



City of Prescott Board of Adjustment

May 15, 2025 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

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

3. DISCUSSION & ACTION ITEMS

A. Approval of the March 20, 2025 Board of Adjustment Meeting Minutes.

MOTION BY MEMBER HOKENESS TO APPROVE THE MARCH 20, 2025 MEETING MINUTES AS SUBMITTED; SECONDED BY MEMBER DAVIS: PASSED (6-0)

B. **V25-005:** A Variance to Article 3, Section 3.6.3.F (SF-9/Minimum Setbacks) & Article 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) to Allow for a Decrease in the Minimum Side Yard Setback from 7 Feet to 5 Feet to Bring Existing Historic Structures into Compliance with Current Zoning Code. SF-9 (Single-Family 9,000 Sq Ft Minimum Lot Size) & MF-M (Multi-Family Medium Density). Property Owner: Neely Living Trust. Applicant: Kelley-Wise Engineering Inc. Location: APNs: 108-01-059C, 108-01-060 & 108-01-095B, 925 & 923 Yavapai Dr. & 816 Coronado Ave.

Tammy DeWitt Community Planner gave a presentation for the variance request and explained that it is to reduce the side yard setback from 7 feet to 5 feet to bring the property into compliance with current zoning codes. She provided imagery maps, a site plan, and photos of the property for reference. Additionally, she stated that this meets all review criteria and there were no public comments from neighboring properties received.

Member Frederickson asked if there is a third residence affected by this request.

Ms. DeWitt clarified that there are 3 parcels and two homes.

Member Davis asked if the lot line to the northeast corner is getting abandoned to create one large 46,600 square foot lot.

Ms. DeWitt said yes.

Member Hokeness requested to hear from the applicant.

Charlie Reyes property owner stated that the proposal is to fix property line issues.

Member Hokeness asked if any structures being demolished are considered historic structures.

Mr. Reyes stated no, they will be removing an old greenhouse that cannot be seen from the road.

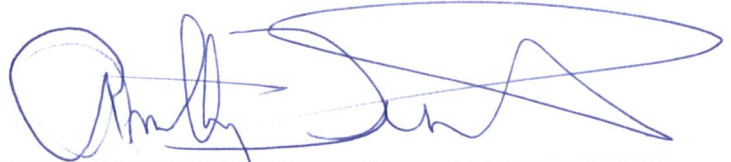
**MOTION BY MEMBER HOKENESS TO APPROVE V25-005 AS SUBMITTED;
SECONDED BY MEMBER HAUBRICH: PASSED (6-0).**

4. STAFF UPDATES

No Staff Updates

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:12 a.m.



Anthony Teeters, Chair



Board Secretary