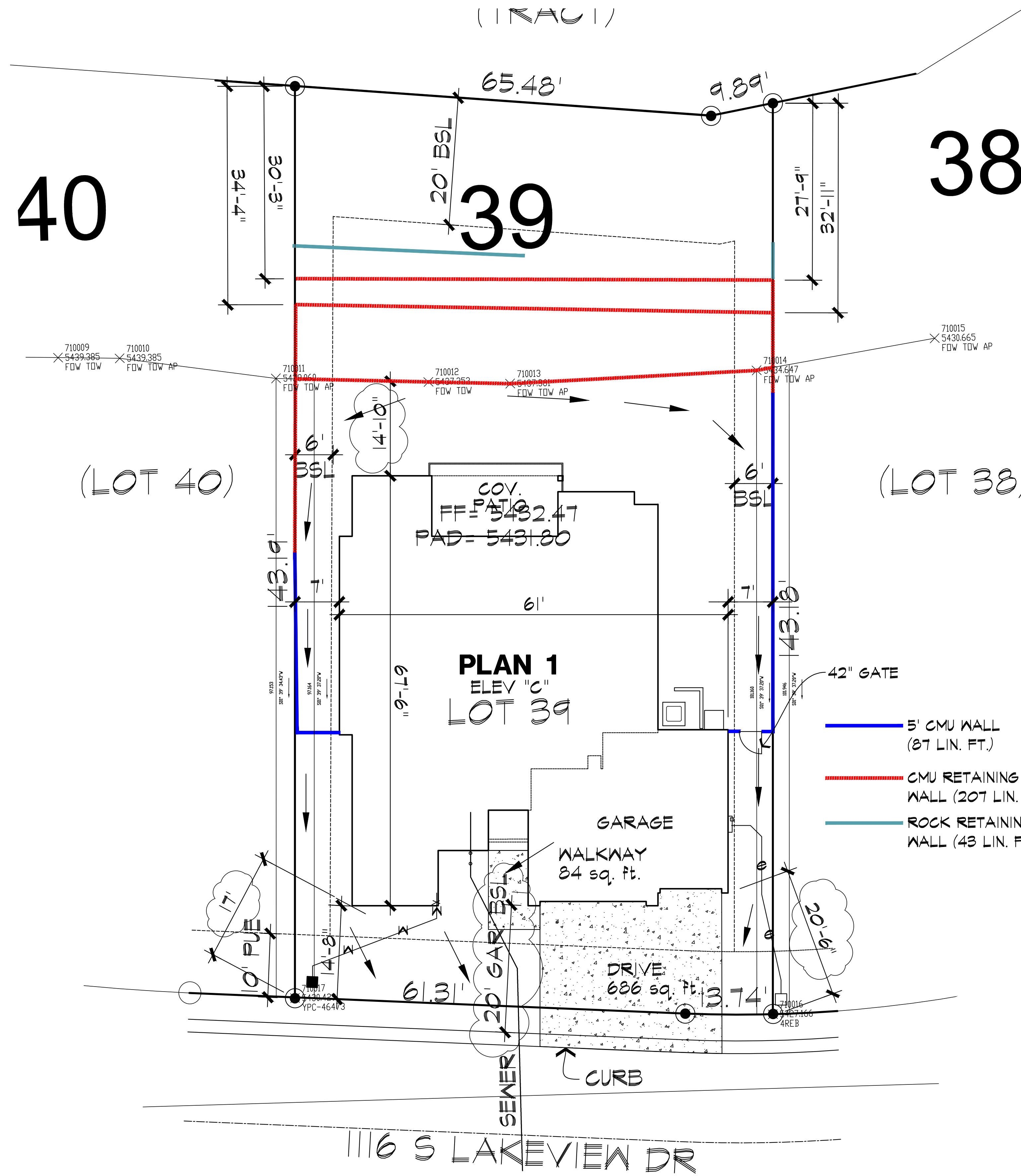
The close proximity of the home to the retaining wall could very well be a safety hazard. The proximity limits the egress and ingress at the rear of the home. If emergency services require access through the rear of the home, such access could be limited without the requested variance. More room to access the rear of the home would be beneficial for emergency service response times.

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.

The requested variance will not confer special privileges. The HOA has approved the variance and determined that such variance is in the best interest of the HOA and its members as a whole. To the contrary, strictly enforcing the 20' front setback materially burdens our lot and ability to build the model home floor plan that City requires that we construct. The variance would not confer a special privilege, but it would ameliorate the burden imposed by having the build a pre-approved model home floor plan.

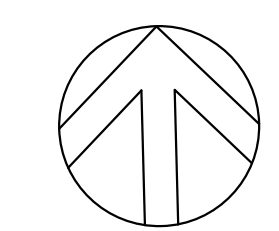
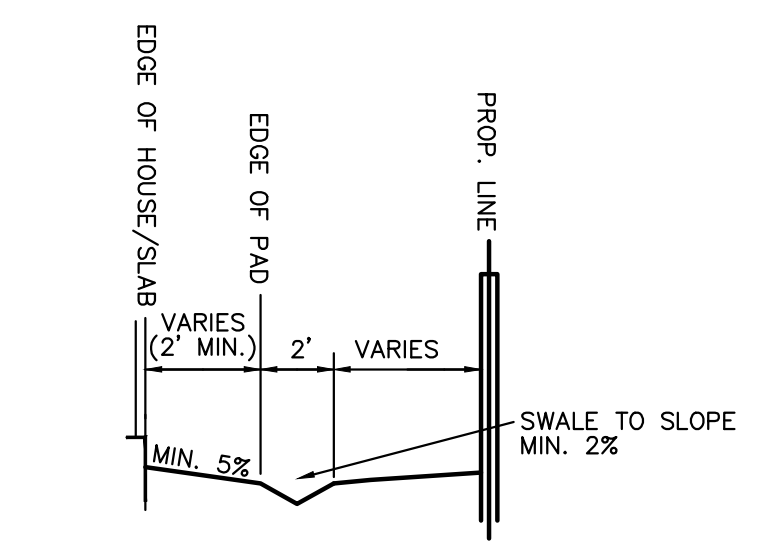
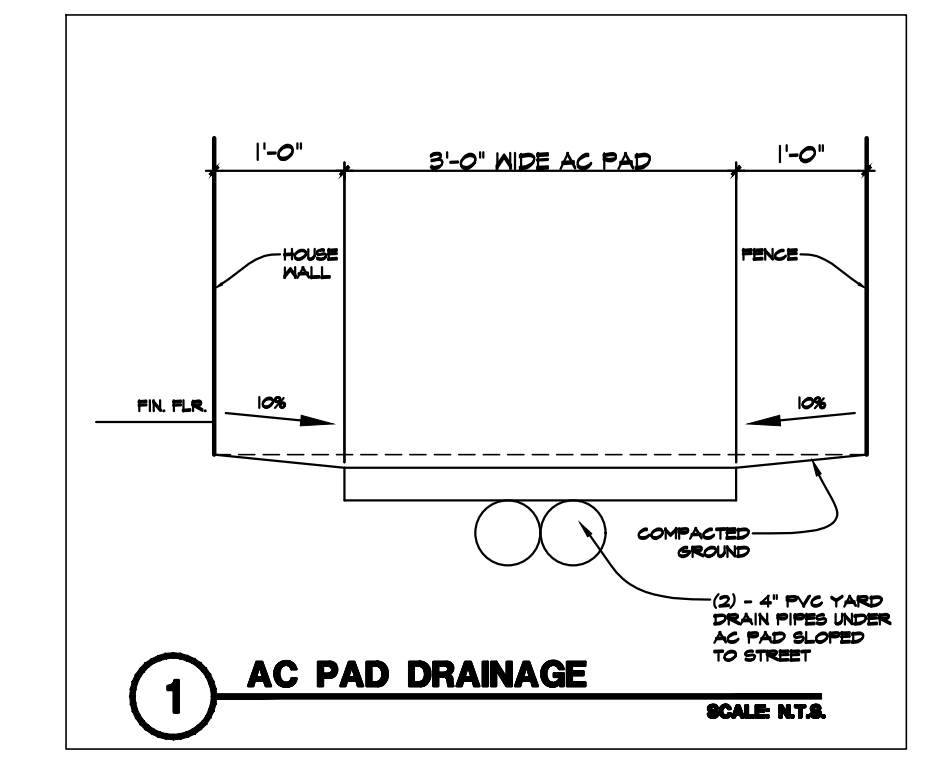
5. Indicate why granting the variance will not interfere with or injure the rights of other properties in the same district.

The variance will not interfere with or injure the rights of other properties. There are no homes or buildable lots to the rear of the applicable lot. The homes on either side of the applicable lot will not be affected by the requested variance. The homes across the street are already constructed and will not be affected by the requested variance.



AREA CALCULATIONS	
CONDITIONED SPACE	2,417 S.F.
GARAGE	753 S.F.
COV. ENTRY (ELEV "C")	68 S.F.
COVERED PATIO	232 S.F.
TOTAL UNDER ROOF (ELEV "C") 3,470 S.F.	
LOT AREA	10,667 S.F.
LOT COVERAGE	32.53 %

OPTIONS:  
 PLAN 1, ELEV. "C" GARAGE RIGHT  
 (F) COVERED ENTRY, ELEV "C"



NORTH  
 SCALE: 1"=10'

2' FRONT SETBACK VARIANCE

REVISIONS:  
 2' FRONT SETBACK VARIANCE REQUEST  
 Lot 39 Plan 1c MOD2207-001

Dec 10, 2024 9:27am  
 LOT 39\_Plan 1c.dwg

Steven J. Stiemsma AIA  
 ARCHITECT  
 10570 E Desert Way, Prescott Valley, AZ 86315  
 Phone: (623) 330-0101 www.stiemsma.com



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Southwest Sunset HOMES  
 Lot 39 Plan 1 Solstice Ridge II  
 1116 S Lakeview Dr.  
 Phoenix, AZ 86301  
 APN 106-20-521

LOT 39  
 SITE PLAN

Date:	Aug 29, 2024
REV	DATE
1	12/10/24

SHEET NO.  
**1**

## Tammy Dewitt

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**From:** Denny Hammond [REDACTED]  
**Sent:** Monday, March 10, 2025 8:53 AM  
**To:** Planning  
**Subject:** Variance

This letter is about the variance for 1116 S Lakeview Drive. Southwest Sunset homes wants to move the house two foot forward so they can put to big of a house on a small lot. This way they won't have to redraw the house plans. They have two lots like this next to each other. If it is allowed on the one what about the other one? These two lots were never suited to be built on by the original developer. They knew this. Let them take both lots for one home. The extra left over to be included into the green space already there. Please don't let these developers make their own rules. They knew this was a problem.

Thank you  
Denny Hammond

# V24-009 1116 S Lakeview Dr

TAMMY DEWITT, COMMUNITY PLANNER

March 20, 2025  
Board of Adjustment



# REQUEST

Variance to Article 3, Section 3.3.3.F (SF-35/Minimum Setbacks) of the City's Land Development Code (LDC) to allow 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);



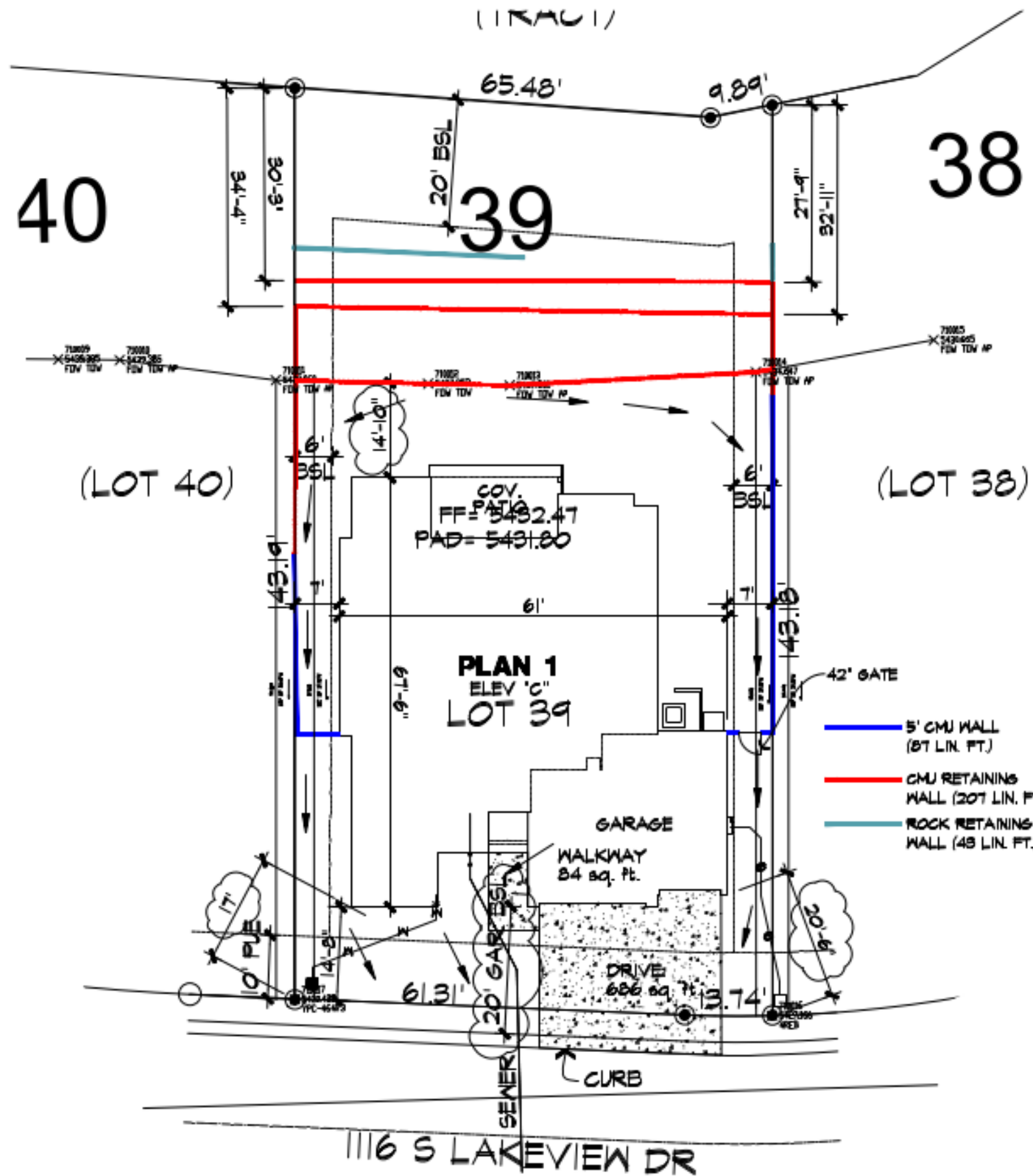
# Area Imagery



Property Imagery

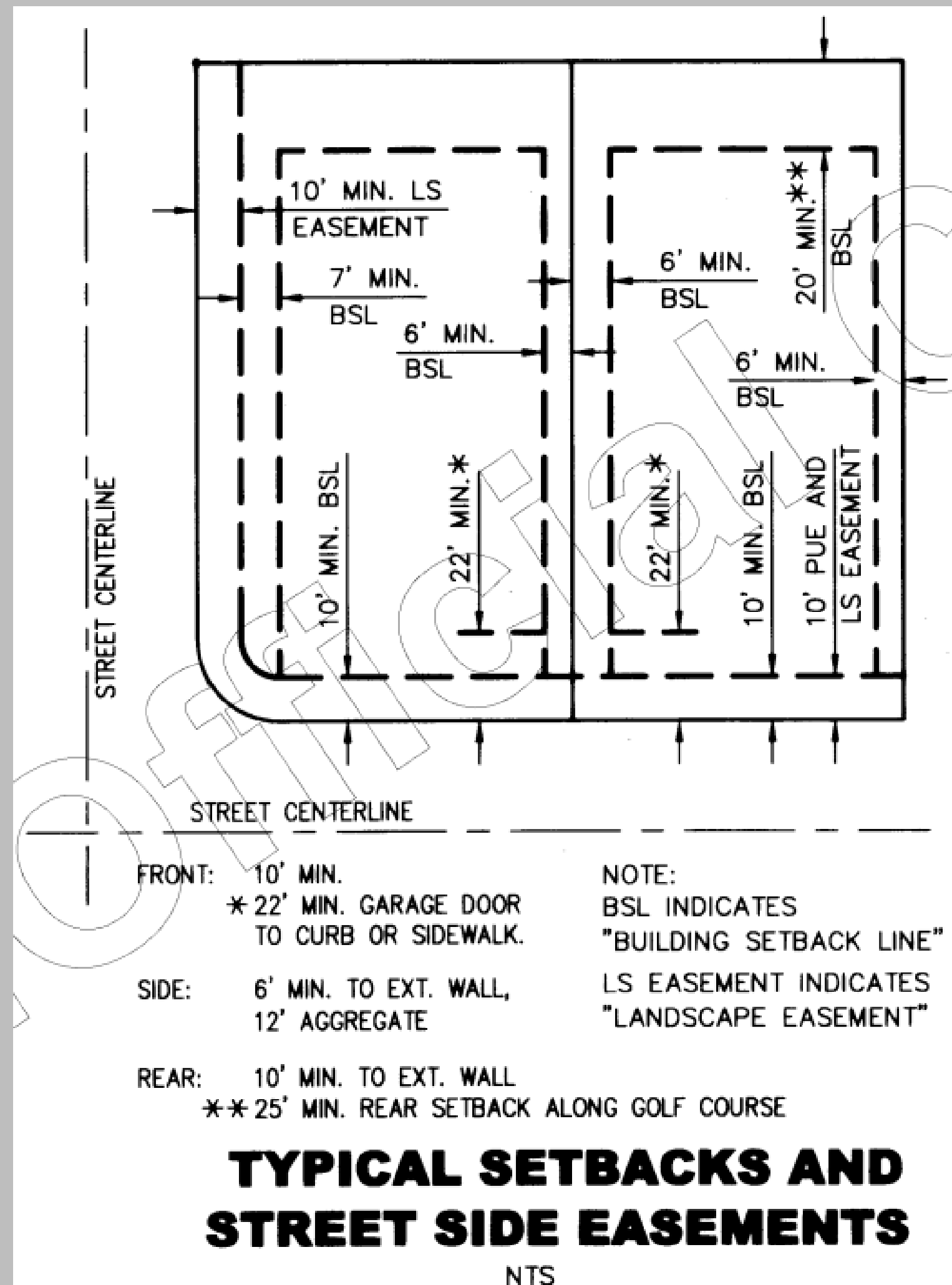


# SITE PLAN



AREA CALCULATIONS	
CONDITIONED SPACE .....	2,417 S.F.
GARAGE .....	783 S.F.
COV. ENTRY (ELEV 'C') .....	88 S.F.
COVERED PATIO .....	232 S.F.
<hr/>	
TOTAL UNDER ROOF (ELEV 'C') .....	3,470 S.F.
LOT AREA: .....	10,667 S.F.
LOT COVERAGE: .....	32.53 %







Subject Parcel

Property across from subject parcel



# **Variance Review Criteria LDC Section 9.13**

- Extraordinary  
Conditions
- Substantial Detriment
- Special Privileges
- Self-Induced hardship
- General Plan
- Utilization

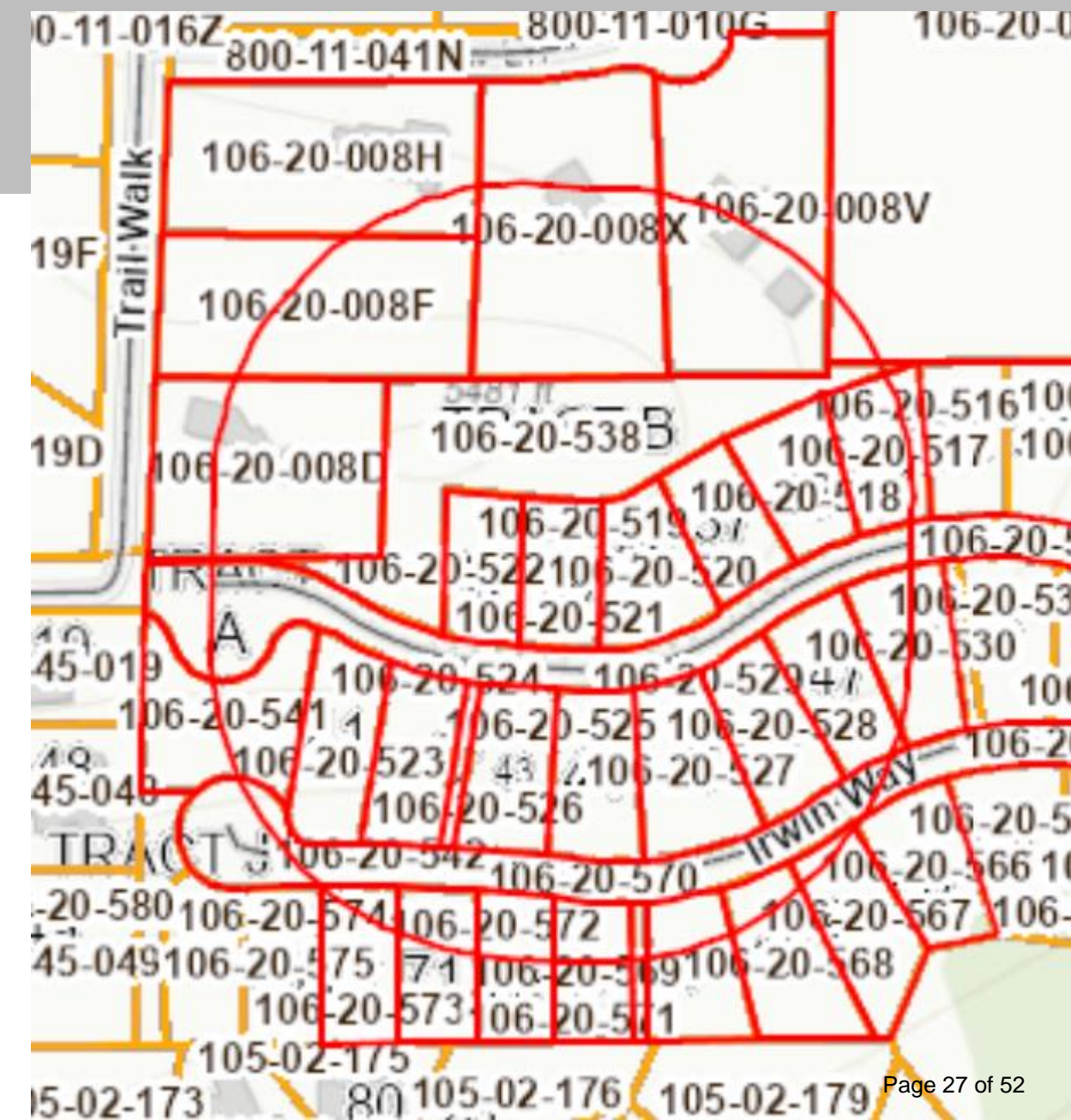
## STAFF ANALYSIS

Staff has concerns with the decrease in the length of driveway. With the length of vehicles, a large truck would encroach into the roadway and create a potential hazard.



# Neighborhood Outreach

Staff sent mailings to the owners of record within 300' of the property, posted the property, and published a notice in the local paper pursuant to statutory requirements. Staff has not received any public comments regarding this Variance request at the time of this writing.

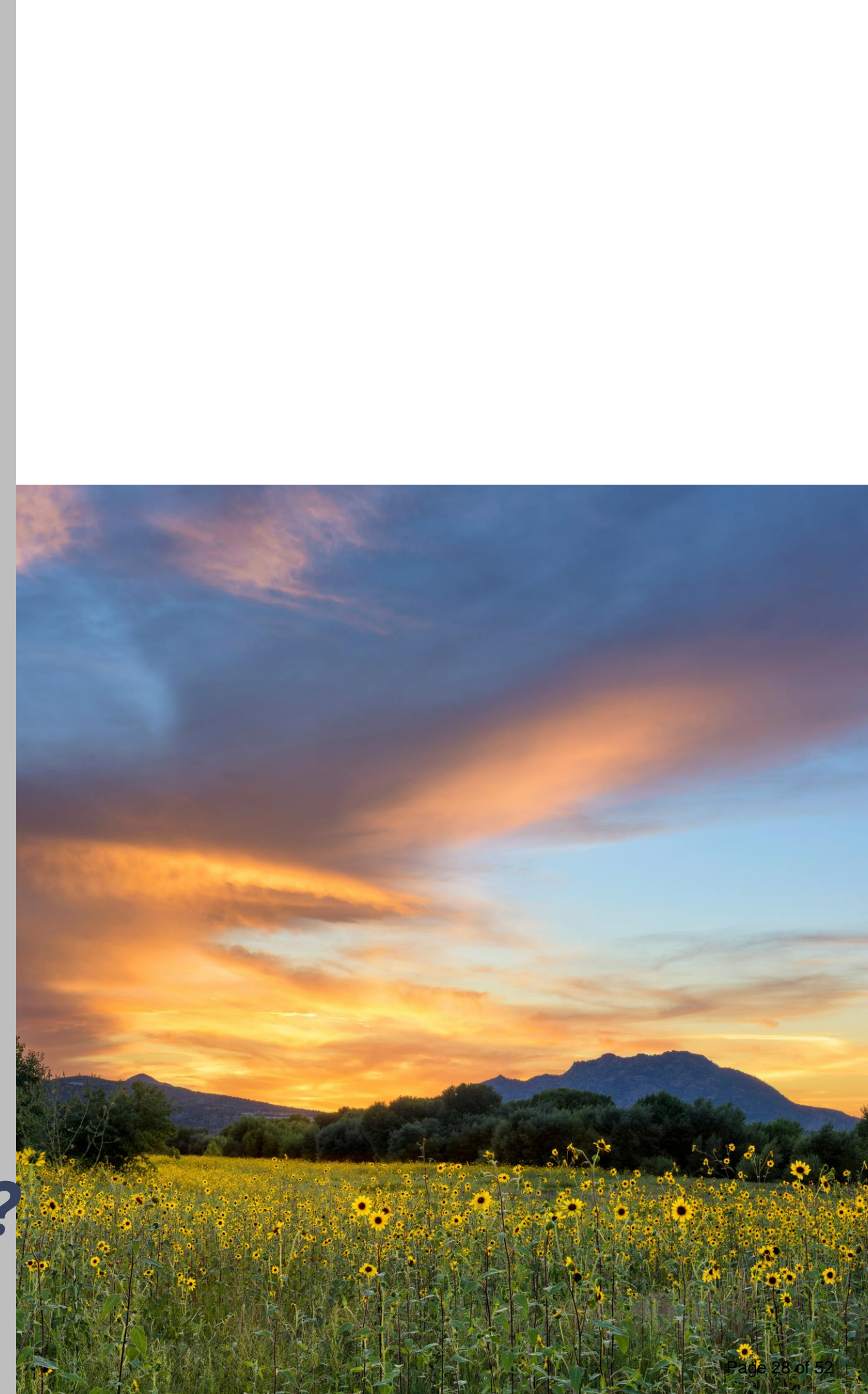




## ***Recommended Action***

**MOVE to approve/deny V24-009  
per the site plan submitted**

***Questions & Comments?***





TO: MAYOR AND CITY COUNCIL  
AGENDA: March 20 Board of Adjustment  
DATE: March 20, 2025  
DEPT: Community Development  
ITEM #: 4.C  
SUBJECT: **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.

## ITEM SUMMARY

This item is for a variance to allow for an increase in the maximum allowed height of a single-family residence per the City’s Density and Dimensional Standards (Land Development Code (LDC) Section 2.7.3.E). The applicant is proposing an increase of the maximum height of the structure from 35’ to 46’ (measured from natural grade to the highest point in a vertical plumb line). The applicant cites the exceptionally steep topography as the primary basis for the Variance request as well as referencing other, recent single-family residential (SFR) projects that have exceeded the 35’ height limit. The applicant states that granting the Variance “will not interfere with others on the street or zoning district” and “will allow a way possible for these steeply platted, sloped lots to be developed as intended with homes.”

## BACKGROUND

The subject property is within the Ranch at Prescott subdivision, which has a significant amount of hillside lots. The subject lot is in the far southwest corner of The Ranch, which lays at the foothills of the Bradshaw Mountains. Using the same formula staff uses to determine qualification for topographical exceptions, the average slope of the lot was found to be 30%. This is a significant slope that does create several design challenges, including limiting maximum height.

### 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 average slope of the subject property is 30%, which does constitute a topographical challenge.

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:** Granting additional height will not be detrimental to health, safety or welfare, as the project will still need to meet General Engineering Standards and other provisions of the Land Development Code. However, it may cause adverse visual impacts to certain neighboring properties, which could be construed as a taking.

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:** There have been a limited number of Variance requests in the vicinity of the subject parcel, however, there will likely be more in the future due to the fact that flatter lots have been built out first.

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 subject property is not modified and is naturally steep in many places. However, the applicant's desired design does lend itself to excess height in comparison to the average SFR.

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 2015 General Plan designates the area of the project site as Low-Medium Density Residential, for which the project proposed is compliant.

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:** Denying a height variance would be depriving the property owners a certain degree of privilege as their lot is exceptionally steep, however, it is possible that their design may be adjusted so that the deviation requested is not as great.

#### **NEIGHBORHOOD COMMENTS:**

Staff has received one citizen comment in opposition as of 3/10/25, which is included in attachments. Any comments received after this point will be delivered to the Board Members via email.

#### **FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

## **RECOMMENDED ACTION**

MOVE to approve, deny or approve with conditions V25-002

## **ATTACHMENTS**

1. V25-002 Variance Questionnaire
2. V25-002 Architectural Plans
3. V25-002 BOA Presentation
4. V25-002 Opposition Email 1

same subdivision, such as 1563 Bello Monte Drive, 1564 Via Linda and 1557 Via Linda, SEE photos and examples attached.

## VARIANCE QUESTIONNAIRE

All questions must be answered prior to acceptance of the application.

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.

This property has very steep topography where as other lots are not as steep in the same zoning district.

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 the very steep topography, it makes it more difficult to meet the requirements in height. We would like to be able to do similar lot improvements as others have been permitted, such as 15633 Bello Monte Drive, 1564 Via Linda and 1557 Via Linda.

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).

The changing of the maximum driveway grades to 18% by the city introduces an additional hardship onto steep lots making it more difficult to meet the height requirements. Thank you for providing a variance process to allow for a development on these difficult lots.

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.

By granting this requested variance this will not counter any special privileges because other homes have been permitted to do conceptually what we are asking, again see the above mentioned exsample properties with photos provided.

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

Granting this variance will not interfere with others on the street or zoning district. Approving this variance will allow a way possible for these steeply platted, sloped lots to be developed as intended with homes.

**GENERAL NOTES**

- THESE DOCUMENTS AND THE INFORMATION HEREIN RELATING TO "DISTINCTIVE HOMES" PLANS HAVE BEEN FURNISHED IN CONFIDENCE FOR THE PRIVATE USE OF AUTHORIZED PERSONNEL; NO PART HEREOF SHALL BE COPIED, DUPLICATED, DISTRIBUTED, DISCLOSED OR MADE AVAILABLE TO OTHERS OR USED TO ANY EXTENT WHATSOEVER EXCEPT AS CORPORATION RECEIVING THIS DOCUMENT, HOWEVER OBTAINED SHALL BY VIRTUE HEREOF BE DEEMED TO HAVE AGREED TO THE FOREGOING RESTRICTIONS. 2023 COPYRIGHT
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES IF DETAILED OR NOT
- CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE WATER TIGHT DESIGN USING TYVEK OR OTHER APPROVED METHODS
- ALL ALLOWANCES SHALL BE PROVIDED BY CONTRACTOR
- INSTALL ALL MATERIALS TO MANU SPECS
- SPRINKLERS ARE NOT REQUIRED FOR THIS PROJECT
- THIS PROJECT IS NOT IN THE NUJ

**MATERIAL SPECIFICATIONS**

CONCRETE	$f'c \geq 2500$ psi
MASONRY	Grade "N", $f'c \geq 1350$ psi
MORTAR	Type "S" 1800 psi
GROUT	$f'c \geq 2000$ psi
REINFORCING STEEL	ASTM, A-615, $F_y = 40$ ksi
STRUCTURAL STEEL	ASTM, A-36, $F_y = 36$ ksi
INTERIOR STUDS	DF#2 OR HF#2
OTHER LUMBER	DF#2
GLU-LAM BEAMS	DF#2, GRADE 24F-V8
ROOF PLYWOOD	$\frac{5}{8}$ " OSB
FLOOR PLYWOOD	$\frac{3}{4}$ " CDX T4G
SHEATH PLYWOOD	$\frac{5}{8}$ " OSB
BOLTS	A-307, $F_y = 33$ ksi

**MATERIAL REPORTS**

ROOF	STONE
SIDING	SPRAY FOAM
STUCCO	



ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT REPRODUCTION.

**INSULATION NOTES**

INSULATE THE FOLLOWING TO MEET OR EXCEED IECC 2012 (CLIMATE ZONE 4):

- SKYLIGHT & DORMER WELLS (R-13)
- SOUND INSULATE AROUND MASTER SUITE & ALL BEDROOMS
- PENETRATIONS THRU GARAGE FIREWALL TO BE CAULKED WITH ASTM E814 OR UL179 APPROVED
- BLIND JOISTS AND OTHER INTERSTITIAL FLOOR ELEMENTS SHALL BE INSULATED
- CEILING (R-19)
  - MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH MINIMUM INITIAL INSTALLED THICKNESS BY 1" HIGH NUMBERS. A MINIMUM OF ONE MARKER SHALL BE INSTALLED FOR EVERY 300 SF OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING (MARKERS SHALL BE INSTALLED AT COMBO ROUGH-IN INSPECTION OR WALL INSULATION INSPECTION.)
- WALLS BETWEEN HEATED & NOT HEATED SPACES (R-20 CAVITY OR (R-13 CAVITY + R-5 CONTINUOUS))
  - INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSTALLED TO AVOID AIR PATHS THAT BYPASS THE INSULATION.
  - INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF BATT INSULATION OR OTHER MEANS.
  - INSULATION SHALL FILL ALL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND ELECTRICAL OUTLETS AND SWITCHES, AND BY SLICING INSULATION TO FIT BEHIND & IN FRONT OF ELECTRICAL WIRING & PLUMBING PIPING IN THE CAVITY.
- MASS WALLS (R-8 CONTINUOUS OR 13 CAVITY)
  - MASS WALLS SHALL BE CONSIDERED WALLS OF CONCRETE BLOCK, CONCRETE, INSULATED CONCRETE FORM (ICF), MASONRY CAVITY, BRICK (OTHER THAN BRICK VENER), EARTH (ADDBE, COMPRESSED EARTH BLOCK, RAMMED EARTH) AND SOLID TIMBERLOGS. MASS WALL R-VALUE REQUIREMENTS, WALLS THAT DO NOT MEET CRITERIA FOR INSULATION PLACEMENT SHALL MEET THE WOOD FRAMED WALL INSULATION REQUIREMENTS OF IRC 2018
- WOOD FRAMED FLOORS BETWEEN HEATED AND NON HEATED SPACES (R-19)
  - INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION, INSTALLING SUPPORTS (WOOD, LATH, METAL STAVES OR OTHER)
- BASEMENT WALLS (R-10 CONTINUOUS OR R-15 CAVITY)
  - EACH WALL OF BASEMENT MUST BE CONSIDERED SEPARATE TO DETERMINE WHETHER IT IS A BASEMENT WALL OR EXTERIOR WALL. A WALL THAT IS LESS THEN 50% BELOW GRADE IS AN EXTERIOR WALL AND MUST MEET THE INSULATION REQUIREMENTS FOR WALLS.
- SLAB FLOORS (2" MIN R-10 VERTICAL TO TOP OF FOOTING INSIDE EDGE OF STEM)
  - MOST OF HEAT LOSS FROM SLAB WILL OCCUR IN THE EDGE THAT IS EXPOSED DIRECTLY TO OUTSIDE AIR. THE INSULATION MUST BE INSTALLED TO THE TOP OF THE SLAB EDGE TO PREVENT THIS HEAT LOSS. THERE ARE SEVERAL METHODS TO ACHIEVE SLAB INSULATING. (SEE SPECIFIC DETAILS ON FOUNDATION PLAN IF APPLICABLE.)
- CRAWL SPACE WALLS (R-10 CONTINUOUS OR R-15 CAVITY)
  - ALTERNATIVE TO INSULATING FLOORS OVER CRAWL SPACE
  - INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTEND DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THE VERTICAL AND / OR HORIZONTAL FOR AT LEAST AN ADDITION 24".
  - A CONTINUOUS VAPOR RETARDER SHALL BE INSTALLED TO THE EXPOSED EARTH. SEE DETAILS IF APPLICABLE.

**DOOR & WINDOW NOTES**

WINDOWS MUST MEET OR EXCEED THE FOLLOWING PER. ZONE 4 IECC 2012

- FENESTRATION U-FACTOR (.35)
- SKYLIGHT U-FACTOR (.55)
- GLAZED FENESTRATION SHGC (.04)
- MANUFACTURE WINDOWS, SKYLIGHT, SLIDING GLASS DOORS & SWINGING DOORS SHALL BE TESTED AND LABELED BY MANUFACTURE

**AIR LEAKAGE NOTES**

THE CODE ALLOWS THE USE OF AIRFLOW RETARDERS (HOUSE WRAPS) OR OTHER SOLID MATERIALS AS ACCEPTABLE METHODS TO MEET THIS REQUIREMENT. TO EFFECTIVE, THE BUILDING THERMAL ENVELOPE SEAL MUST BE "TYVEK" OR EQUAL:

- WINDOWS, SLIDING DOORS & SKYLIGHTS SHALL HAVE NO MORE THAN 0.3 CFM PER SF; SWINGING DOORS 0.5 CFM
- INFILTRATION RATE NOT TO EXCEED 0.3 CFM/SF
- IMPERMEABLE TO AIR FLOW.
- CONTINUOUS OVER ENTIRE BUILDING ENVELOPE.
- TYVEK SHALL BE APPLIED TO GARAGE SIDE OF SHARED WALL AND BATHROOMS
- ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
- DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
- ALL SEAMS AND EDGES MUST BE SEALED / TAPED PER MANUFACTURES SPECIFICATIONS.

**THERMAL ENVELOPE NOTES**

THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

- ALL JOINTS, SEAMS AND PENETRATIONS.
- SITE-BUILT WINDOW, DOORS AND SKYLIGHTS.
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
- UTILITY PENETRATIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL ENVELOPE.
- KNEE WALLS
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- COMMON WALLS BETWEEN DWELLING UNITS.
- OTHER SOURCES OF INFILTRATION.

**PROJECT INFO**

OWNER: McHenry Jeannie Pilar & Brian  
1 Midlight Ct  
Aliiso Viejo, CA 92656  
949.360.9523  
jeannie.mchenry@yahoo.com

ARCHITECT: DISTINCTIVE HOMES  
P.O. BOX 3988  
PRESCOTT, YAVAPAI, ARIZONA 86302  
(908) 777-9948  
INFO@DISTINCTIVEHOMESAZ.COM

CONTRACTOR: (NAME)  
(STREET NUMBER)  
(CITY, STATE ZIP)  
(PHONE NUMBER)  
(EMAIL)

TYPE OF PROJECT: SINGLE FAMILY RESIDENCE  
OCCUPANCY: R-3  
TYPE OF CONSTRUCTION: V-B  
LOT SIZE: 1.2 acres  
PARKING: \_\_\_\_\_  
ZONED: \_\_\_\_\_  
SETBACKS: FRONT \_\_\_\_\_ SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
LOT COVERAGE: 13%  
HEIGHT: \_\_\_\_\_  
CODES: 2018 IRC, IRC, IPC, IMC, 2017 NEC, 2012 IECC

SUBDIVISION & LOT# THE RANCH UNIT 7 8504859  
PARCEL# 12-00-226, 12-00-225  
JOB ADDRESS 691 CLOUD CROSSING CIR

	TOTAL	LOWER	MAIN	UPPER
LIVABLE	4542	864	3678	0
GARAGE	1157	0	1157	0
COVERED ENTRY	358	0	358	0
COVERED DECK	63	0	63	0
COVERED PATIO	331	0	331	0
TOTAL UNDER ROOF	6451	864	5587	0
UNCOVERED PATIO	0	0	0	0
UNCOVERED DECK	306	0	306	0
CRAWLSPACE	0	0	0	0

**DESIGN PARAMETERS**

SNOW LOAD	45 PSF	FROST DEPTH	18"
ROOF DEAD LOAD	25 PSF	TERMITE	MODERATE
DECK LIVE LOAD	60 PSF	DECAY	SLIGHT
DECK DEAD LOAD	10 PSF	WINTER TEMP	15°
FLOOR LIVE LOAD	40 PSF	FLOOD HAZARD	COP TITLE XIII
FLOOR DEAD LOAD	15 PSF	AIR FREEZE INDEX	194
WEATHERING	NEGLECTIBLE	MEAN ANNUAL TEMP	53°
SEISMIC CAT	B/C	RISK CAT I	95
EXPOSURE	C	RISK CAT II	105
WIND SPEED	115 MPH	RISK CAT III & IV	115
TOPO EFFECT	NONE	RISK CAT III & IV	115

**SHEET SCHEDULE**

C	COVER SHEET
RI	RENDERINGS
1.1	SITE PLAN
1.2	SITE PLAN DETAILS
1.3	LANDSCAPE PLAN
2.1P	MAIN LEVEL PRESENTATION PLAN
2.2P	LOWER LEVEL PRESENTATION PLAN
2.1	MAIN LEVEL FLOOR PLAN
2.2	LOWER LEVEL FLOOR PLAN
3.1	MAIN LEVEL LATERAL PLAN
3.2	LOWER LEVEL LATERAL PLAN
4.1	FOUNDATION PLAN
4.2	MAIN LEVEL FLOOR FRAMING PLAN
5.1	ROOF FRAMING PLAN
5.2	UPPER LEVEL ROOF FRAMING PLAN
6.1	ROOF PLAN
7.1	MAIN LEVEL REFLECTIVE CEILING PLAN
7.2	LOWER LEVEL REFLECTIVE CEILING PLAN
8.1	SECTIONS
8.2	SECTIONS
9.1	FRONT & REAR ELEVATIONS
9.2	SIDE ELEVATIONS
MP1	MAIN LEVEL MECHANICAL & PLUMBING PLANS
MP2	LOWER LEVEL MECHANICAL & PLUMBING PLANS
MP4	SCHEMATIC DIAGRAMS
E1	MAIN LEVEL ELECTRICAL PLAN
E2	LOWER LEVEL ELECTRICAL PLAN
5	SPECIFICATIONS SHEET

REVISIONS BY

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**Distinctive Homes**  
P.O. BOX 3988  
PRESCOTT, AZ 86302  
(908) 777-9948  
INFO@DISTINCTIVEHOMESAZ.COM

**REGISTERED ARCHITECT**  
23538  
THOMAS CHARLES  
JERRY  
12-31-20  
ARIZONA U.S.A.

EX. 9-30-2025

COVER SHEET

**The McHenry Residence**

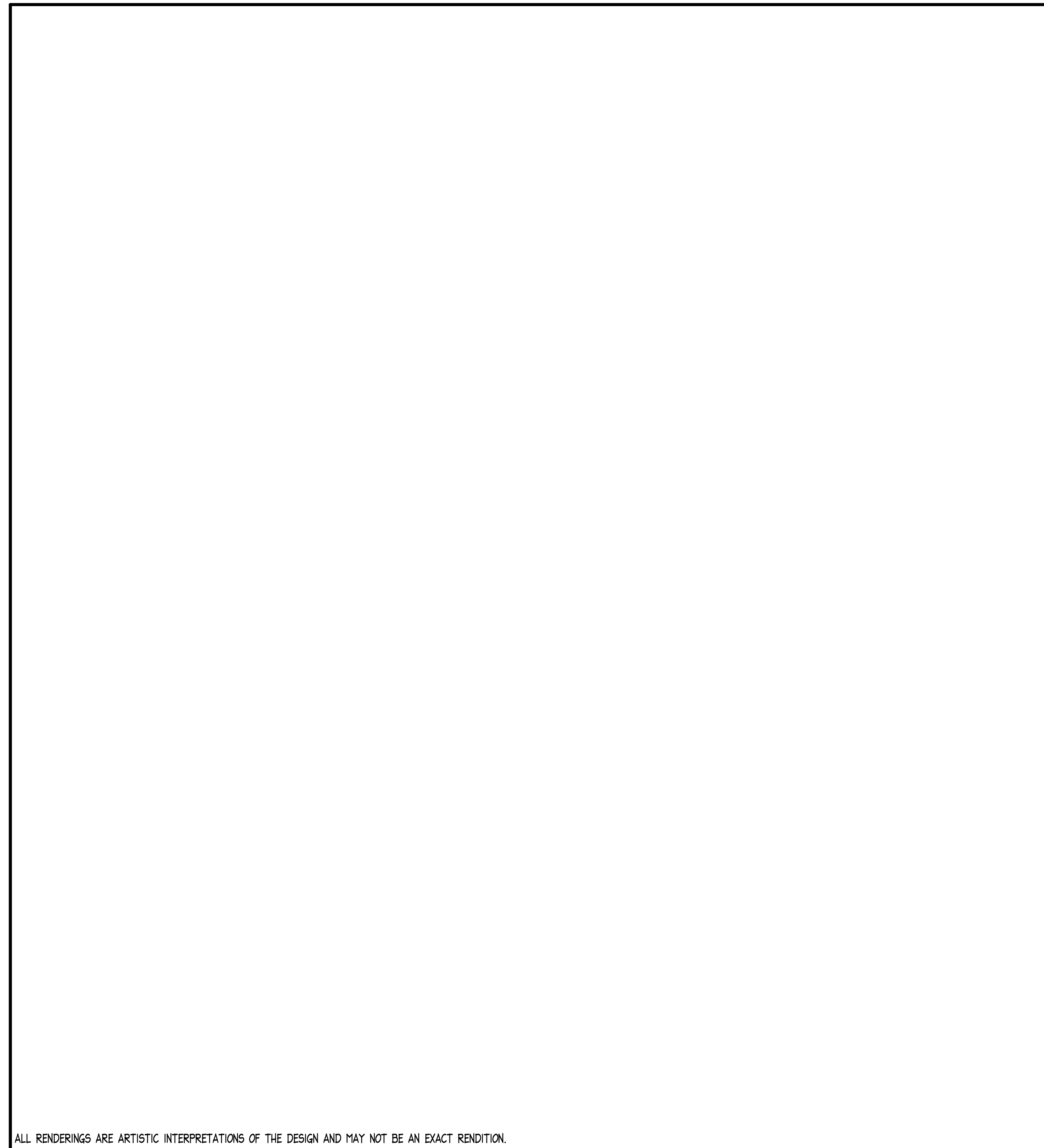
DISTINCTIVE HOMES & ARCHITECTURE © 2023

DATE 08/25/2023  
SHEET C

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**Distinctive Homes**  
ARCHITECTURE  
 P.O. BOX 3900  
 PRESCOTT, AZ 86302  
 (928) 771-0948

RENDERINGS



ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.

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SUBDIVISION 4 LOT#	THE RANCH UNIT 7 8504859			
PARCEL#	112-02-226, 112-02-235			
JOB ADDRESS	6911 CLOUD CROSSING CIR			
	TOTAL	LOWER	MAIN	UPPER
LIVABLE	4542	864	3678	0
GARAGE	1157	0	1157	0
COVERED ENTRY	358	0	358	0
COVERED DECK	63	0	63	0
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UNCOVERED DECK	0	0	0	0
UNCOVERED PATIO	306	0	306	0
CRAWLSPACE	0	0	0	0

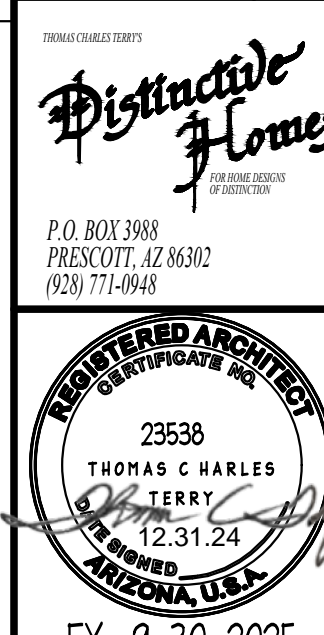
*The McHenry Residence*  
DISTINCTIVE HOMES ARCHITECTURE 2, 2023

DATE 08/25/2023

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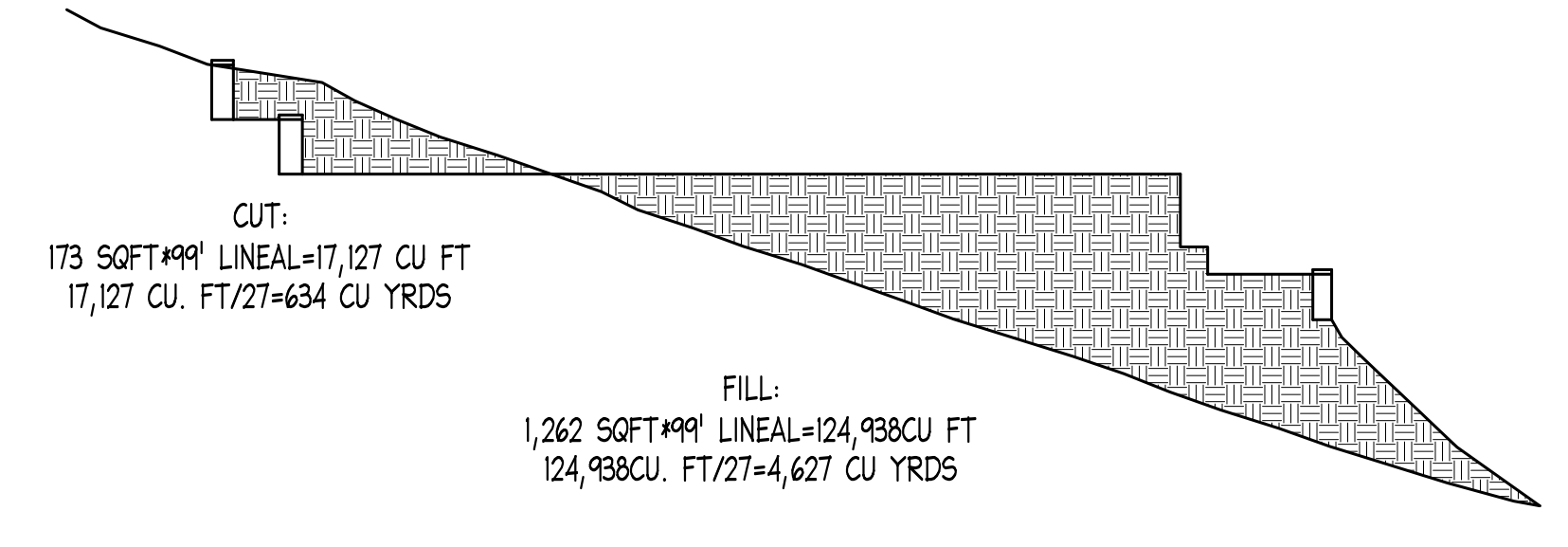
LEGEND		REVISIONS	BY
---	PROPERTY BOUNDARY	△	-/-/-
---	SETBACK/EASEMENT	△	
---	EXISTING MAJOR TOPO LINE	△	
---	EXISTING MINOR TOPO LINE	△	
---	SWALE	△	
---	UTILITIES	△	
---	PAVERS	△	
---	CONCRETE	△	

- ### SITE NOTES
- PROVIDE VISIBLE & LEGIBLE ADDRESS # ON BUILDING.
  - CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
  - FINAL INSPECTION REQUIRED PRIOR TO OCCUPANCY.
  - VERIFY ALL UTILITY LOCATIONS.
  - LANDSCAPE TO REMAIN NATURAL; REPLANT ALL DISTURBED AREAS W/ FESCUE GRASS & WILD NATURAL BLEND.
  - ALL EXPOSED CUT & FILL AREAS SHALL HAVE ROCK SELECTED BY OWNER WITH FILTER FABRIC.
  - AREAS WITH 2:1 SLOPES SHALL HAVE 4'-6" RIP-RAP.
  - EXISTING CONTOURS ARE DASHED AND ALL PROPOSED CONTOURS ARE SOLID.
  - CONTRACTOR SHALL REMOVE FROM SITE ALL CUT TREES, BRUSH & OTHER MATERIALS BY COMPLETION OF PROJECT.
  - CONTRACTOR SHALL SLOPE GRADE AWAY FROM # AROUND STRUCTURES INTO EXISTING DRAINAGE PATHS. 6" SLOPE IN 10'-0"
  - CONTACT BLUESTAKE 2 DAYS BEFORE DIGGING.
  - MINIMUM GRADE AWAY FROM BUILDING - 6" IN 10' TYPICAL.
  - PROVIDE MAIN WATER SHUTOFF OUTSIDE BUILDING.
  - PROVIDE # MIL VISQUEEN WITHIN 20' OF HOUSE UNDER LANDSCAPING.
  - PROVIDE UNDERGROUND PIPING FROM DOWNSPOUT TO DRAINAGE SWALES.
  - IF FILL IS 2 FT. OR GREATER UNDER FOUNDATION, A SOIL COMPACTION INSPECTION REPORT WILL BE REQUIRED.
  - IF BLASTING IS REQ'D, CONTACT THE FIRE DEPT FOR BLASTING APPROVAL.
  - EROSION AND SEDIMENT CONTROL MEASURES (STRAH MATTLIES) WILL BE PROVIDED DOWNSTREAM OF ALL CONSTRUCTION
  - CU YDS IMPORT = \_\_\_\_\_ CU YDS FILL = \_\_\_\_\_ CU YDS CUT

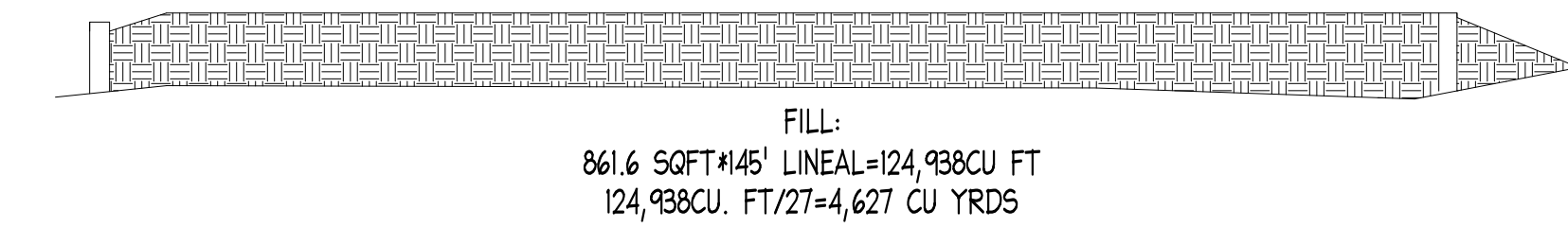


EX 9-30-2025

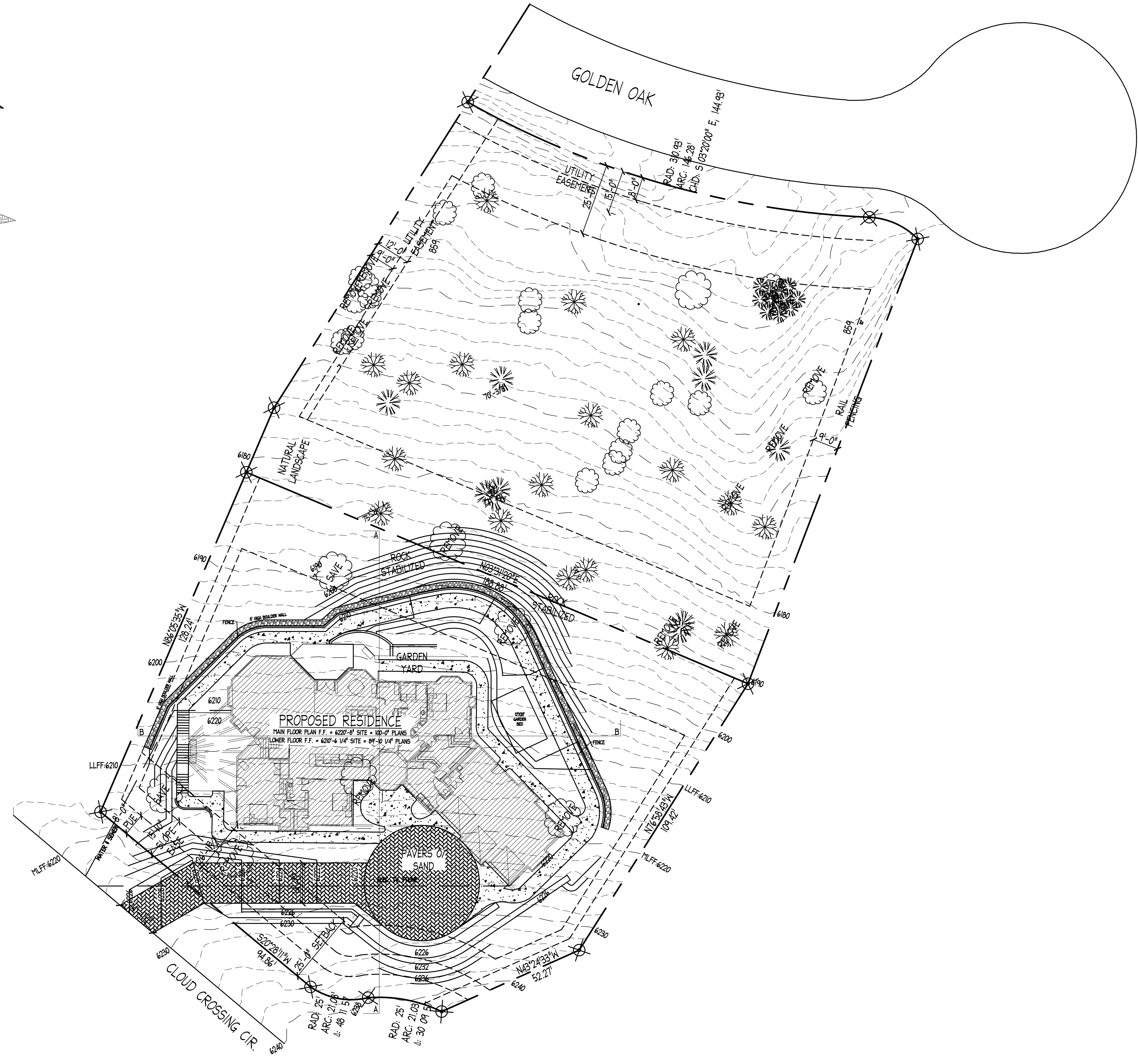
SITE PLAN



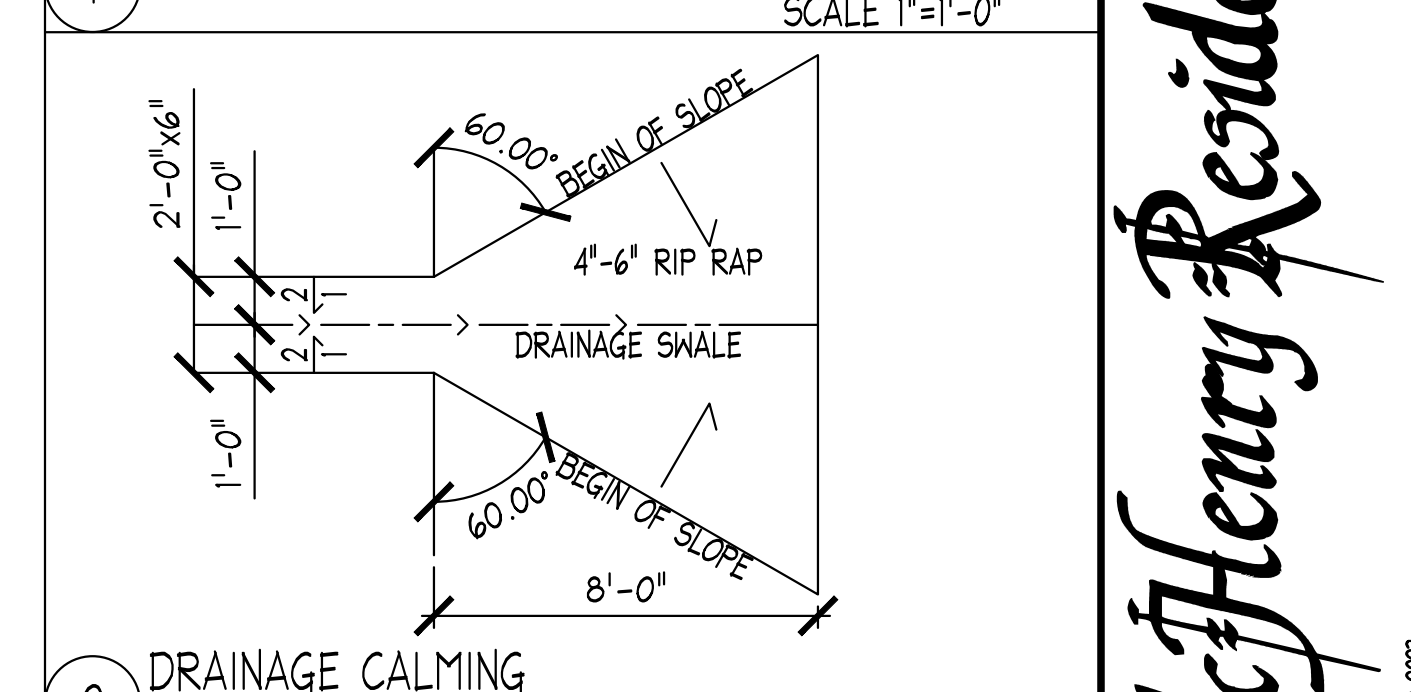
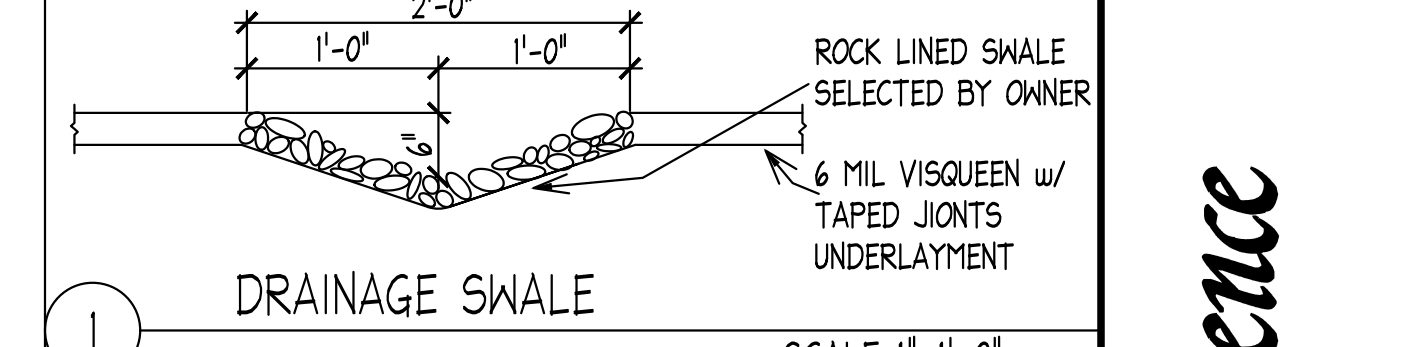
AA SITE SECTION



BB SITE SECTION



- ### KEY NOTES
- PROVIDE PVR PRESSURE REDUCER VALVE w/ CUSTOMER SHUT OFF VALVE PER COP316P ON WATER LINE
  - PROVIDE 2 WAY CLEAN OUT w/ BACKWATER VALVE INSTALL PER COP440P-3 @ SEWER ENTRANCE INTO BUILDING
  - PROVIDE TRACKOUT PAD 2'-4" ANGULAR AGG 4" THICK w/ GEOTEXTILE FABRIC MIN SIZE 12'X15' FLARED @ ROADWAY @ DRIVEWAY ENTRANCE



SUBDIVISION & LOT#		THE RANCH UNIT 7 850859			
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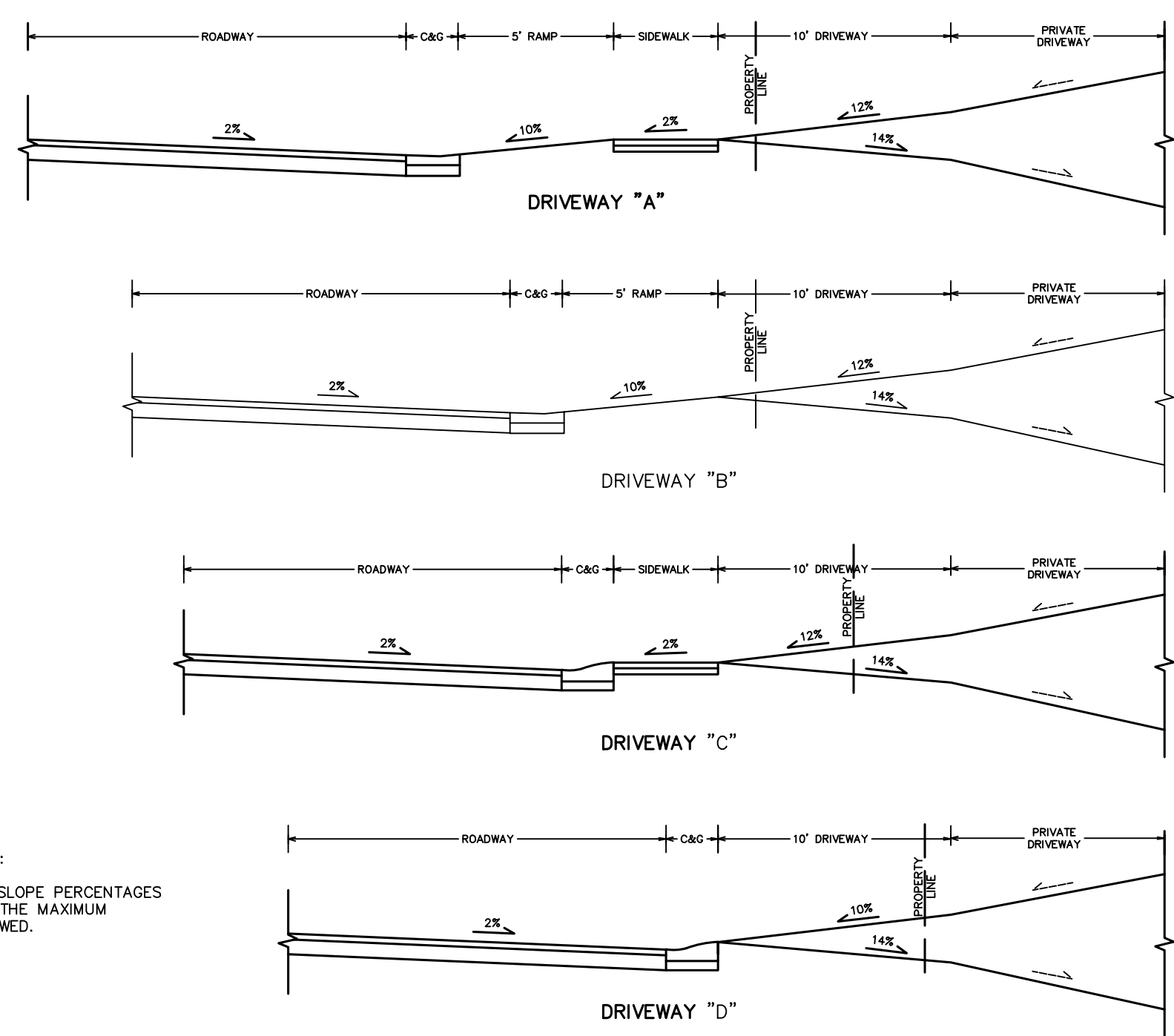
# SITE PLAN

SCALE 1" = 20'-0"

The McHenry Residence

DATE 08/25/2023

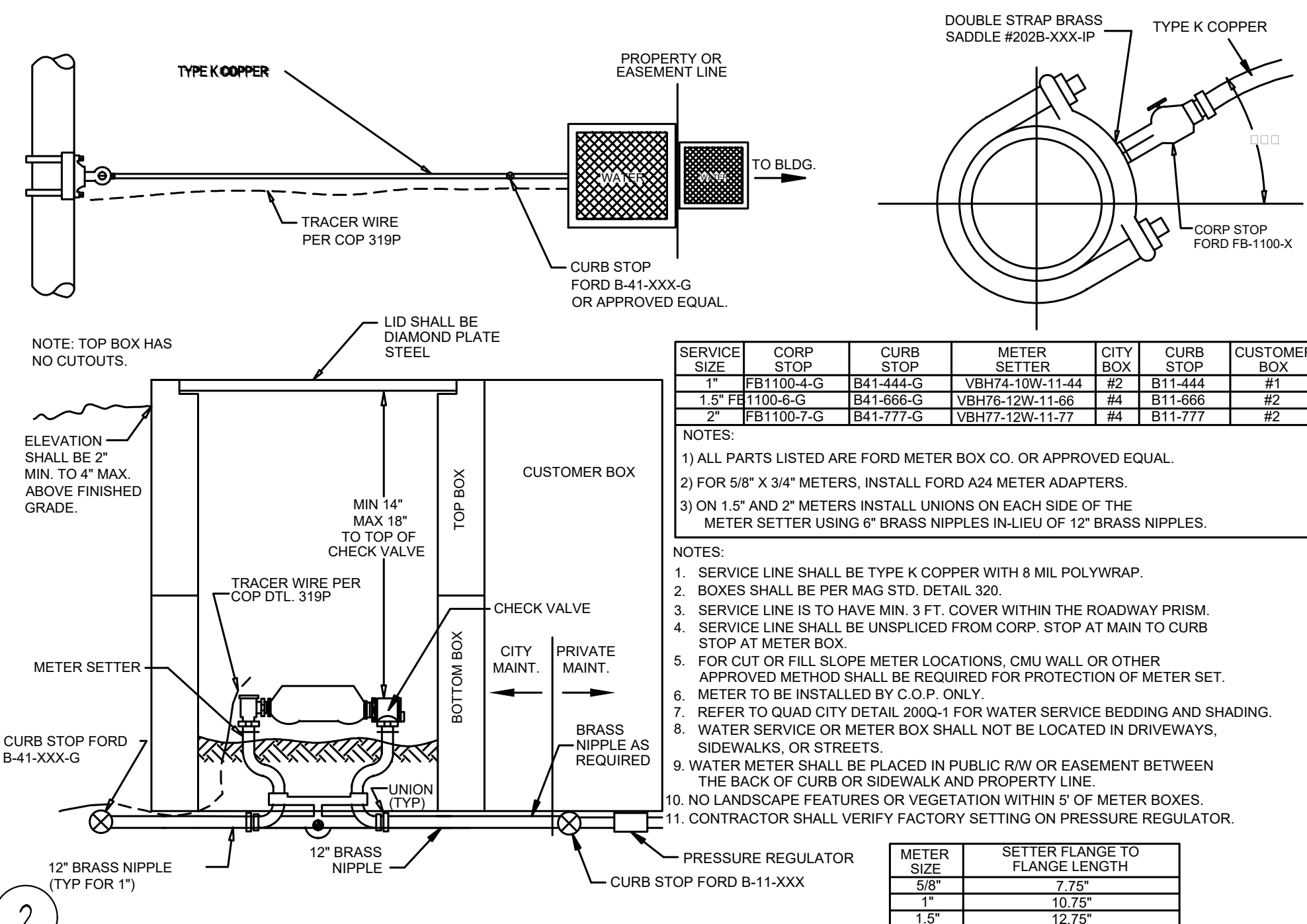
SHEET 1



NOTE:  
ALL SLOPE PERCENTAGES  
ARE THE MAXIMUM  
ALLOWED.

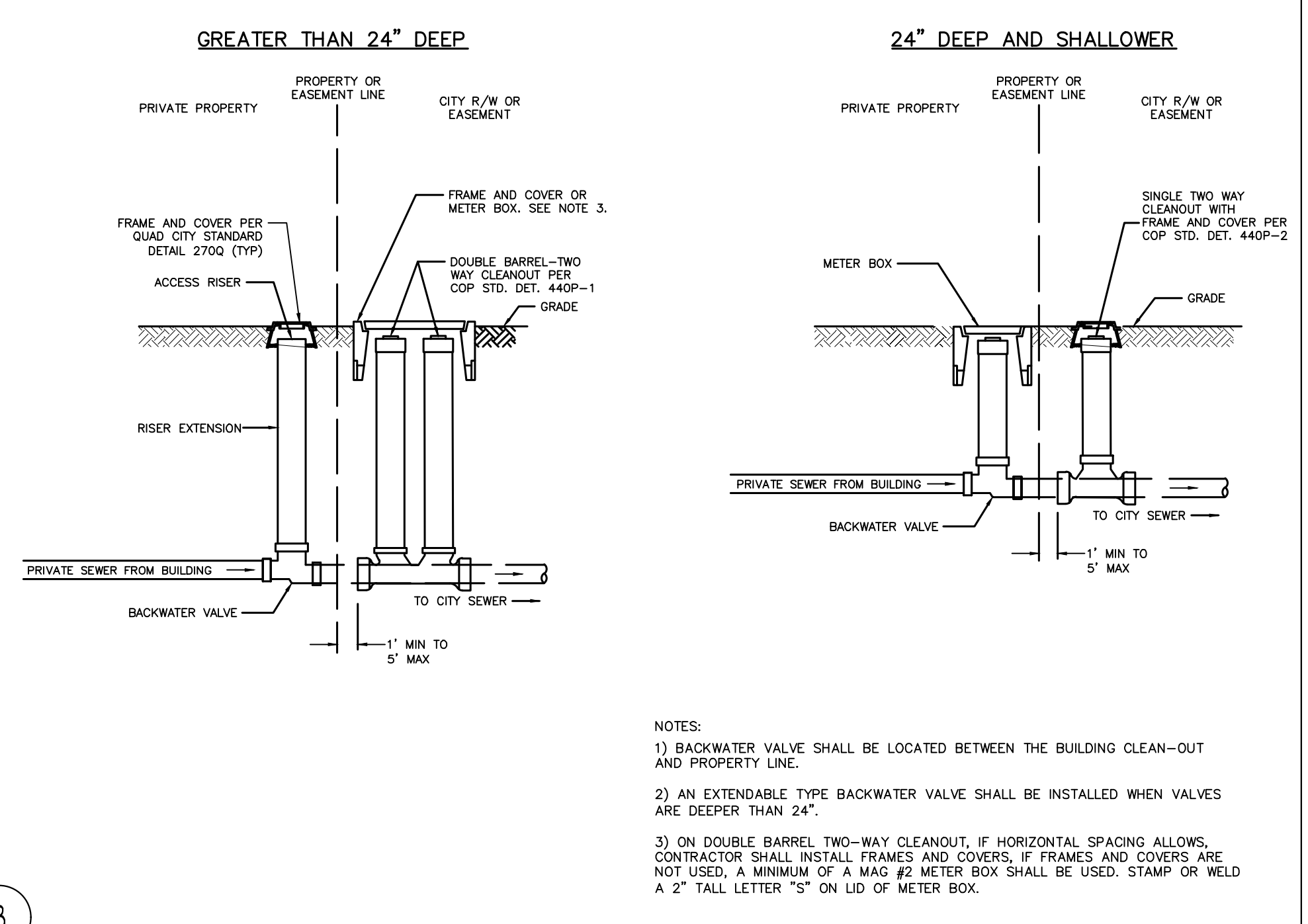
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QUAD CITY STANDARD DETAIL RESIDENTIAL DRIVEWAY SECTION REVISED DETAIL No. X/17 255P



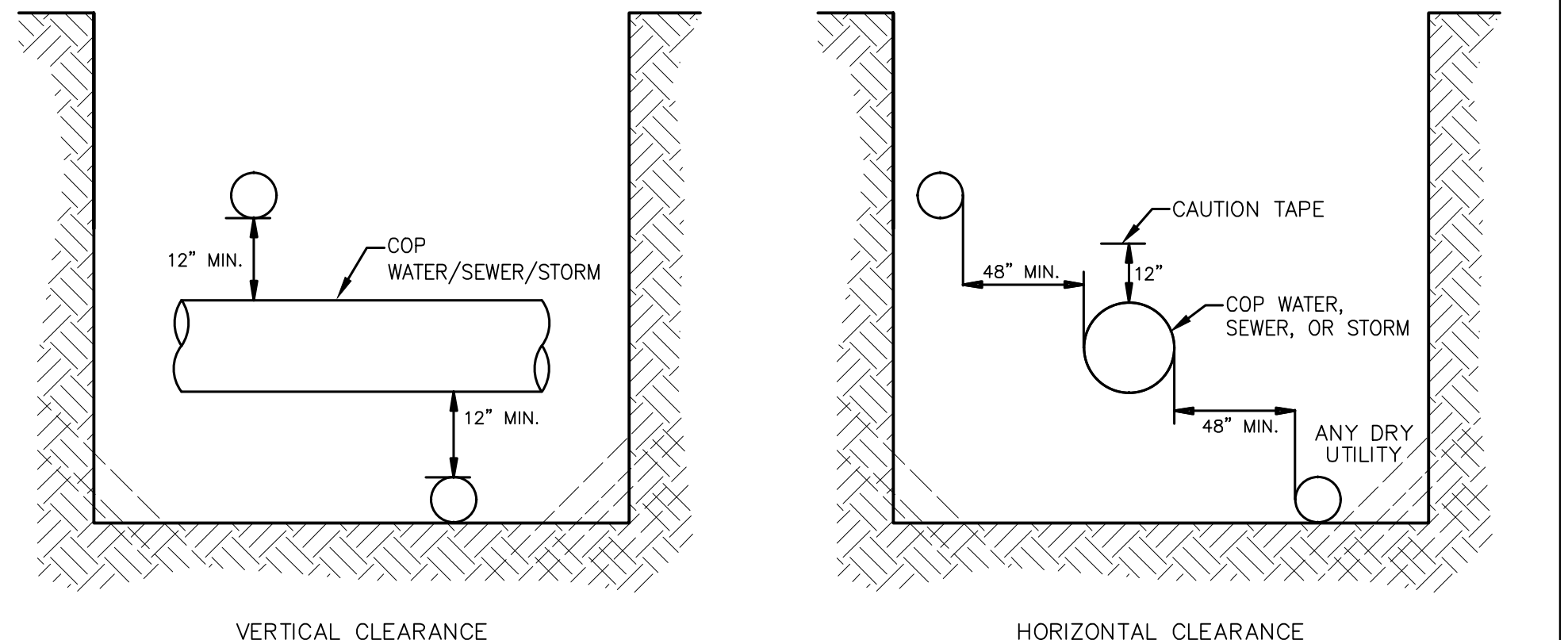
2

QUAD CITY STANDARD DETAIL 1" - 2" WATER SERVICE CONNECTIONS REVISED DETAIL No. X/17 316P



3

QUAD CITY STANDARD DETAIL BACKWATER VALVE REVISED DETAIL No. X/17 440P-3



6

QUAD CITY STANDARD DETAIL DRY UTILITY SEPARATION REVISED DETAIL No. X/17 402P

5

QUAD CITY STANDARD DETAIL

REVISIONS	BY
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P.O. BOX 3888  
 PLEASANTON, CA 94566  
 (925) 771-0968  
  
 EX 9-30-2025

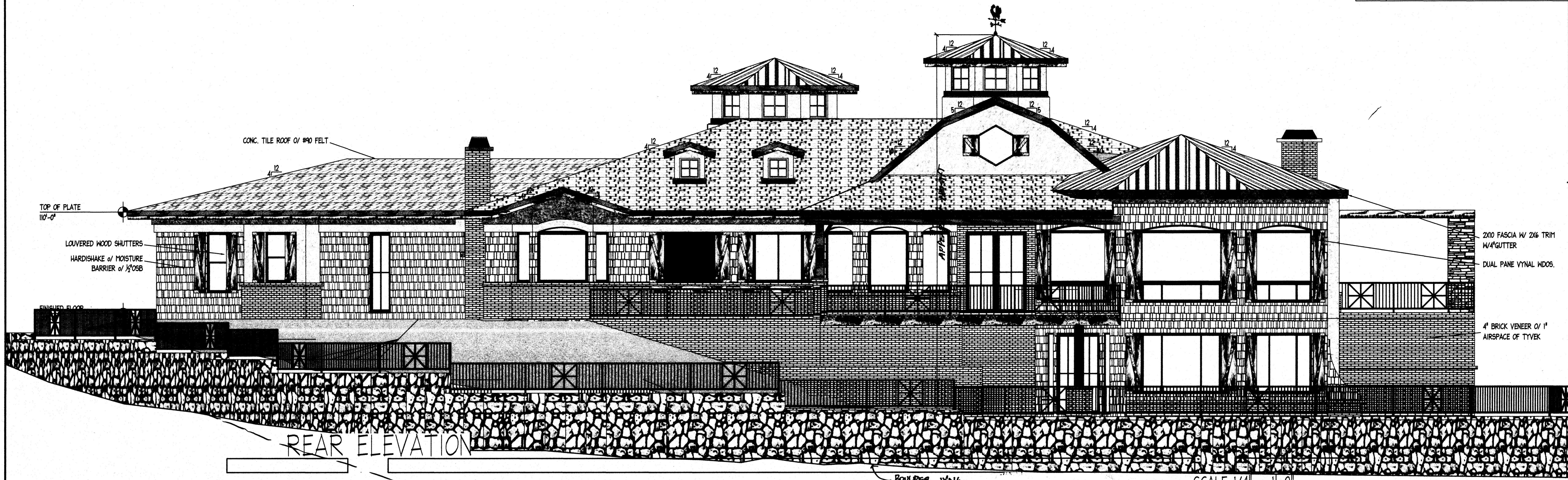
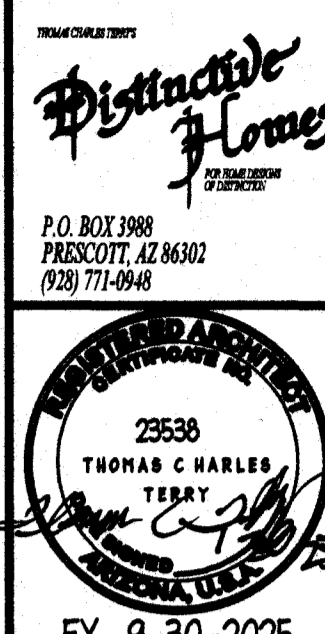
SITE PLAN DETAILS

The McHenry Residence

DATE 08/25/2023  
 SHEET 1.2

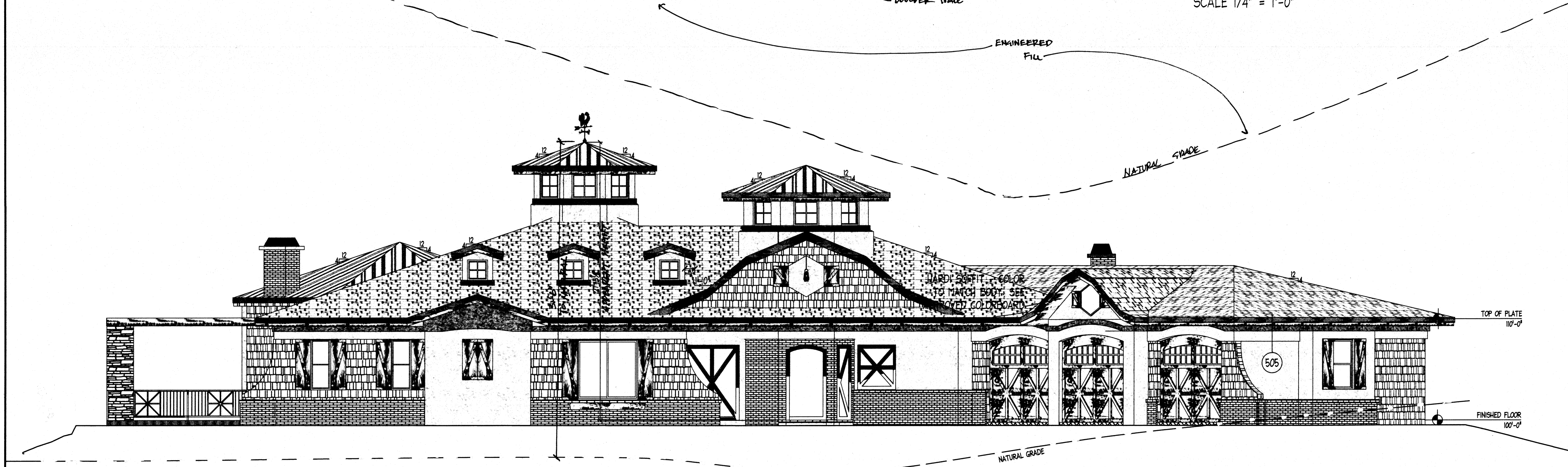
ELEVATIONS LEGEND	
---	PROPOSED GRADE
- - -	EXISTING GRADE (PROP = NATURAL WHEN NO DASHED LINE)

REVISIONS	BY
1	-/-/-



REAR ELEVATION

SCALE 1/4" = 1'-0"



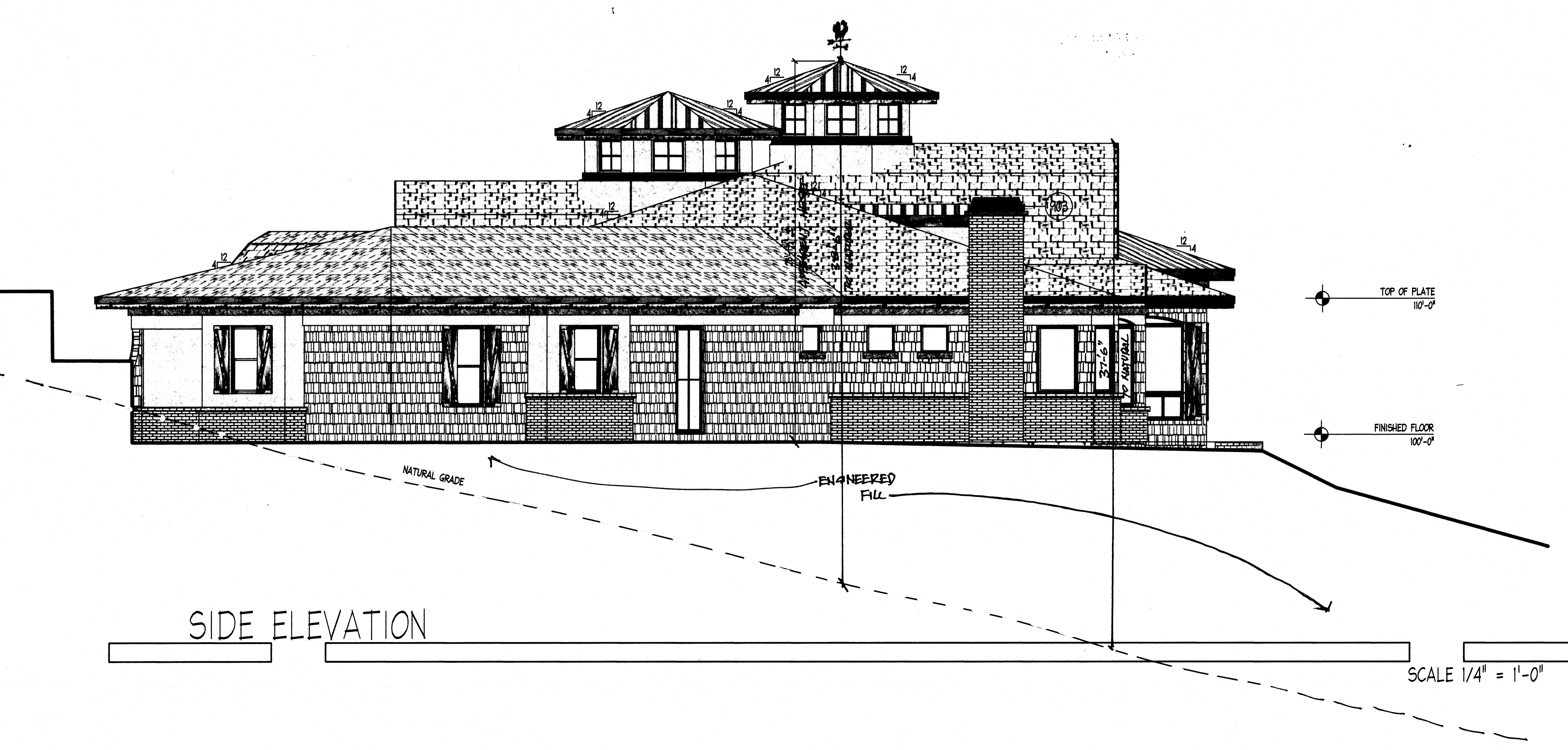
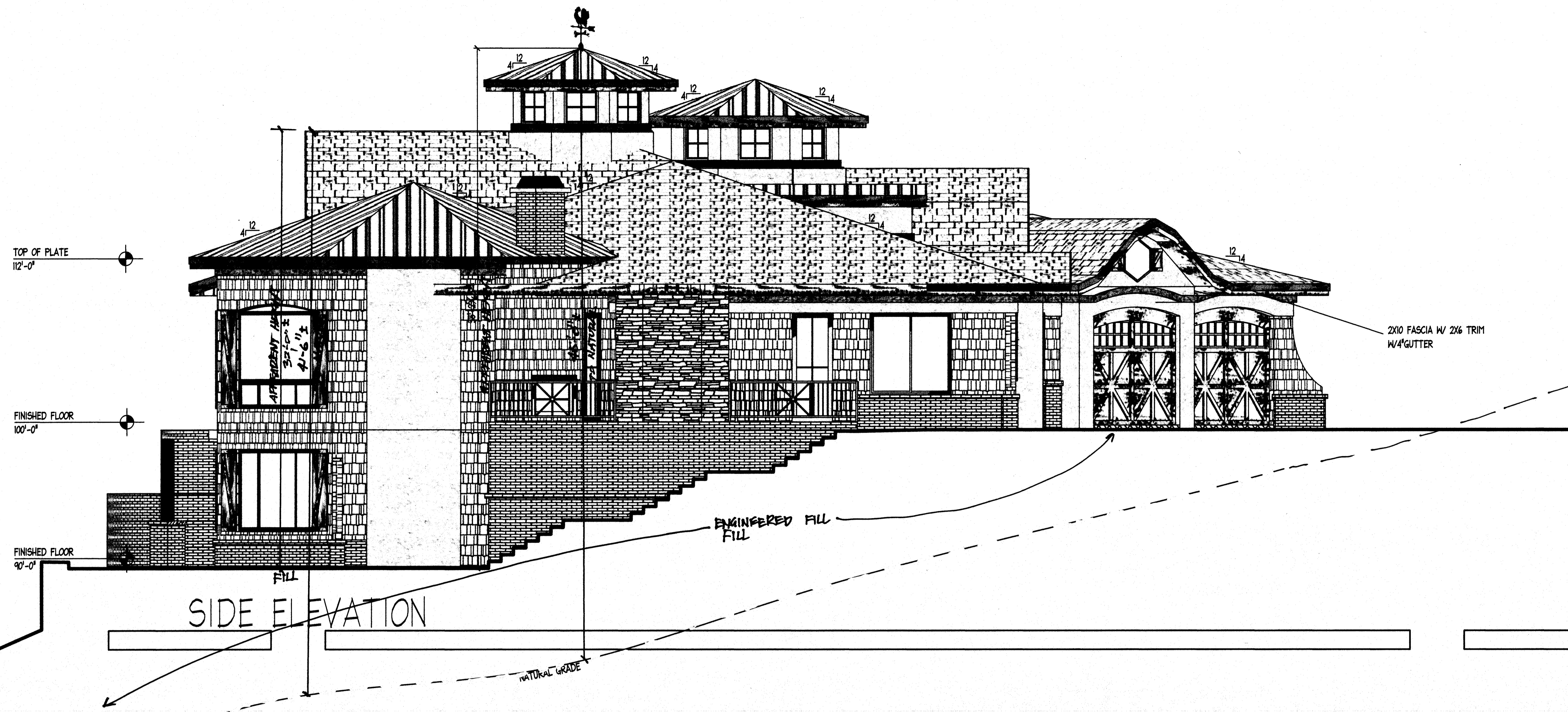
FRONT ELEVATION

SCALE 1/4" = 1'-0"

FRONT & REAR ELEVATIONS

The McHenry Residence  
DISTINCTIVE HOMES & ARCHITECTURE © 2025

DATE	08/25/2023
SHEET	9.1



ELEVATIONS LEGEND		REVISIONS	BY
---	PROPOSED GRADE	△	-/-/-
---	EXISTING GRADE (PROP = NATURAL WHEN NO DASHED LINE)	△	
---		△	
---		△	
---		△	
---		△	

EX. 9-30-2025  
 SIDE ELEVATIONS

The McHenry Residence  
 DISTINCTIVE HOMES ARCHITECTURE & DESIGN

DATE	06/25/2023
SHEET	9.2



# Variance V25-002 691 Cloud Crossing Cir.

**KAYLEE NUNEZ,  
COMMUNITY PLANNER**

March 20th, 2025  
Board of Adjustment

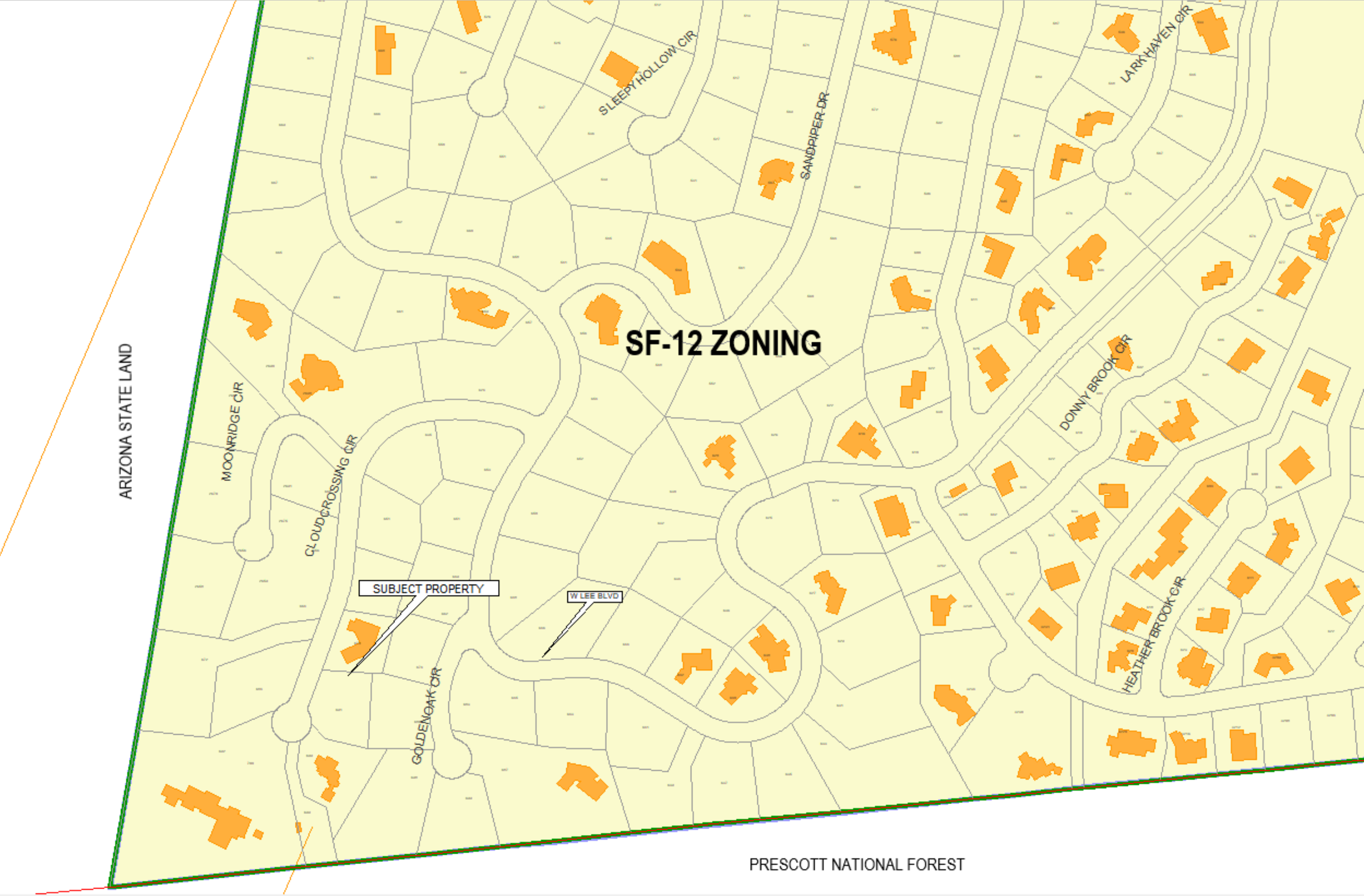


## REQUEST

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 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; APN 112-02-226; Location: 691 Cloud Crossing Circle].



# ZONING MAP



# AERIAL MAP



# AERIAL MAP WITH CONTOURS

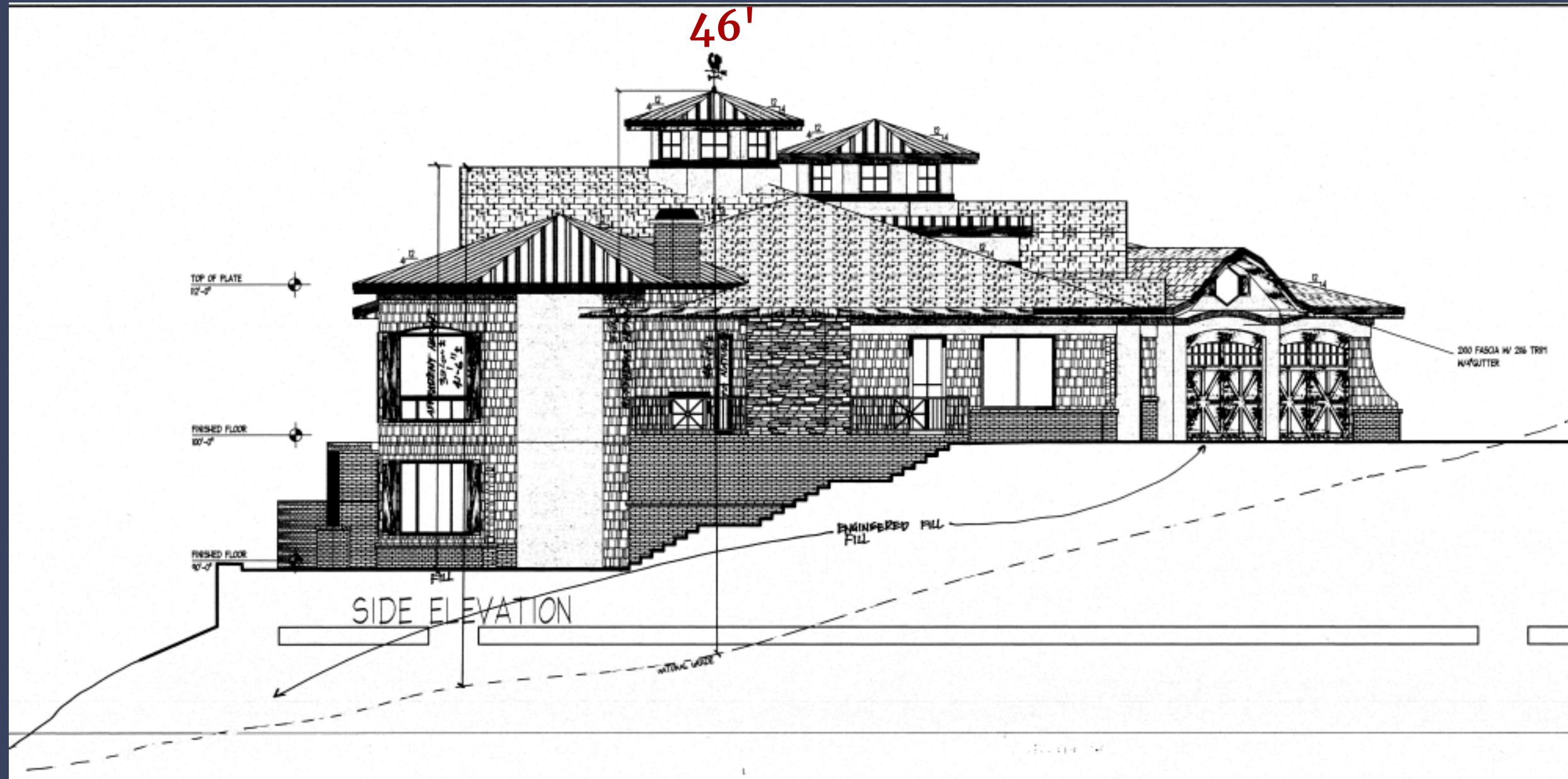


# PICTURES OF SITE



PICTURES OF SITE CONT..





- Request for 11' addition to height maximum
- Property on steep hillside (Average slope = 30%)
- Found one Variance granted to another residence 3/4 mile away. Approved to reduce front setback and increase height by 7'.
- Hillside Development Standards (LDC 6.8) will apply to this project as it moves forward

# **Variance Review Criteria**

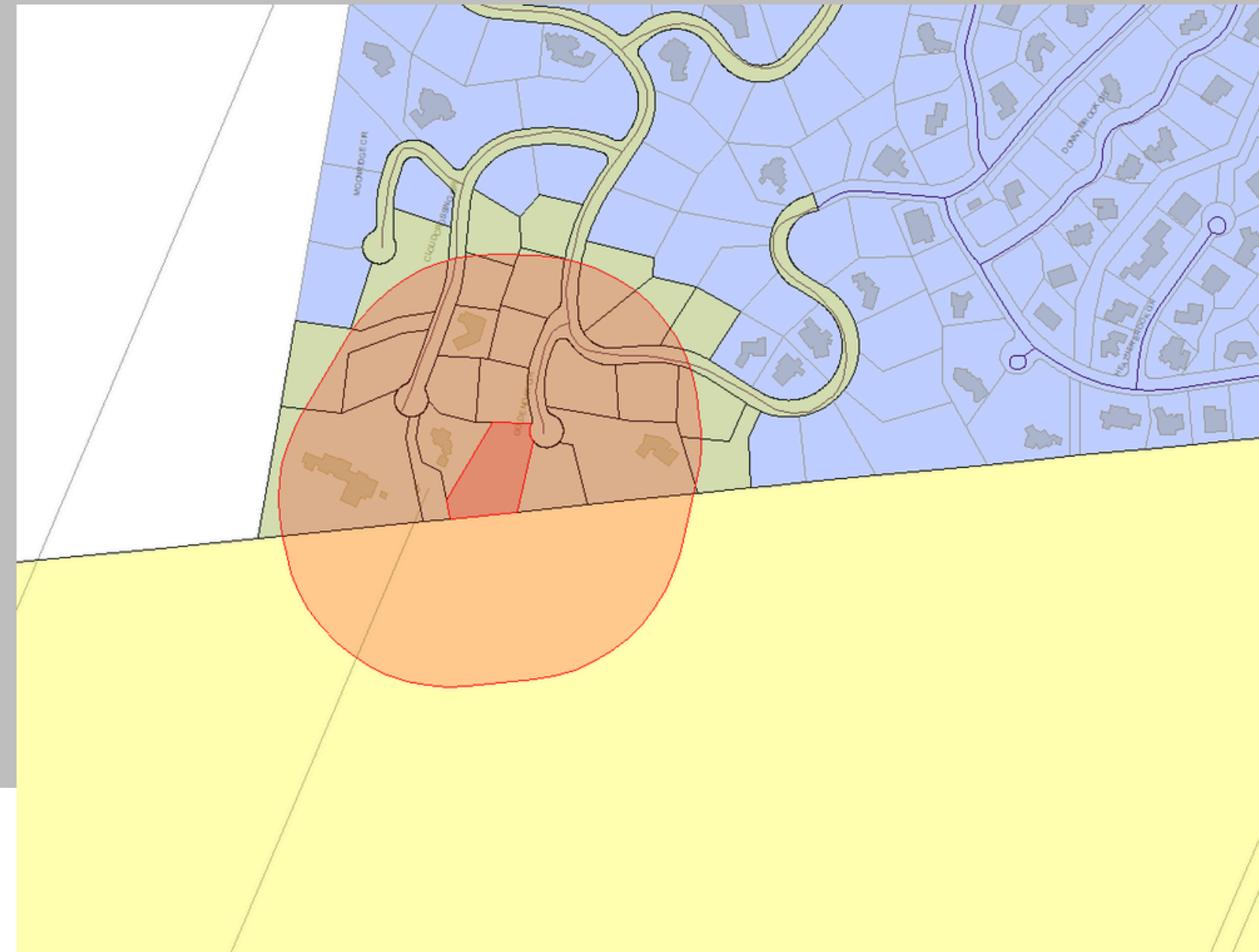
- Extraordinary Conditions
- Substantial Detriment
- Special Privileges
- Self-Induced hardship
- General Plan Conformance
- Utilization

# ANALYSIS PER LDC 9.13

- Extraordinary Conditions: Slope of 30% does constitute a topographical challenge.
- Substantial Detriment: Height greater than other homes in neighborhood, will be noticeable but hillside development standards will mitigate some of the [adverse] effects.
- Special Privileges: Only found one other [recent] Variance approved in subdivision, however, there are likely going to be more Variance requests in the future as number of flatter lots available decreases.
- General Plan: In conformance with low-med density residential designation of 2015 General Plan LUG map.
- Utilization: Property owners are challenged by topography of lot, however, it is possible that design can be adjusted so that deviation (from maximum height) is not as great.



## Neighborhood Outreach



Staff sent mailings to the owners of record within 500' of the property, posted the property, and published notices in the local paper. Staff has not received any public comments regarding this Variance request as of 3/6/25.



## ***Recommended Action***

MOVE to Approve, Deny or Approve with Conditions V25-002, Variance to Article 3, Section 3.5.3.E 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').





[Redacted]

To Planning

☺ Reply ↶ Reply All → Forward 📧 ⋮

Sun 3/9/2025 9:53 AM

Caution: The sender name [Redacted] is different from their email address ([Redacted]@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

We totally disagreed to increase the building height,from 2 stories to 3 stories

[Redacted] LC