

# City of Prescott

## Board of Adjustment



July 17, 2025 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 1st Floor  
Prescott, AZ 86301

### AGENDA

The following Agenda will be considered by the **Board of Adjustment** at their meeting to be held **July 17, 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 June 19, 2025 Board of Adjustment Meeting Minutes.  
**Recommended Action: MOVE to approve minutes as presented**
  - B. **V25-008:** Variance to Article 2, Section 2.7.3.E.4.e (Accessory Uses & Structures/Accessory Structures Height) of the City's Land Development Code (LDC) to Allow for an Increase in Height From the Maximum Allowed Height of 20' to 27'-3" for Construction of a New Detached Garage. Zoning: SF-18 (Single-Family 18,000 Sq Ft Minimum Lot Size). Property Owner: Scott & Agnes Mount. Applicant: Bighorn Construction & Development. Location: APN 106-03-053, 5750 Symphony Dr.  
**Recommended Action: MOVE to approve or deny V25-008**
  - C. **V25-009:** Variance to Article 3, Section 3.6.3.E (SF-9/Maximum Building/Structure Height) of the City's Land Development Code (LDC) to Allow for an Increase in Height From the Allowed 35' to 38'10" for Construction of a New Single-Family Residence and a Variance to Article 2, Section 2.7.3.E.4.e.(Accessory Structure Height) to Allow an Increase in Height From the Allowed 20' to 43' for a New Detached Garage. Zoning: SF-9 (PAD) (Single-Family 9,000 Sq Ft Minimum Lot Size). Property Owner: Tatum Brianna Savage. Applicant: Don Savage Building Contractor Inc. Location: APNs 105-04-261 & 105-04-262, 1279 and 1281 Raindagger Dr.  
**Recommended Action: MOVE to approve or deny V25-009**
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 7/9/25 at 11:30 a.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: July 17 Board of Adjustment  
DATE: July 17, 2025  
DEPT: Community Development  
ITEM #: 4.A  
SUBJECT: Approval of the June 19, 2025 Board of Adjustment Meeting Minutes.

## ITEM SUMMARY

This item is for approval of the June 19, 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. June 19, 2025 BOA Minutes



# City of Prescott Board of Adjustment

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June 19, 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 May 15, 2025 Board of Adjustment Meeting Minutes.

**MOTION BY MEMBER HAUBRICH TO APPROVE THE MAY 15, 2025 MEETING MINUTES AS PRESENTED; SECONDED BY MEMBER DAVIS: PASSED (6-0)**

B. **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 40'-6" (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.

Kaylee Nunez Community Planner gave a presentation for the variance request and explained that it is to increase the maximum allowed building height to 40 ft 6 inches. She stated that this is a return of a previous request from March 20<sup>th</sup>, and the applicant had revised the design. She provided maps with contours to show the topography and imagery of the site. Staff reviewed the proposal against all variance review criteria and recommended to approve with conditions or deny V25-002.

Member Frederickson asked for clarification on the height measurement from the presentation.

Ms. Nunez explained that residential height is measured from natural grade to the highest point of the structure.

Member Frederickson asked what the measurement was from natural grade to the red circle.

Ms. Nunez clarified the red circle shows the measurement from natural grade to the highest point of the structure.

Member Hokeness asked if there were any responses from the public.

Ms. Nunez said yes there was one in opposition, one in support, and one that was indifferent to the proposal.

Member Frederickson stated that the board's decisions should not create precedent and should be considered on an individual basis.

Ms. Nunez stated yes but they may see similar variance requests in the future.

Member Frederickson agreed, but stated their decision today should not be in fear of setting a precedent for future applications.

Member Hokeness said the board should recognize that some lots are unable to be built on.

Member Davis asked if the request was a result of the fire code for the driveway slope.

Ms. Nunez deferred to the applicant Tom Terry.

Tom Terry Distinctive Homes & Architecture explained that the prior submittals driveway was steeper, however this proposal reduced the driveway to less than 18% for fire code requirements.

Member Davis asked if the site plan and design of the house is affected by the slope of the driveway.

Mr. Terry said it was on the original submittal, but the design changes have put them under the 18% driveway slope.

Member Frederickson asked if the site of the home was moved on the lot.

Mr. Terry stated the house remained in the same location.

Member Frederickson asked what the difference in elevation between the proposal and the neighboring property is.

Mr. Terry stated that the only part of the design that might block the neighbors' view slightly would be the cupulas/turrets.

Ms. Nunez clarified there is a 20-foot difference in elevation between properties.

Member Hokeness what design other than person desire requires the variance for increasing the height.

Mr. Terry stated the architectural committee wanted a two-story home with an improved roof design and this design was approved by the architectural committee.

Member Frederickson asked if the addition of the cupulas was a request of the architectural committee.

Mr. Terry said yes, and it was approved by the committee.

Member Frederickson asked if the architectural committee would deny the design if there was more of a plain roof line.

Mr. Terry said they were waiting for the outcome of the variance.

Member Kimery asked if the only function of the cupulas was for lighting and if it could be handled through skylights.

Mr. Terry stated they are for lighting and aesthetics, but skylights are an option.

Member of the public Jim Smith spoke in opposition to the variance request. He stated that the home would block his view from his great room when looking North and Northwest. Additionally, he added that the home was originally designed for a different lot and there are alternatives for the proposal to meet code requirements.

Member Hokeness thanked Mr. Smith for his participation agreed there are alternatives for the project to meet code requirements.

Chair Teeters asked if this was approved for a different lot.

Mr. Terry stated the design was previously planned for the lot Northeast and was approved for both locations. He added that the architectural committee approval has expired and will need to be reapproved.

Member of the public Jeannie McHenry stated the design was originally designed to straddle lots 859 and 850. The homeowner's association requested the home be pushed higher towards Cloud Crossing, an addition of the lower level due to The Ranch's square footage requirements, and to add natural light or windows to the kitchen. She added that the cupulas are common features in The Ranch and disagrees with Mr. Smith that this design will block views from his property.

Member Davis asked if the cupulas are removed does this proposal comply with zoning height requirements.

Mr. Terry said yes it will be very close.

Member Haubrich asked if the HOA has the power to dictate the interior lighting requirements.

Mr. Terry stated yes because it is reflected on the exterior.

Member Frederickson asked if there was an alternative structure that could replace the cupulas to allow interior light.

Mr. Terry said there are always options, but this is the option selected.

Member Frederickson stated it seems for aesthetics it is cupulas, or no cupulas and the lighting will be through cupulas or skylights.

Mr. Terry said that is correct.

Member Hokeness believes the house could be moved to a different location or lowered to meet height requirements.

Mr. Terry said the home could be lowered but it could not be moved on the lot.

**MOTION BY MEMBER HOKENESS TO DENY V25-002; SECONDED BY MEMBER KIMERY: PASSED (6-0).**

- C. **CUP24-004:** Review for Revocation of the Conditional Use Permit to Allow the Inclusion of a Helicopter Landing Pad at the North Side of the Hospital Site Adjacent to State Route 69 in a BR (Business Regional) Zoning District. Location: APN 103-15-160A, 4822 E State Route 69 Encompassing 9.2 Acres. Property Owner: EHC Prescott LP.

Tammy DeWitt Community Planner gave a presentation regarding revocation of CUP24-004. She explained that the Conditional Use Permit (CUP) was approved on November 21, 2024 with three conditions: 1) Addition of a 6-foot masonry wall along

the North and West property line; 2) Additional landscaping along State Route 69 frontage; 3) Conditions to be completed prior to final inspection of the building permit for the helipad and initiation of use. She provided maps and imagery of the location of the helipad and alternative options provided by the applicant for a 6-foot wood fence or a mix of 6-foot wood fence and concrete masonry wall. Staff recommends to amend or revoke CUP24-004.

Member Hokeness asked if the issue is because the helipad is in use prior to the conditions being met.

Ms. DeWitt said yes.

Member Hokeness asked if the options were to revoke the CUP, do nothing and leave it in place to let the city enforce violations, or modify the CUP.

Ms. DeWitt stated the only way to enforce violations for the use is by revoking the CUP.

Member Hokeness said they have not violated anything based on the November 2024 approval of the CUP and the conditions are in the process to be met.

Ms. DeWitt stated they are in violation of the CUP since they have used the helipad prior to all conditions of the CUP being completed.

Member Hokeness asked how the city will enforce the violations of the CUP.

Ms. DeWitt said that for enforcement to be taken to the hearing officer, the CUP will need to be revoked.

Matt Podracky Deputy City Attorney stated there are three options; the board can revoke CUP24-004; they can consider alternative proposals; or they can do nothing. He added that violations of the code are civil issues and there is a hearing officer process.

Member Frederickson stated the third condition for the CUP is clearly in violation and revocation of the CUP would be appropriate.

Member Hokeness has concerns with revocation of the CUP if there was an emergency the helicopter needs to be allowed to land for life safety issues.

Member Frederickson believes there is a difference between landing a helicopter in an emergency situation and landing as part of the business model.

Robert Donaldson architect BMH As-Built said they are still working towards meeting all requirements for the building permit and conditional use permit but would still like to use the helipad in emergency situations while other issues are getting resolved.

Bob Cardenas CEO Arizona Exceptional Health Care Properties said there have been 4 life saving evacuations.

Member Hokeness asked if it was just the 4 landings in 4 months.

Mr. Cardenas said yes, 4 landings in 3 months.

Member Hokeness asked what time of day the landings occurred at.

Mr. Cardenas stated he did not know the specific times, but he could find out.

Member Hokeness asked what the criticality of the patients for the 4 evacuations was.

Mr. Cardenas stated two were heart attacks; one was shortness of breath.

Member of the public Ann Friday does not believe that a hospital with a heliport is allowed in the Business Regional zoning. She provided a handout to the board members claiming the city knew about the helipad 3 years earlier than the approval and that the CUP was approved based on false information.

Member of the public Larry Springer has issues with public safety with the helipad. He stated that the parcel is zoned Business Regional and aircraft operations are not permitted in the Business Regional zoning. He believes that Exceptional Health Care has not followed the rules from the start and would like to see this go back to the beginning.

Member of the public Pamela Boyer has issues with the noise from the helipad and stated her property value has dropped \$55,000 already. She does not have any issues against the hospital but does believe the helipad is a danger to the community. She would like to see the CUP revoked.

Member of the public Mike Schumacher spoke in support of the hospital and helipad. He believes the hospital is better for the community and stated the needs of the many outweigh the wants of the few.

Member of the public Gil Ingraham stated that the hospital and helipad are an asset to the neighborhood rather than a liability. He believes the city should have Dignity Health upgrade their trauma capability in order to eliminate the need of additional helicopter landing locations. He believes that the value of life is the most important item to take into consideration.

Member of the public Kathy O'Boyle questioned the need for a helipad since all patients were transported out rather than brought in. She agrees that the hospital is fantastic but

does not agree that the helipad meets zoning regulations. She would like to see the CUP revoked.

Mr. Cardenas stated that zero patients were brought in by helicopter.

Member of the public Karen Thiel stated the trauma levels of hospitals in Prescott and Prescott Valley are level 4, which is the lowest level. She believes that there are safety concerns due to damage of property from the helicopters. Additionally, she does not believe there is a need for the heliport since EMT's could provide similar stabilization and transportation.

Member of the public Craig Niece expressed concerns about flight paths over residences, property damage, and the hospital's failure to meet previous conditions applied to the CUP. He does not agree that a 6-foot wall will help with screening or noise abatement and would like to see the CUP revoked.

Chelsea Walton Community Development Director explained a rezone of the property was not required as this is viewed as an ambulance service rather than a heliport. Additionally, she stated that pre-application conference submittals are not official and when the hospital submitted plans for permitting there was no helipad proposed.

Member Hokeness believes the need for the hospital exists and the original conditions of approval for the CUP were well thought out. Additionally, he stated that if there is no helipad then a helicopter will land on site during an emergency regardless. He would like to see the original conditions stay in place with the addition of a fourth condition for all conditions to be met by a specific date.

Member Frederickson does not believe a deadline will be helpful and does not see the benefit of modifying the conditions.

Member Davis agrees with member Frederickson and is not compelled to make changes to the CUP and is more compelled to revoke the CUP.

Member Hokeness asked if the city is part of the process that has held up the conditions being met.

Ms. DeWitt stated the current permit for the helipad is out for corrections and is in the applicants' hands. Once new plans are submitted, staff will review and if approved the permit will be issues for construction.

Member Hokeness expressed the best way to approach this would be to do nothing and leave it in the city's hands for enforcement.

Member Frederickson stated that without revocation of the CUP the city cannot proceed with enforcement and the board should revoke the CUP.

Member Davis asked if the revocation of the CUP would start the process to appropriately to correct the situation.

Mr. Podracky stated it's not a staff preference it is up to the board to consider if revocation is appropriate. Additionally, he stated there are alternative civil remedies the city can take.

**MOTION BY MEMBER FREDERICKSON TO REVOKE CUP24-004; SECONDED BY MEMBER DAVIS: PASSED (4-2).**

**4. STAFF UPDATES**

No Staff Updates

**5. ADJOURNMENT**

Chair Teeters adjourned the meeting at 10:53 a.m.

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Anthony Teeters, Chair

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Board Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: July 17 Board of Adjustment  
DATE: July 17, 2025  
DEPT: Community Development  
ITEM #: 4.B  
SUBJECT: **V25-008:** Variance to Article 2, Section 2.7.3.E.4.e (Accessory Uses & Structures/Accessory Structures Height) of the City's Land Development Code (LDC) to Allow for an Increase in Height From the Maximum Allowed Height of 20' to 27'-3" for Construction of a New Detached Garage. Zoning: SF-18 (Single-Family 18,000 Sq Ft Minimum Lot Size). Property Owner: Scott & Agnes Mount. Applicant: Bighorn Construction & Development. Location: APN 106-03-053, 5750 Symphony Dr.

## ITEM SUMMARY

This item is for review of a request for a variance to allow for an increase in the maximum allowed height of an accessory structure (detached garage) per the City's Density and Dimensional Standards for Accessory Structures (Land Development Code (LDC) Section 2.7.3.E.4.e). The applicant is requesting an increase of the maximum height of the proposed, detached garage from 20' to 27'-3" (measured from natural grade to the highest point in the roofline). The applicant cites a drop off in elevation to the east and rear (south) of the property as the basis for the Variance request. Furthermore, the applicant states that granting the Variance "should not constitute a special privilege as they are just trying to match roof height in rear to be the same as the front" and "will not impact [neighbor] views."

### NEIGHBORHOOD COMMENTS:

Staff has not received any comments from the public as of the submittal of this Staff Report on 07/03/25. Any comments received after this point will be delivered to the Board Members via email.

## BACKGROUND

The subject property is within the Pinon Oaks subdivision, which has generally flat topography. However, there are lots with small, abrupt drop-offs such as this one. The drop-off (slope) in question is approximately 11%, which is not significant, but the applicant cites that it creates a hardship in being able to match the height of the rear of the proposed garage to the front. The proposed garage is 1,375 sq ft and will be directly east of the existing residence and meets all other applicable zoning requirements.

### 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:

Staff researched the City's GIS for other Variances granted within the vicinity of the subject property. No relevant Variances were found nor do there appear to be other detached garages in the neighborhood.

**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 average slope of the subject project site is approximately 11%. This is not significant yet creates a design challenge in matching the rear roofline with the front.

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 height variance should not have a negative impact on neighboring parcel viewsheds. Furthermore, the neighboring parcel to the east has a significant amount of mature vegetation on their western property line which provides a natural 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:** As aforementioned, no relevant Variances in the vicinity were found in research of past planning records. Due to this, it is hard to determine whether this is a special privilege as it is not a request that has been made historically.

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 applicant's desire to keep the roof line creates the need for this Variance

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 proposed project 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 properties of the same classification in the same zoning district.

**Staff Comments:** Denying a height variance would require the applicant to redesign the project. This could involve reducing the size in order to avoid the "drop off area" to the east.

## **FINANCIAL IMPACT**

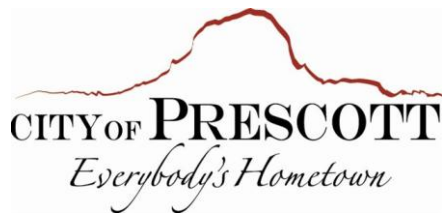
There is no fiscal impact associated with this item.

## **RECOMMENDED ACTION**

MOVE to approve or deny V25-008

## **ATTACHMENTS**

1. V25-008 Application Package
2. V25-008 Presentation



## CITY OF PRESCOTT

### VARIANCE SUBMITTAL CHECKLIST

**No application will be accepted unless it is complete including, but not limited to, the following:**

- An electronic file of the Site Plan. Building Elevations are encouraged to be submitted with the site plan, if applicable.
- Completed Variance Questionnaire. (Page 2 and 3 of this document)
- Filing & Postage\* Fee (Invoice to be paid will be sent to applicant after application is submitted).

\*Postage Mailing Fee. The Community Development Department will notify adjacent property owners of this application within 300 feet of the subject property (or a greater distance if deemed necessary by the Community Development Director). The applicant will be billed and required to pay the postage-mailing fee prior to the scheduled Public Hearing.

**NOTE: A DETERMINATION OF “APPLICATION COMPLETENESS” BY THE STAFF PLANNER AND A RECEIPT FOR THE FILING FEE WILL BE SENT TO THE APPLICANT WITHIN FIFTEEN (15) DAYS OF SUBMITTAL OF THE APPLICATION.**

## 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.

There is steep topography/drop off down the side of the existing house & building pad.

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.

The owner would not be able to build this garage if we have to meet the height requirement of the zoning ordinance at the back of this building due to steep topography at the rear.

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).

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.

This variance should not constitute a special privilege as we are just trying to match roof height in rear to be the same as we have in the front (front will meet zoning requirements with admin adjustment).

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

This variance will not interfere or injure other property owners rights - as stated above - we are just trying to match roof height in rear to be the same as we have in the front (front will meet zoning requirements with admin adjustment).

Habitable structures are permitted to be 30+ feet from natural grade - this much lower structure will not impact views as other buildings are far higher in the rear of these properties.

**GENERAL PROJECT INFORMATION**

OWNERS: *Mount Scott A & Agnes T (Rs)*  
*5750 Symphony Dr*  
*Prescott, AZ 86305-3803*

PROJECT DESCRIPTION: *New Detached Garage*

STORIES: *One*

HEIGHT: *(-) +/- 20'-10"*

LOT COVERAGE: *ADDED: 1,250.00 sf / 21,685.92 sf = 5.76%*  
*EXISTING: 3,021.54 sf / 21,685.92 sf = 13.93%*  
*TOTAL: 4,271.54 sf / 21,685.92 sf = 19.69%*

COVERED FLOOR AREAS: *GARAGE: 1,250.00 sf*  
*TOTAL 1,250.00 sf*

# Mount Family Detached Garage

## Prescott, AZ

**GENERAL PLAN CODES**  
 PLANS SHALL COMPLY WITH:  
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2018 INTERNATIONAL BUILDING CODE (IBC)  
 2017 NATIONAL ELECTRICAL CODE (NEC)  
 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2018 INTERNATIONAL MECHANICAL CODE (IMC)  
 2018 INTERNATIONAL PLUMBING CODE (IPC)

DRAFTING BY:  
**NEXT LEVEL**  
 DRAFTING & DESIGN LLC  
 125 E. Gurley Street, Suite 200  
 Prescott, AZ 86301  
 www.NextLevelDesigns.org  
 Clint@NextLevelDesigns.org

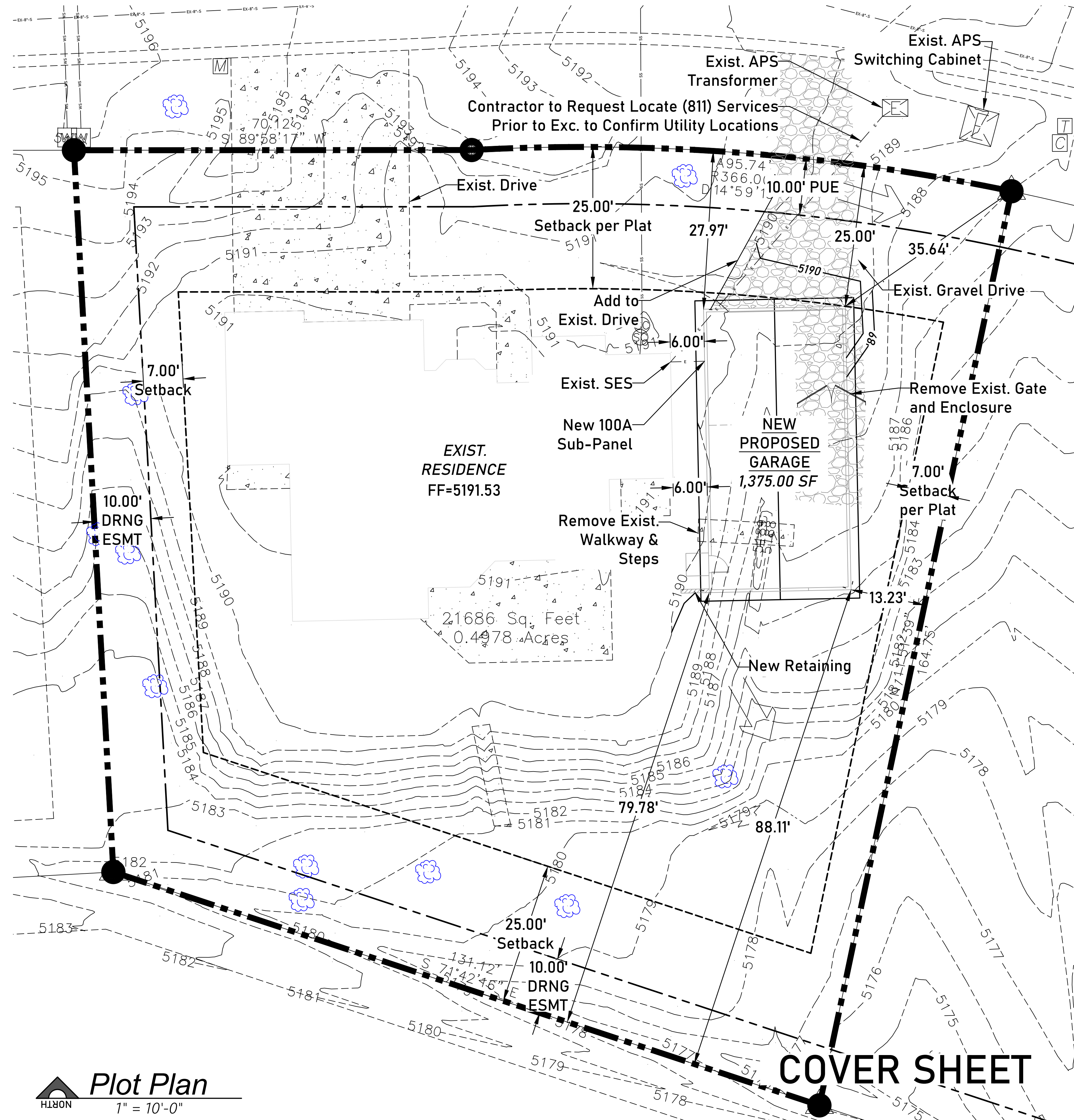
STRUCTURAL ENGINEERING BY:  
 Spencer Udall  
 Engineering Service, LLC  
 1489 E. Hobble Creek Drive  
 Safford, AZ 85546  
*The engineer is only responsible for the portions of this project that he has been contracted to design and review. Only Sheets w/ affixed seal are Reviewed by Engineer*

**GENERAL NOTES**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES AS PRESCRIBED BY THE GOVERNING AGENCY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT THE AREA OUTSIDE OF THE BUILDING ENVELOPE IS NOT DISTURBED.
- THE CONTRACTOR IS RESPONSIBLE TO PAY FOR ALL PERMITS AND FEES AS NECESSARY FOR THE PROPER COMPLETION OF THE WORK, AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED BY THE GOVERNING AGENCY.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND DRAFTSMAN AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE LOSS OR EXPENSE IS ATTRIBUTED TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), INCLUDING LOSS OF USE RESULTING THEREFROM, BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION BY THE CONTRACTOR, OR A SUBCONTRACTOR DIRECTLY OR INDIRECTLY EMPLOYED BY THEM, OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.
- THE DRAFTSMAN WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS, OR PROGRAMS INCIDENT THERETO, AND THE DRAFTSMAN WILL NOT BE RESPONSIBLE FOR CONTRACTORS FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE STORED, APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.
- ALL WORK SHALL BE EXECUTED IN A NEAT WORKMANLIKE MANNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN PROFESSIONAL MANNER.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IN THE CONSTRUCTION DOCUMENTS IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING). THE OWNER SHALL BE PROVIDED WITH ORIGINAL COPIES OF ALL MANUFACTURERS WRITTEN WARRANTIES AND/OR GUARANTEES.
- THE WARRANTIES AND/OR GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY AND/OR GUARANTY OR REMEDY REQUIRED BY LAW OR THE THE CONSTRUCTION DOCUMENTS.
- ALL MATERIALS TO BE PROVIDED ARE TO BE NEW, GOOD QUALITY, FREE FROM FAULTS OR DEFECTS AND IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY MATERIAL OR WORKMANSHIP NOT IN CONFORMANCE WITH THE ABOVE MAY BE REJECTED BY THE OWNER AT ANY TIME, AT NOT COST TO THE OWNER.
- NEXT LEVEL DRAFTING & DESIGN LLC HAS CONTRACTUALLY AGREED WITH THE OWNER/CLIENT TO PRODUCE THESE CONSTRUCTION DOCUMENTS WHICH MAY NOT BE USED IN ANY FORM IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF NEXT LEVEL DRAFTING & DESIGN LLC.

**DRAWING INDEX**

ARCHITECTURAL		ENGINEERING	
C1.1	COVER SHEET	SD1	STRUCTURAL DETAILS
A1.1	FLOOR PLAN	SD2	STRUCTURAL DETAILS
A1.2	FOUNDATION & FRAMING PLAN		
A2.1	ELEVATIONS		
A3.1	SECTIONS		
E1.1	ELECTRICAL PLAN		



**Plot Plan**  
 1" = 10'-0"

**COVER SHEET**

MOUNT FAMILY DETACHED GARAGE

PROJECT INFO  
 5750 Symphony Drive  
 Prescott, AZ 86305  
 ZONED: Prescott (SF-18)  
 (APN: 106-03-053)

ISSUE INFO  
 ISSUE NO. 02  
 ISSUE DATE November 4th, 2024  
 ISSUE STATUS Construction Set  
 REV.  $\Delta$  March 26th, 2025

SHEET TITLE

COVER SHEET

SCALE 1" = 10'-0"

SHEET ID

C1.1

DRAFTING BY:

**NEXT LEVEL**  
DRAFTING & DESIGN LLC

125 E. Gurley Street, Suite 200  
Prescott, AZ 86301  
www.NextLevelDesigns.org  
Clint@NextLevelDesigns.org

STRUCTURAL ENGINEERING BY:

Spencer Udall  
Engineering Service, LLC  
1489 E. Hobbie Creek Drive  
Safford, AZ 85546

The engineer is only responsible for the portions of this project that he has been contracted to design and review. Only Sheets w/ affixed seal are Reviewed by Engineer

**MOUNT FAMILY  
DETACHED GARAGE**

PROJECT INFO

5750 Symphony Drive  
Prescott, AZ 86305  
ZONED: Prescott (SF-18)  
(APN: 106-03-053)

ISSUE INFO

ISSUE NO. 03  
ISSUE DATE November 4th, 2024  
ISSUE STATUS Construction Set  
REV.  $\Delta$  March 26th, 2025  
 $\nabla$  April 28th, 2025

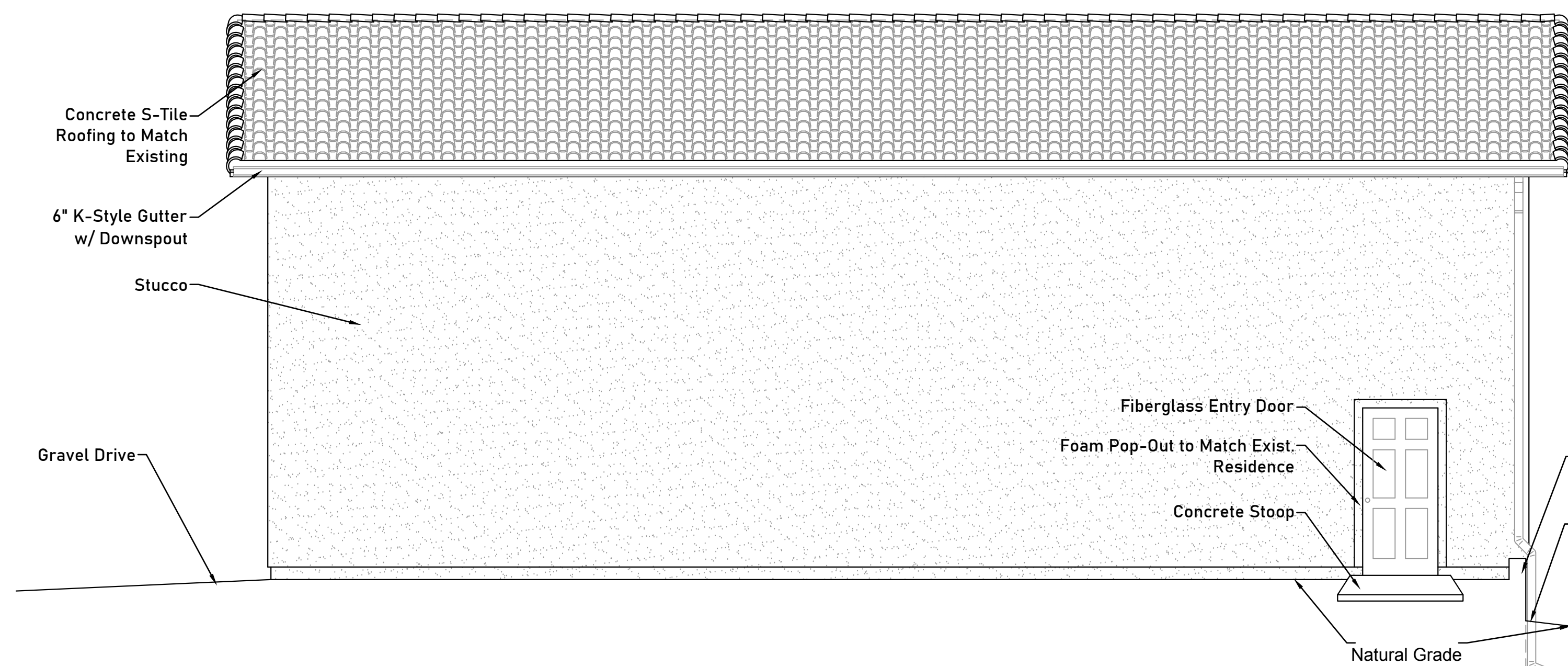
SHEET TITLE

ELEVATIONS

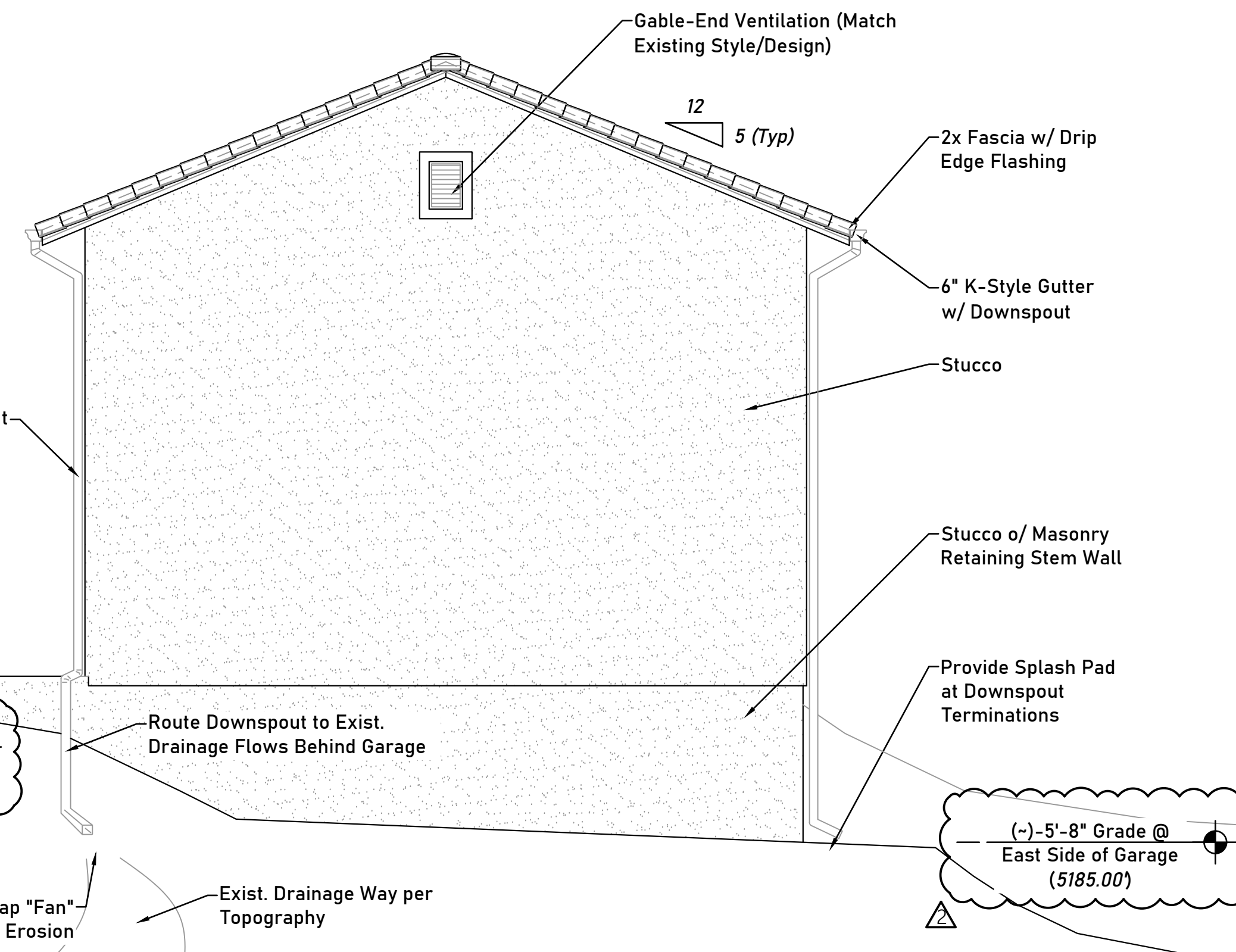
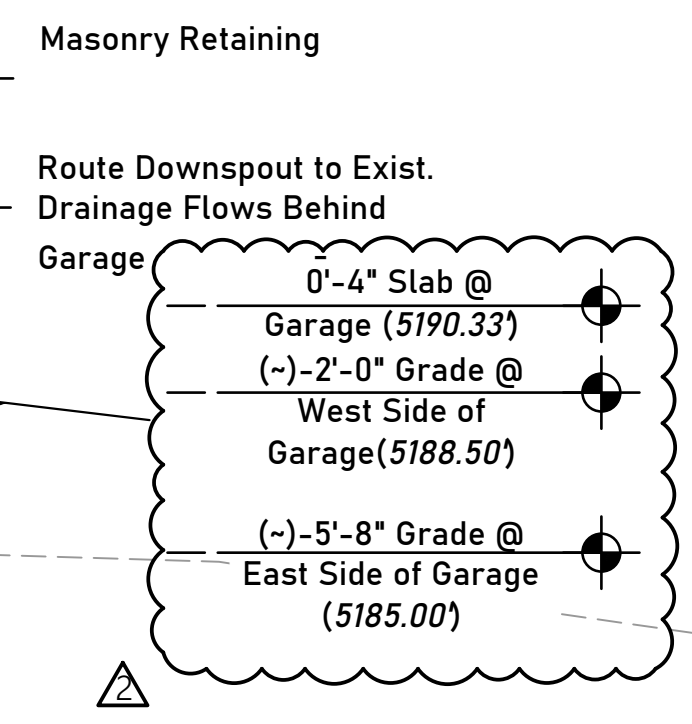
SCALE  $\frac{1}{4}" = 1'-0"$

SHEET ID

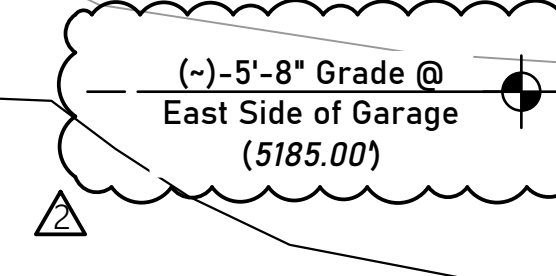
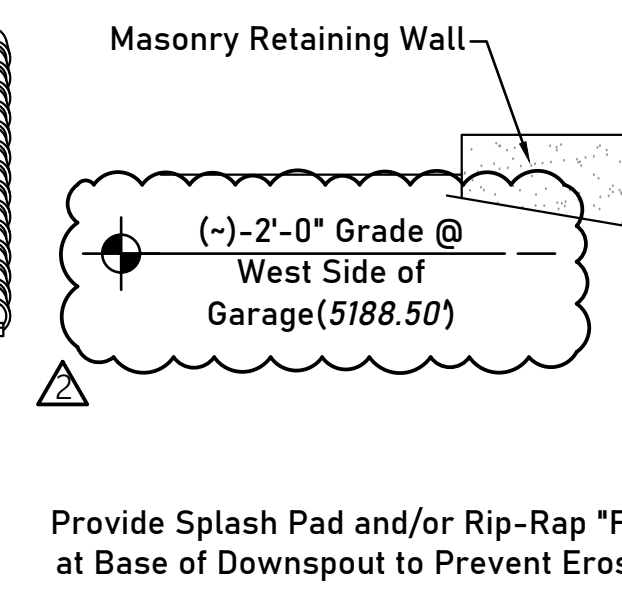
**A2.1**



**West Elevation (Right)**

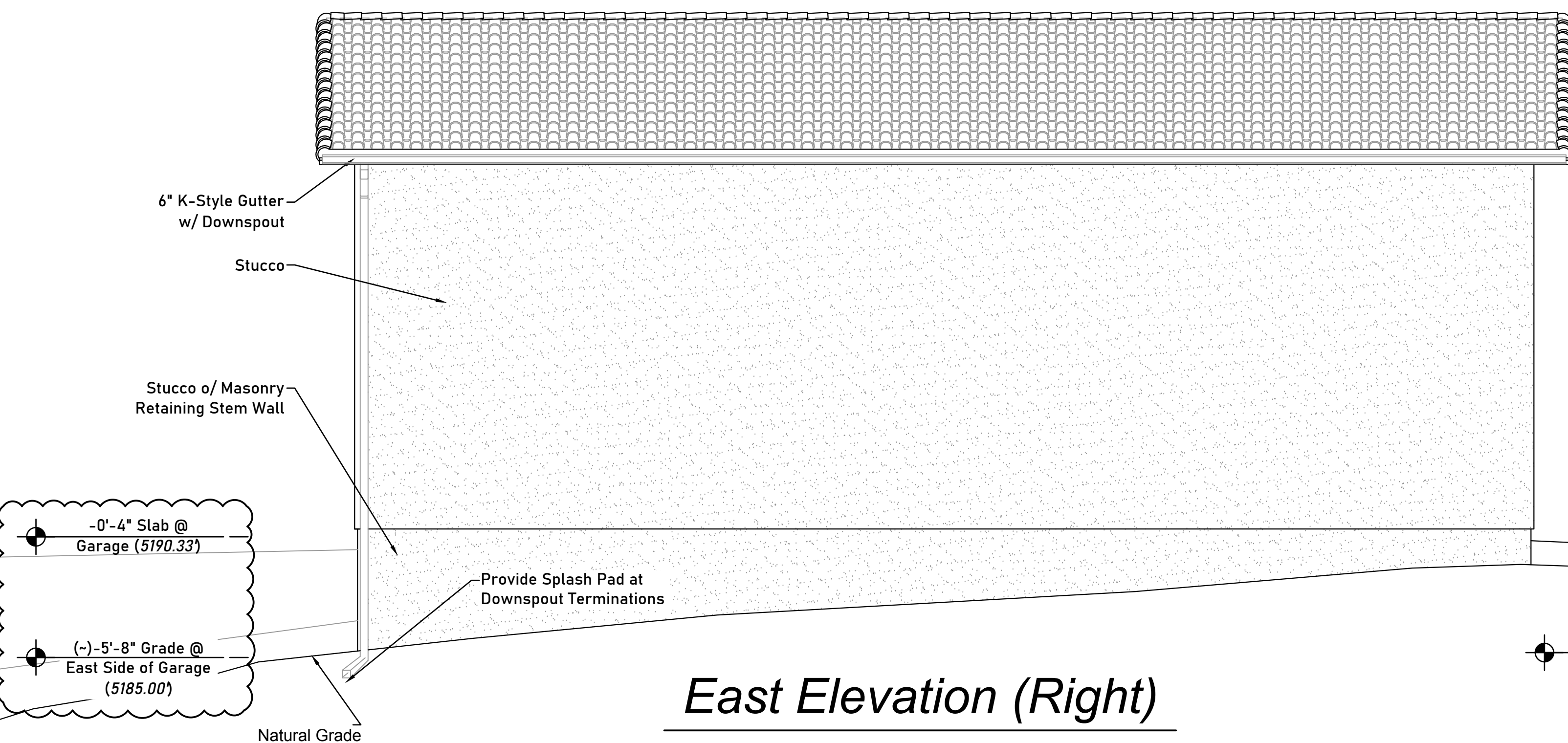


**South Elevation (Rear)**

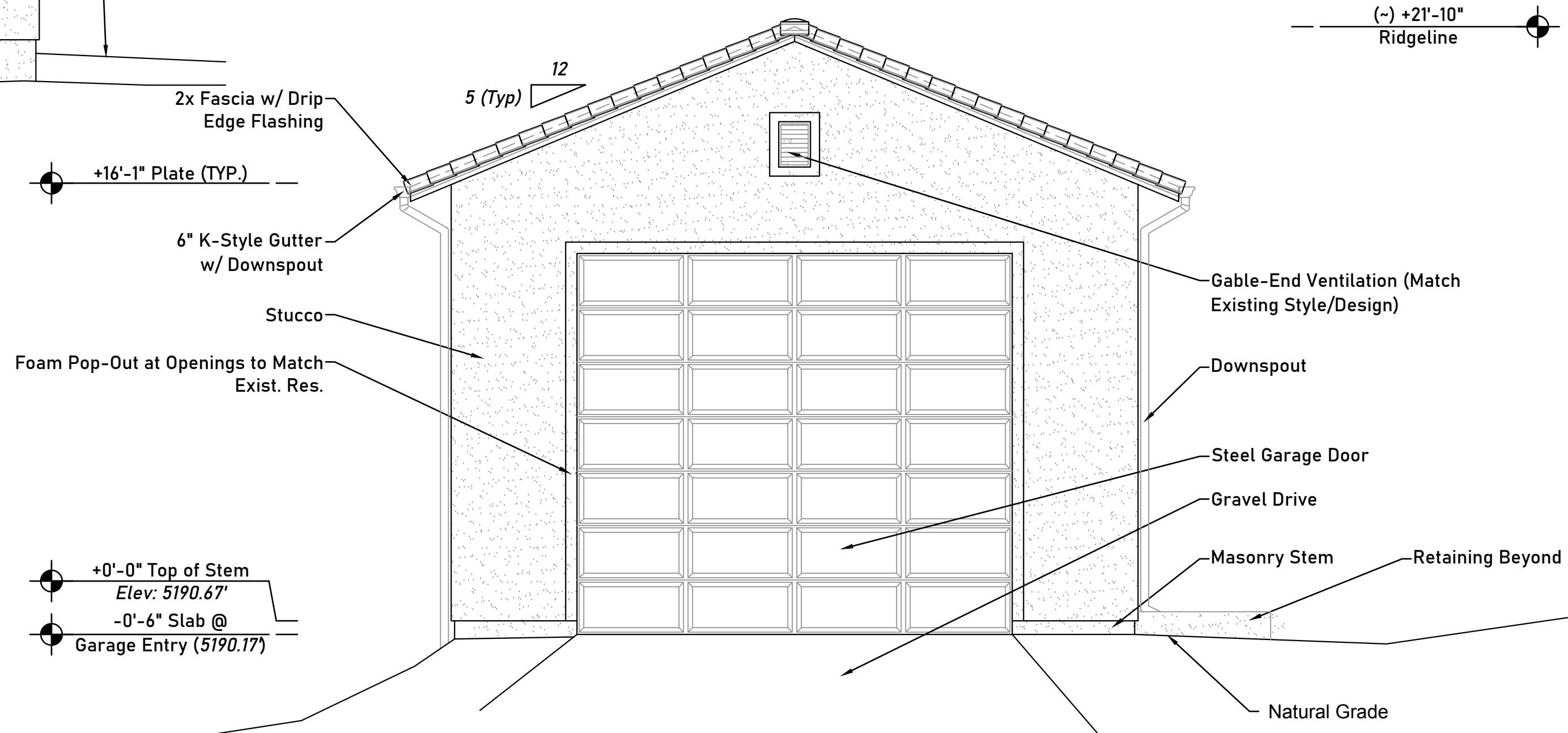
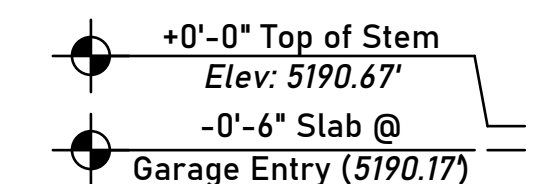
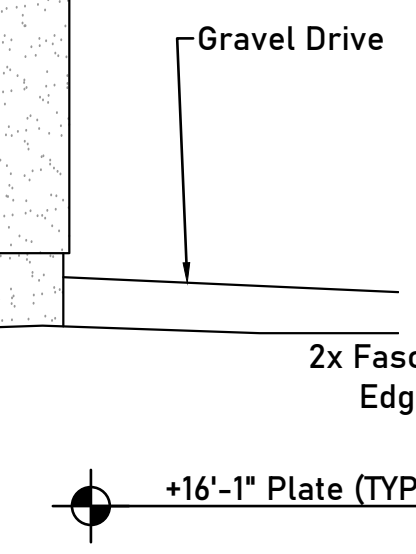
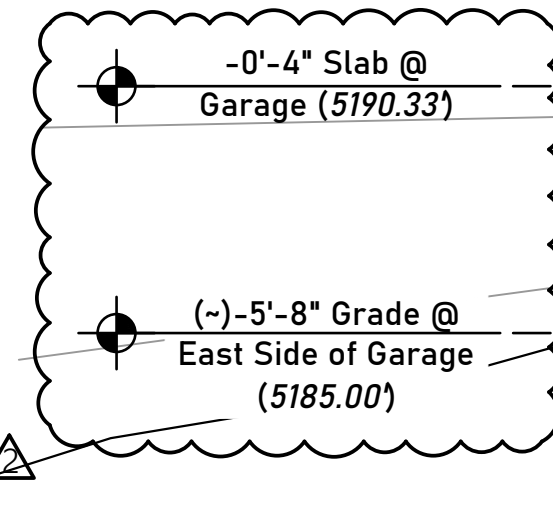


Provide Splash Pad and/or Rip-Rap "Fan" at Base of Downspout to Prevent Erosion

Exist. Drainage Way per Topography



**East Elevation (Right)**



**North Elevation (Front)**

# V25-008 5750 Symphony Dr.

KAYLEE NUNEZ- COMMUNITY PLANNER

July 17, 2025  
Board of Adjustment

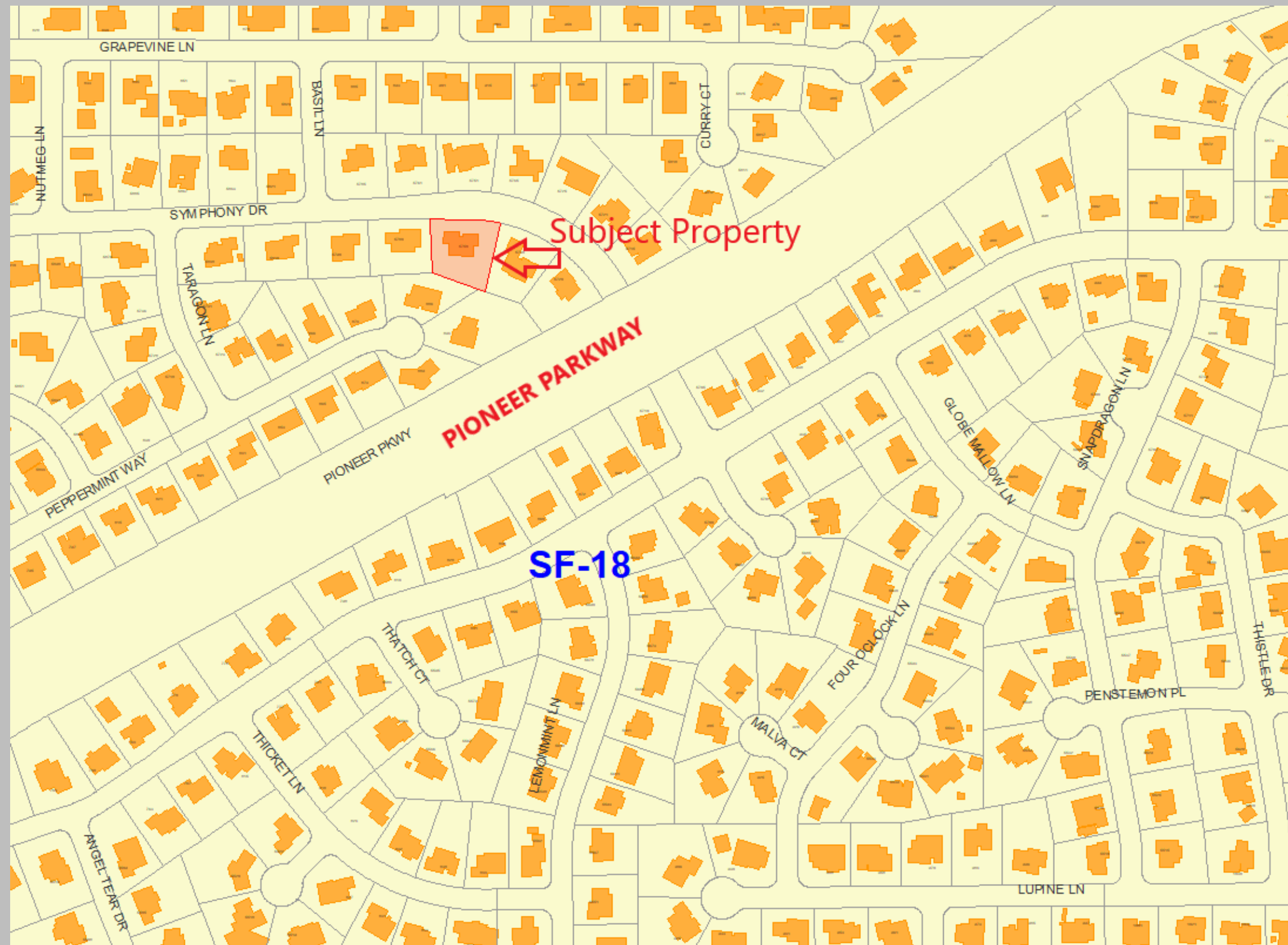


# REQUEST

Variance to Article 2, Section 2.7.3.E.4.e (Accessory Uses & Structures/Accessory Structures Height) of the City's Land Development Code (LDC) to allow for an increase in height from the maximum allowed height of 20' to 27'-3" for construction of a new detached garage. [Zoning: SF-18)(Single-Family 18,000 sq ft minimum lot size); Property Owner: Scott & Agnes Mount; Applicant: Bighorn Construction & Development; APN 106-03-053; Location: 5750 Symphony Dr.].



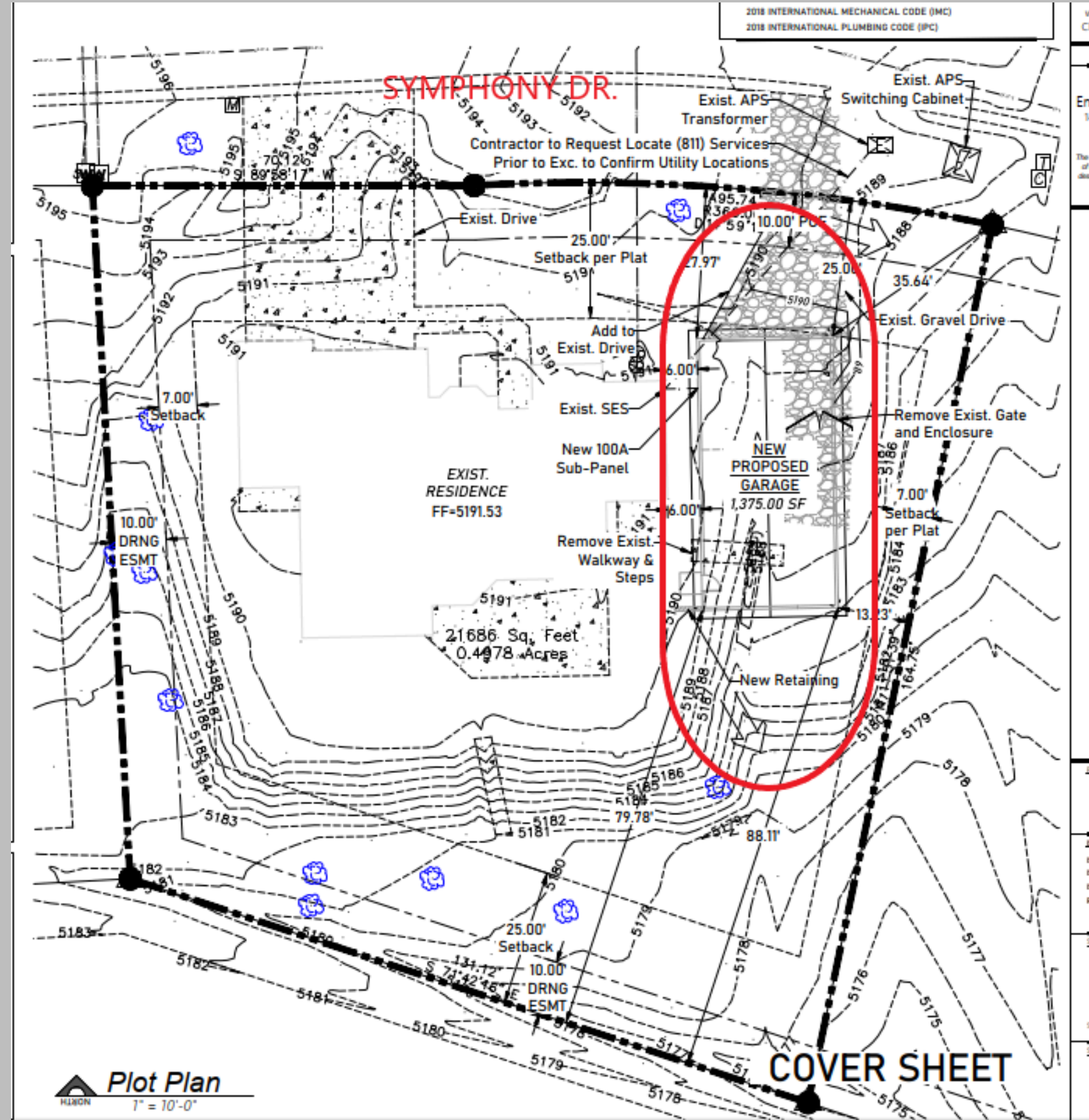
# ZONING MAP



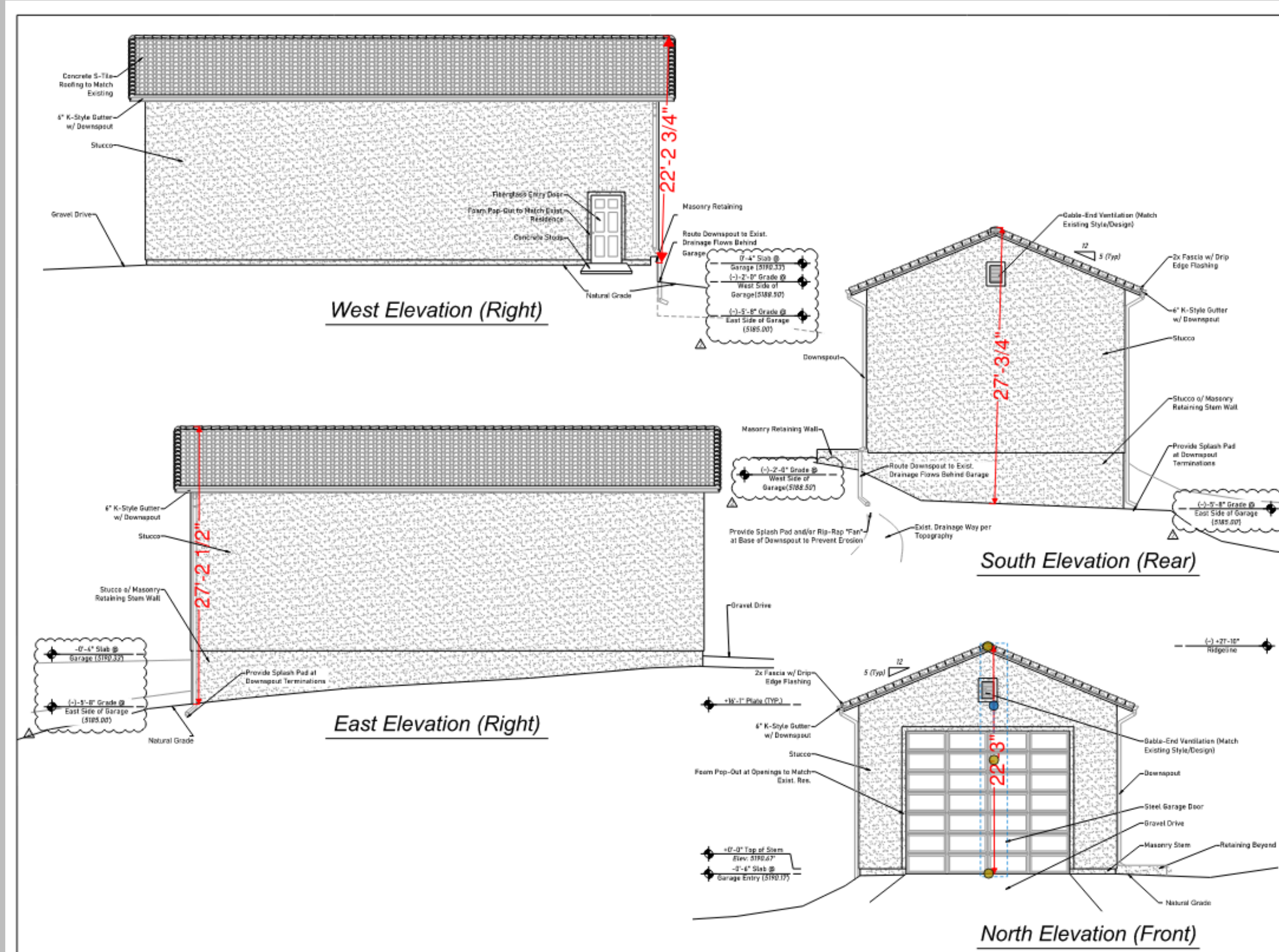
# AERIAL IMAGERY MAP



# SITE PLAN



# ELEVATIONS



**NEXT LEVEL**  
 DESIGN & CONSTRUCTION, LLC  
 125 E. Gurley Street, Suite 200  
 Prescott, AZ 86301  
 www.NextLevelDesigns.org  
 Clint@NextLevelDesigns.org

**Spencer Udall**  
 Engineering Service, LLC  
 1489 E. Hobbie Creek Drive  
 Safford, AZ 85546

The engineer is only responsible for the portions of this project that he has been contracted to design and review. Other sheets as attached and are reviewed by Engineer

## MOUNT FAMILY DETACHED GARAGE

**PROJECT INFO**  
 5700 Symphony Drive  
 Prescott, AZ 86305  
 202402 Prescott SF-40  
 WPM 100-03-0031

**ISSUE LOG**

ISSUE NO.	CR	ISSUE DATE	ISSUE STATUS
01		November 4th, 2024	Construction Set
02		March 20th, 2025	
03		April 29th, 2025	

### ELEVATIONS

SCALE: 1/4" = 1'-0"

**A2.1**

# PICTURES OF SITE



FRONT YARD (FACING SOUTH)



VIEW OF PROJECT AREA

PICTURES OF SITE CONT...



VIEW OF PROJECT AREA



VEGETATION BUFFER (NEIGHBOR TO EAST)

**Variance  
Review Criteria  
LDC Section  
9.13**

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

## STAFF ANALYSIS

- Weighed against six review criteria per the LDC
- Researched records and did not find any other, relevant Variances applied for or approved within the neighborhood (1/2 mile out).



# Neighborhood Outreach



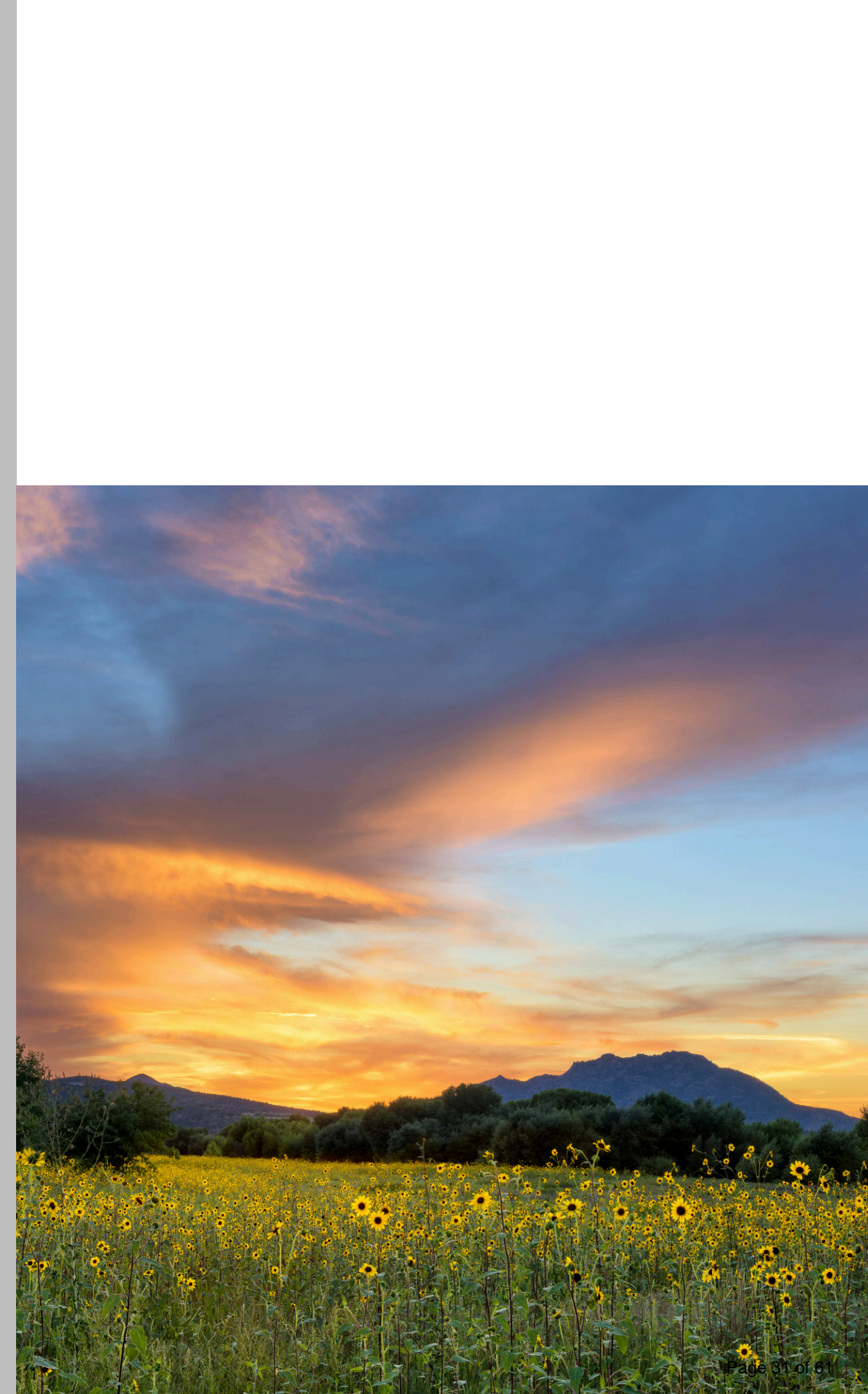
Staff sent mailings to the owners of record within 300' of the property, posted the property, and published a notice in the local paper pursuant to statutory requirements.



## ***Recommended Action***

**MOVE to approve or deny V25-008  
per the site plan submitted**

***Questions & Comments?***





TO: MAYOR AND CITY COUNCIL  
AGENDA: July 17 Board of Adjustment  
DATE: July 17, 2025  
DEPT: Community Development  
ITEM #: 4.C  
SUBJECT: **V25-009:** Variance to Article 3, Section 3.6.3.E (SF-9/Maximum Building/Structure Height) of the City's Land Development Code (LDC) to Allow for an Increase in Height From the Allowed 35' to 38'10" for Construction of a New Single-Family Residence and a Variance to Article 2, Section 2.7.3.E.4.e.(Accessory Structure Height) to Allow an Increase in Height From the Allowed 20' to 43' for a New Detached Garage. Zoning: SF-9 (PAD) (Single-Family 9,000 Sq Ft Minimum Lot Size. Property Owner: Tatum Brianna Savage. Applicant: Don Savage Building Contractor Inc. Location: APNs 105-04-261 & 105-04-262, 1279 and 1281 Raindagger Dr.

## ITEM SUMMARY

This item is for review of a request for two variance requests for a new single-family residence and a new detached garage in a Single-Family 9 (SF-9) PAD zoning district. This parcel is two lots, that are in the process of being combined and part of the Cliff Rose Unit 7 subdivision plat.

The first request is a Variance to allow an increase in height from the allowed 35' to 38'10" for construction of a new single-family residence. Due to the slope of the parcel and amount of fill required to be brought in for a building pad in a previously approved grading permit, the pad was designed to allow for a 12.2% driveway grade to meet fire requirements.

The second request is a Variance to allow an increase in height from the allowed 20' to 43' for a new detached garage. Due to the slope of the parcel and that approximately 20' of fill was brought in for a building pad in a previously approved grading permit, the pad was designed to allow for a 17.1 % driveway grade to meet fire requirements.

## 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 Cliff Rose Unit 7 subdivision was platted as a PAD (Planned Area Development) which allows for flexibility in lot sizes, setbacks, and other development criteria due to the terrain of the lots.

### 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 the downward slope of the lot and the amount of engineered fill required to build the lot up to create building pads and to meet the fire requirements for driveway slopes. The lots are long and narrow with over 52-ft of vertical relief from the front of the lot to the rear.

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 increase in height will not impact the adjacent lots. The lots are bounded by open space to the south, vacant residential to the east, and undeveloped residential to the west.

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:** Due to the slope of the parcel and recent changes to the fire codes regarding driveway slope requirements, the parcel would be unbuildable without the allowance of the increase in height. Per the Land Development Code, height is measured from natural grade and approximately 20' in fill had to be brought in to build up the lot to create buildable pads.

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 and detached garage on this parcel.

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, which have the same slope issue, and the rear of the property is adjacent to a Tract designated as Open Space.

**NEIGHBORHOOD COMMENTS:**

Staff has not received any comments from the public.

**FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

**RECOMMENDED ACTION**

MOVE to approve or deny V25-009

**ATTACHMENTS**

1. VARIANCE QUESTIONNAIRE - HOUSE
2. VARIANCE QUESTIONNAIRE - GARAGE
3. Site Plan
4. Grading Elevations
5. V25-009 Presentation



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.

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



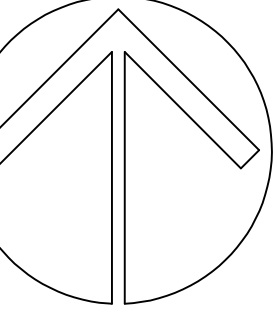
4. Indicate why granting the requested variance will not confer upon the applicant any special privilege that is denied by the Land Development Code to other owning lands, structures or buildings in the same district.

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

1279 RAINDAGGER DRIVE  
APN. 105-04-261 & 262

LIVABLE:	2,388 SQ. FT.
COVERED PORCH:	195 SQ. FT.
COVERED DECK:	302 SQ. FT.
GARAGE:	695 SQ. FT.
TOTAL UNDER ROOF:	3,581 SQ. FT.
OPEN DECK:	352 SQ. FT.
SCALE 1" = 10'	
LOT SIZE - .34 ACRES:	14,810 SQ. FT.
BUILDING COVERAGE:	6,066 SQ. FT.
BUILDING SITE COVERAGE:	41%

A-1	SITE PLAN
C1	GRADING PLAN
C2	GRADING PLAN
A-2	FLOOR PLAN
A-3	FOUNDATION PLAN
A-4	FLOOR FRAMING PLAN
A-4A	CAPITAL FLOOR FRAMING
A-4B	CAPITAL FLOOR FRAMING
A-5	ROOF FRAMING PLAN
A-6	ELEVATIONS
A-7	ELEVATIONS
E-1	ELECTRICAL PLAN
S-1	SECTION & DETAILS
S-2	SECTION & DETAILS
S-3	SECTION & DETAILS
SD1	STRUCTURAL ENGINEERING
SD2	STRUCTURAL ENGINEERING
SD3	STRUCTURAL ENGINEERING



5/22/24

SPECIAL INSPECTIONS REQUIRED		
RETAINING WALLS	JOHN SHELTON	QUALITY CONTROL GROUP
GRADING, EXCAVATION & FILLING (ALL FILL OVER 2')	TIMOTHY ROBBINS	RED BUTTE ENGINEERING

5/22/24

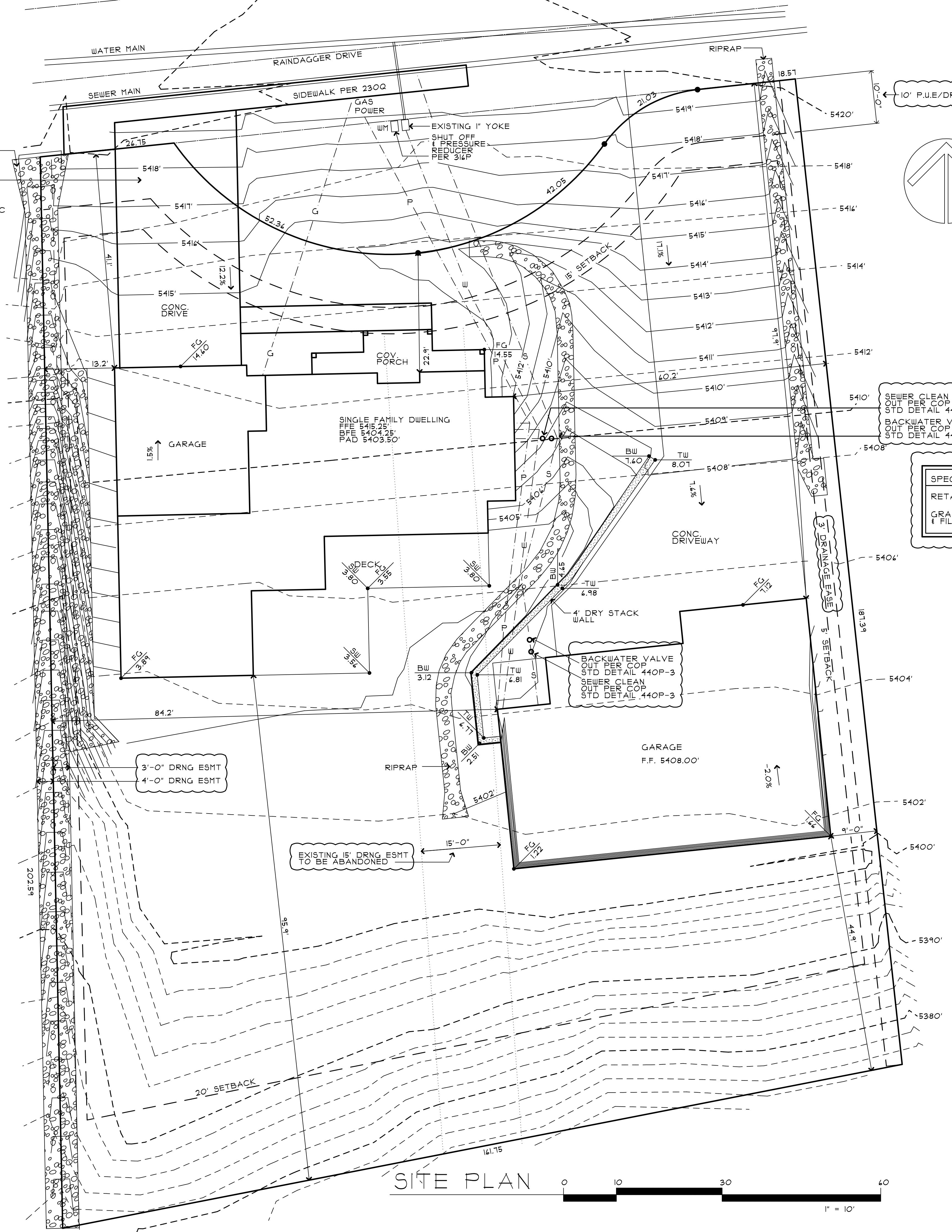
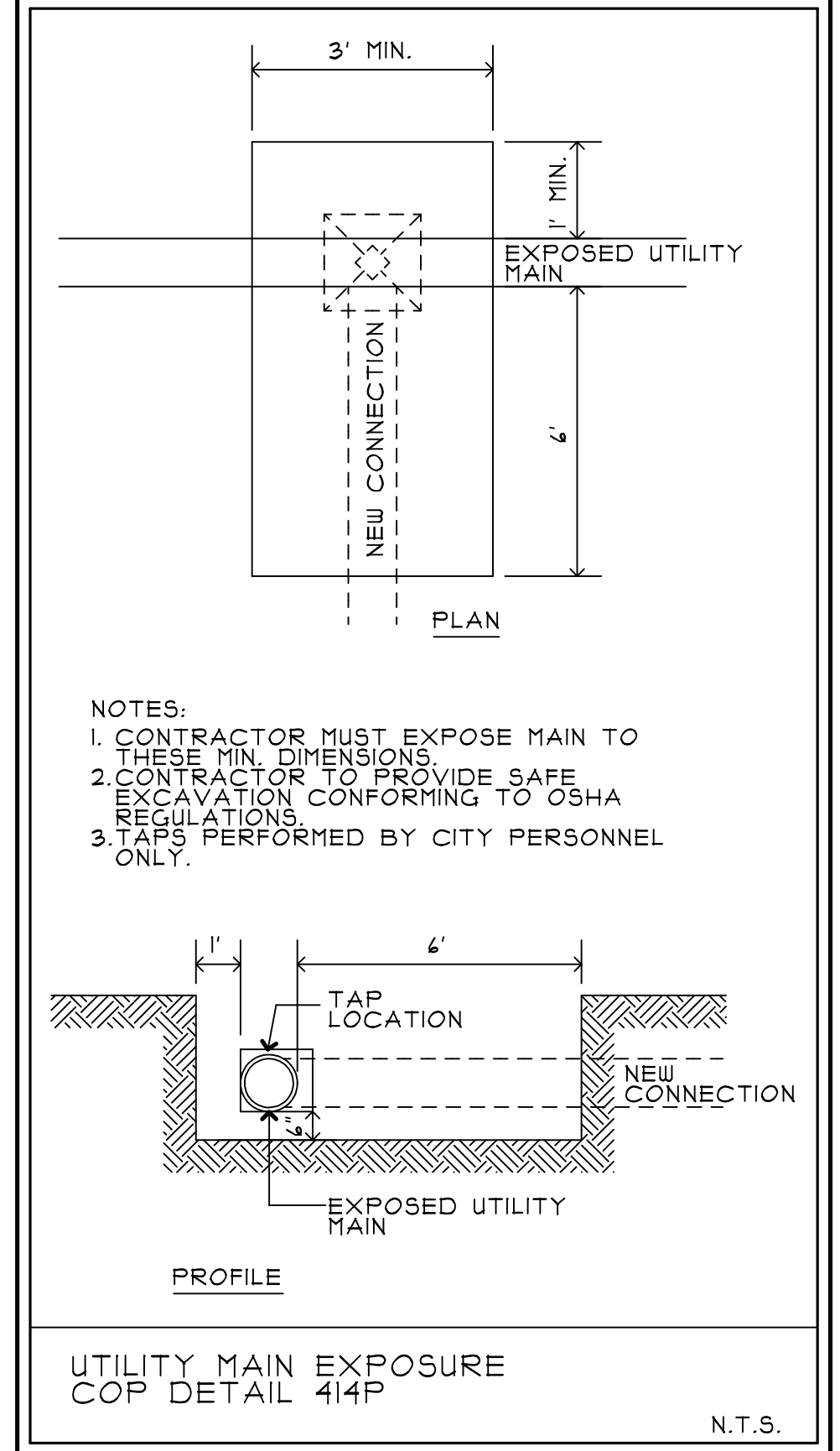
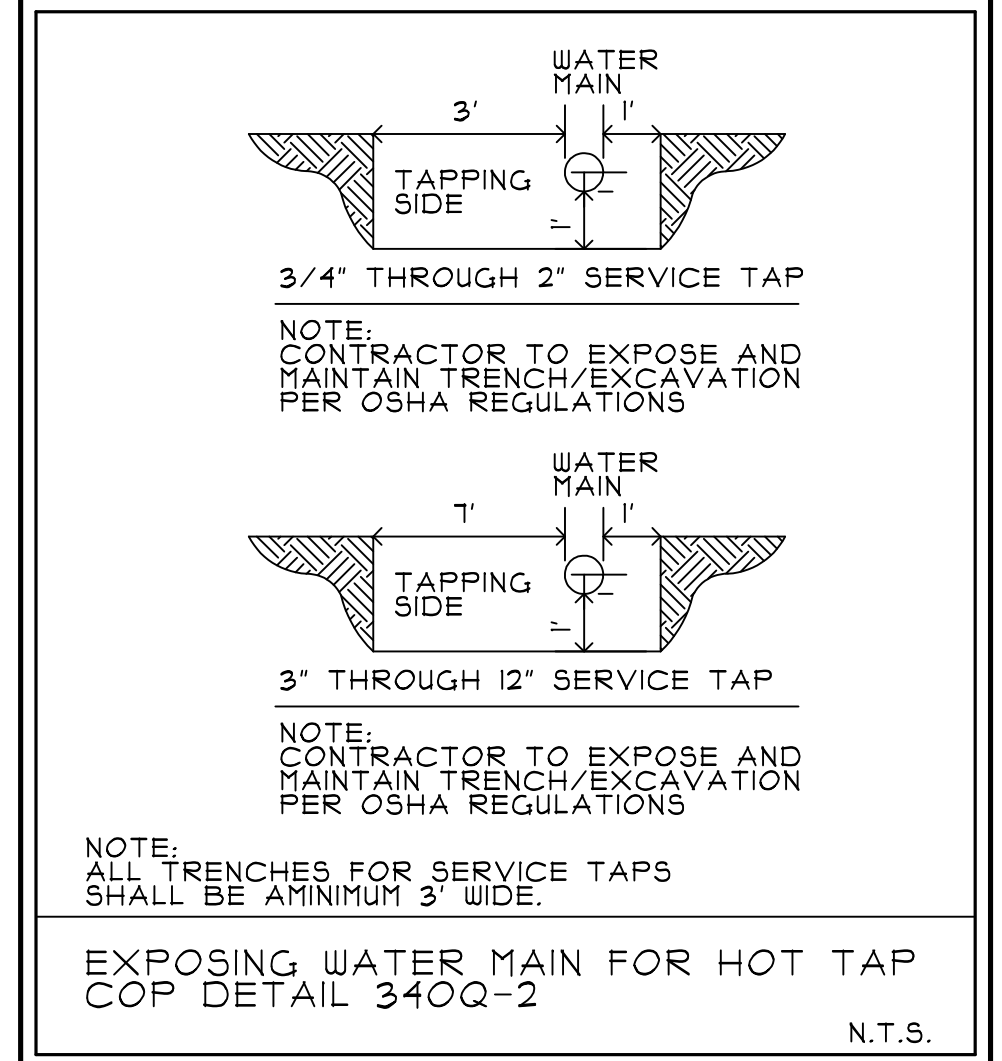
DESIGN CRITERIA:	
SNOW LOAD:	30 PSF GROUND SNOW LOAD
WIND SPEED:	RESIDENTIAL: 115 MPH, EXPOSURE "C" RISK CAT I = 115 MPH EXPOSURE "C" RISK CAT II = 115 MPH EXPOSURE "C" RISK CAT III & IV = 115 MPH EXPOSURE "C"
SEISMIC CATEGORY:	RESIDENTIAL "C"
WEATHERING:	NEGLECTIBLE
FROST DEPTH:	18" BELOW FINISH GRADE
TERMITE:	MODERATE
DECAY:	SLIGHT
WINTER DESIGN TEMP:	20 DEGREES
FLOOD HAZARDS:	COP TITLE XIII
AIR FREEZING INDEX:	194
MEAN ANNUAL TEMP:	53
ENERGY CODE: MINIMUMS:	ROOF = R49 WALL = R20 FLOOR = R19 SLAB = R10 FOR 24" MANUAL J TABLE I OR 2 OR ASHREA DESIGN

CODES IN EFFECT:  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL PLUMBING CODE (IPC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2018 INTERNATIONAL FUEL GAS CODE (IFGC)  
2011 NATIONAL ELECTRICAL CODE (NEC)  
2018 INTERNATIONAL FIRE CODE (IFC)  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

COMPLIANCE WITH ALL FEDERAL, STATE, LOCAL CODES AND ORDINANCES IS REQUIRED.

WINDOWS, DOORS, AND SKYLIGHTS:  
FENESTRATIONS SHALL BE LISTED ON THE WINDOW, DOOR, & SKYLIGHT SCHEDULE.  
FENESTRATION U-FACTOR:  
WINDOWS & DOORS = ZONE 4 .35  
SKYLITES = ZONE 4 .35  
U-FACTOR = ZONE 4 .55  
GLAZED FENESTRATION SHGC = ZONE 4 .40

PROVIDE TYPICAL STABILIZED CONSTRUCTION ACCESS 2'-3" ANGULAR AGGREGATE 4" THICK ABOVE GEOTEXTILE FABRIC RECOMMENDED MIN. 20" IN LENGTH & 15" IN WIDTH. FLARE AT ROADWAY



1279 RAINDAGGER DRIVE  
SITE PLAN

PROPOSED HOUSE FOR:  
URIEL & TATUM SOTO

KAD DESIGNS LLC.  
Kelly A. Dougan, Draftsman  
(928)848-0392

JOB #1523  
6/11/2025

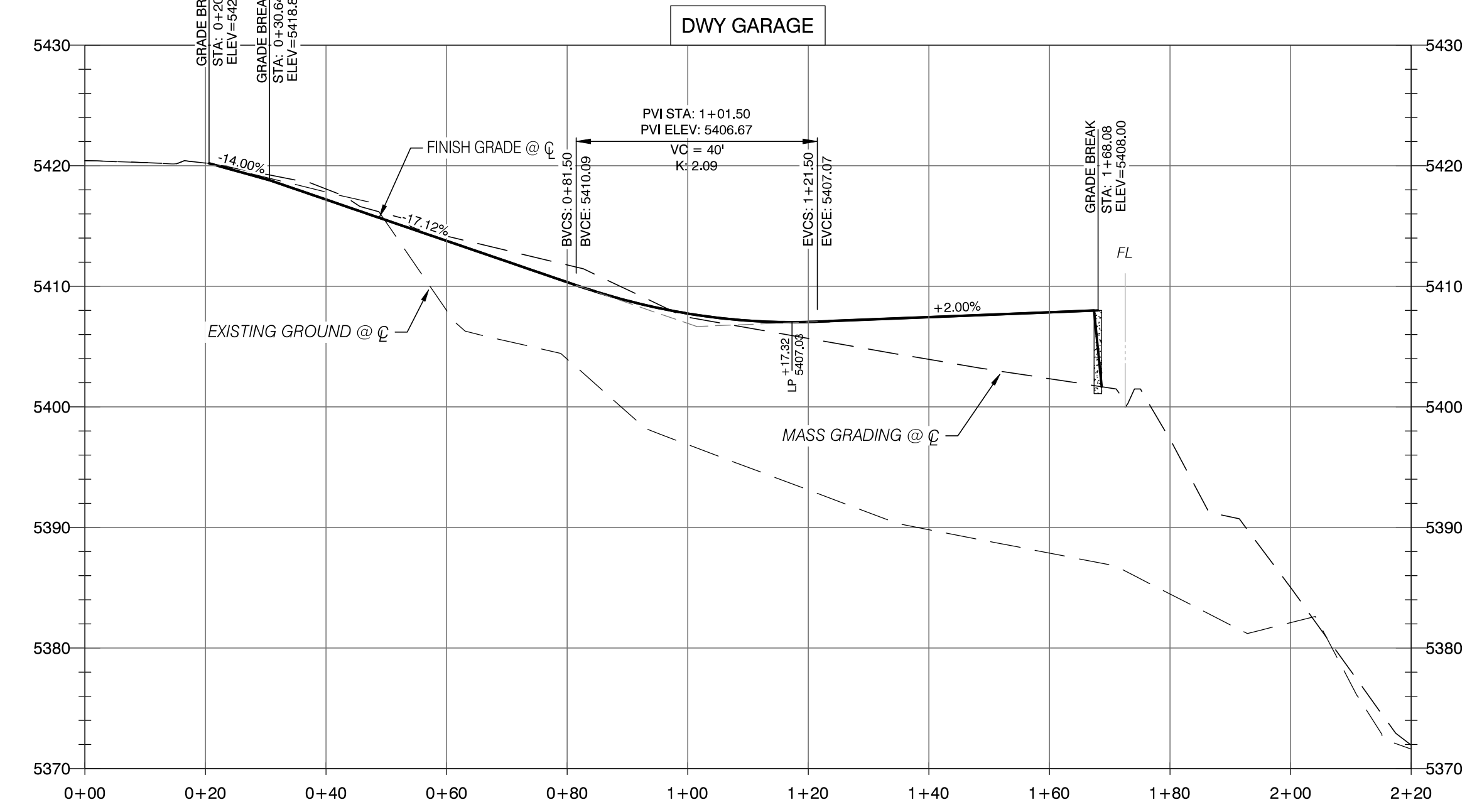
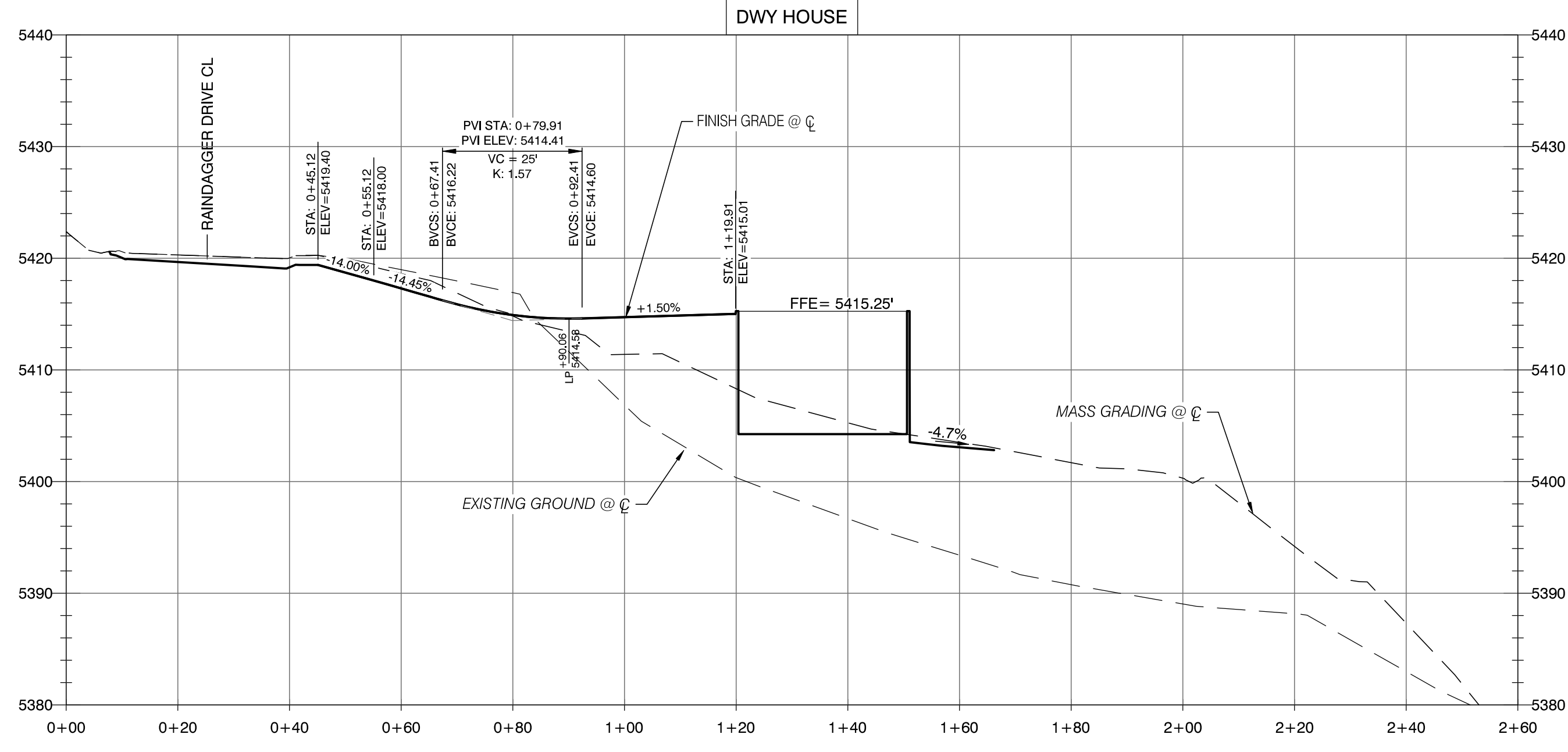
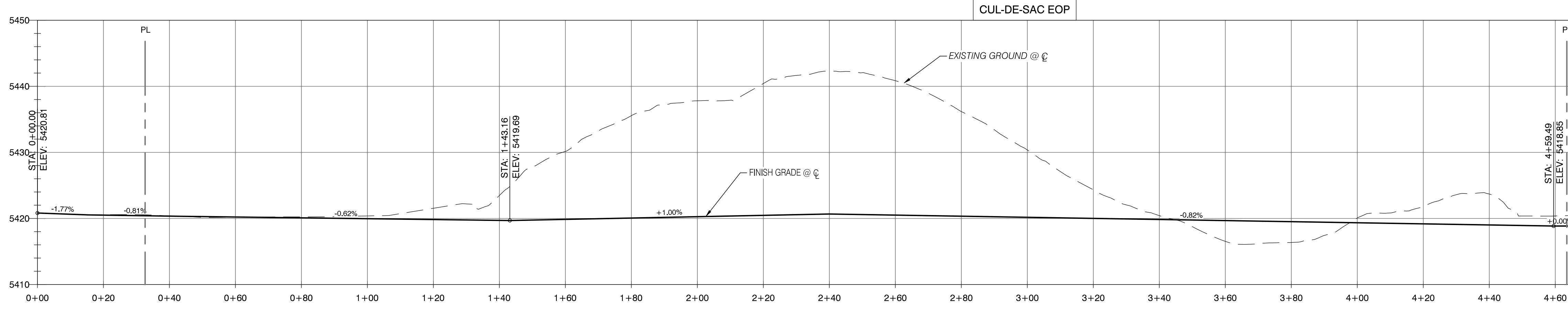
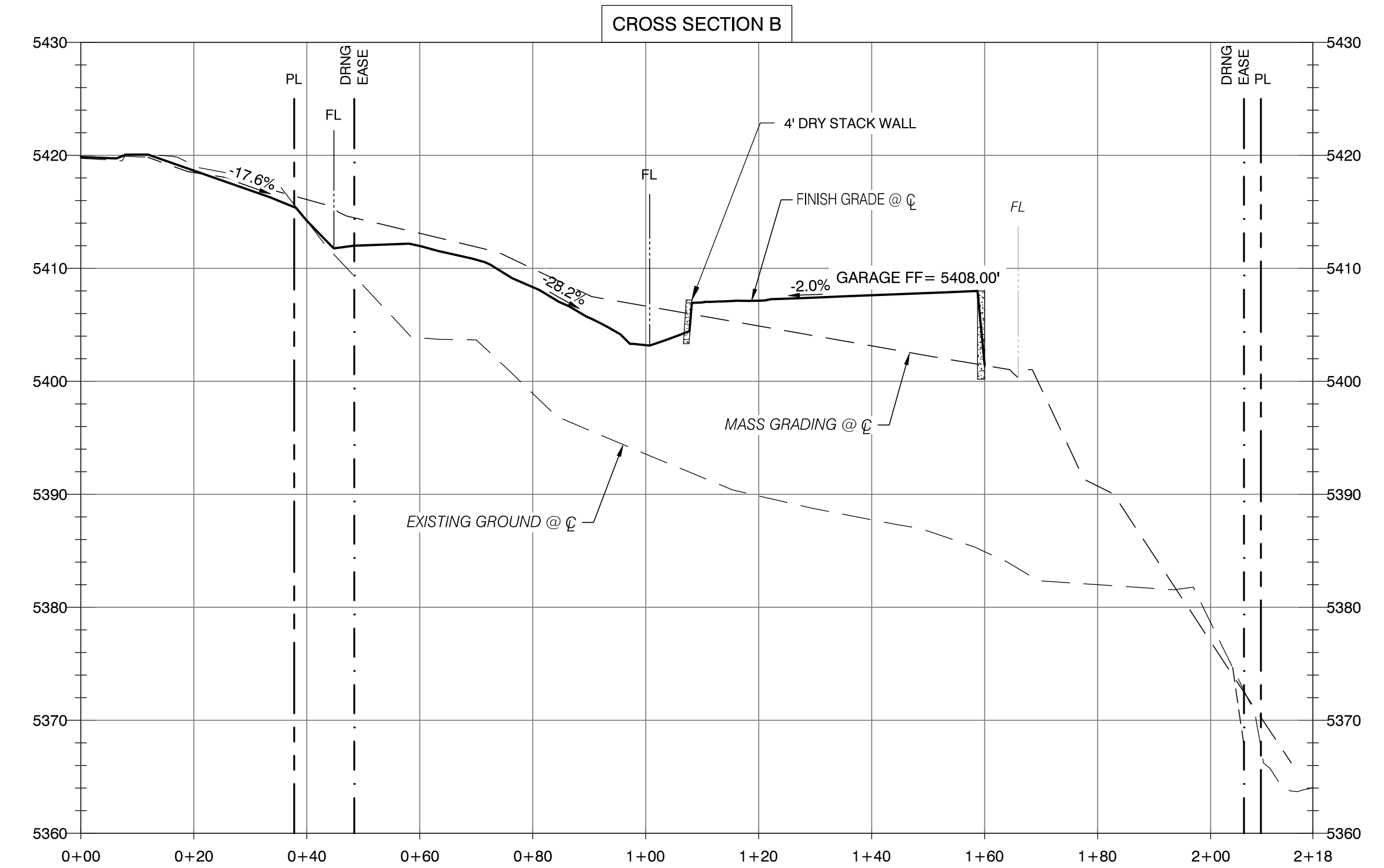
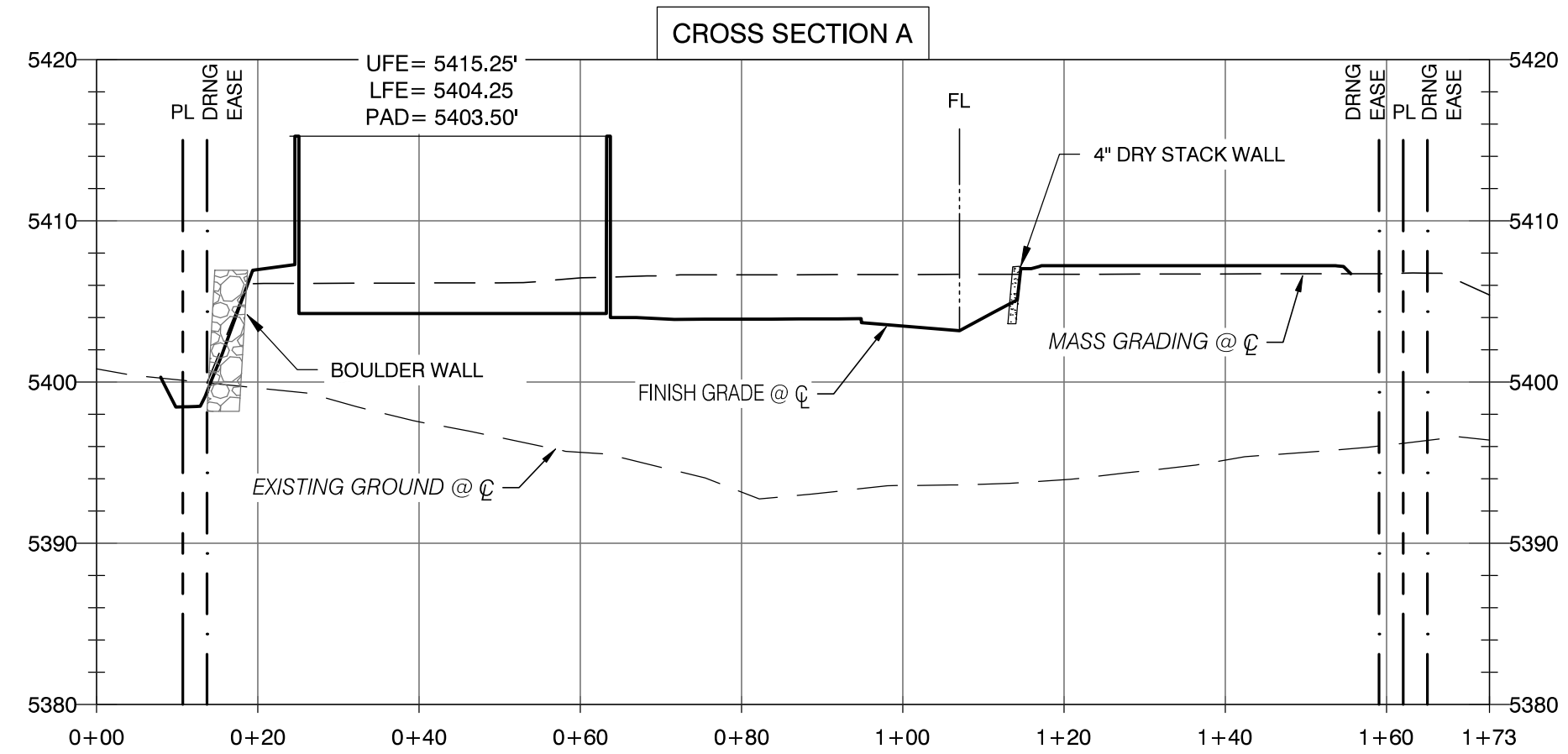
A-1

REV	DATE	REVISIONS

**GRADING & DRAINAGE PLAN**  
SAVAGE MASS GRADING  
1279, 1281, 1283 RAINDAGGER DRIVE  
PRESCOTT, AZ  
APN 105-04-261, 262, 263 - LOTS 440,441,442

DRAWN BY: MRL  
CHECKED BY: MRL  
DATE: 5/8/2025

SHEET  
**C2**  
2 OF 2



# V25-009 1279 & 1281 Raindagger Dr.

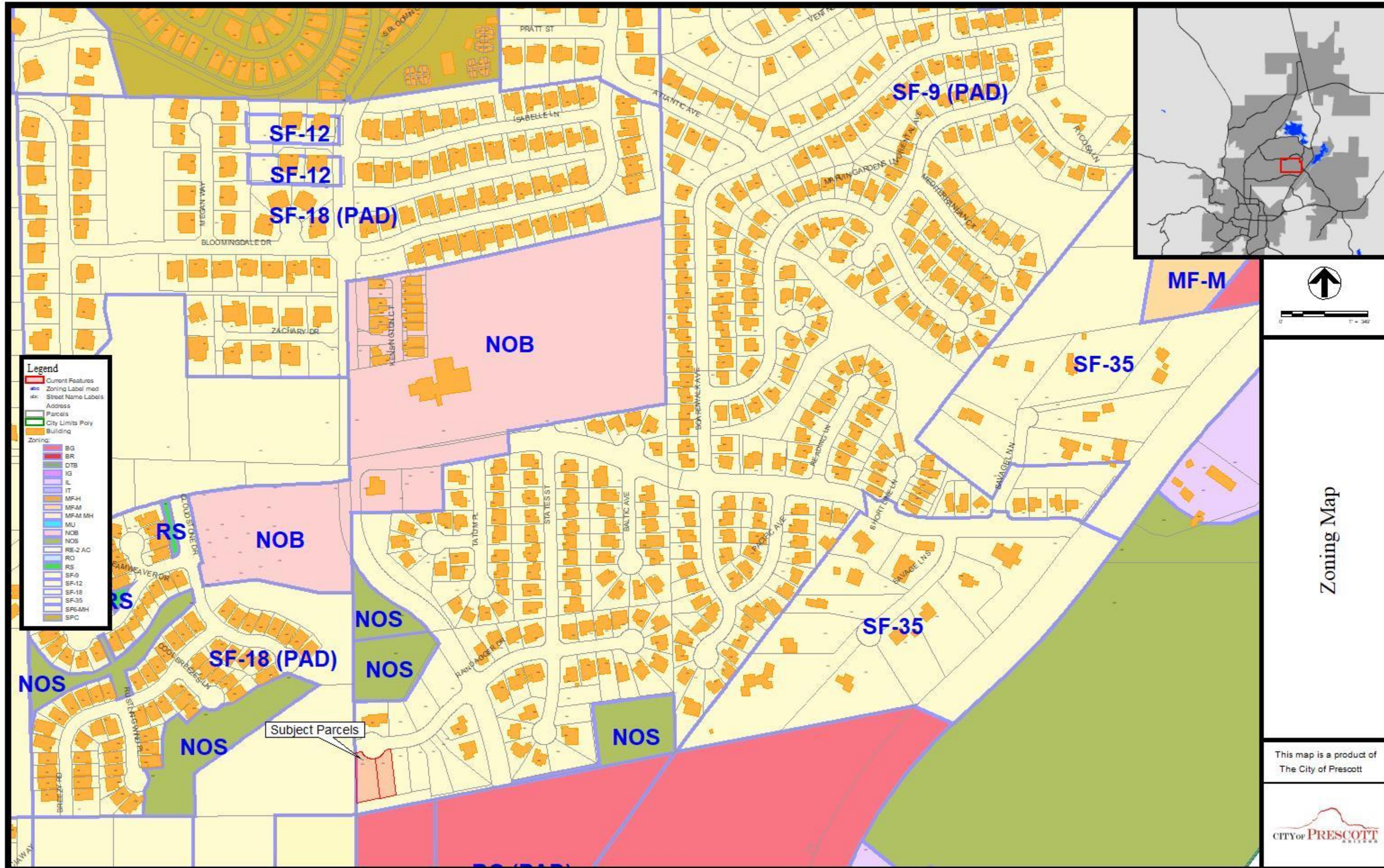
TAMMY DEWITT, COMMUNITY PLANNER

July 17, 2025  
Board of Adjustment



# REQUEST

Variance to Article 3, Section 3.6.3.E (SF-9/Maximum Building/Structure Height) of the City's Land Development Code (LDC) to allow for an increase in height from the allowed 35' to 38'10" for construction of a New Single-Family Residence and a Variance to Article 2, Section 2.7.3.E.4.e.(Accessory Structure Height) to allow an increase in height from the allowed 20' to 43' for a new detached garage. [Zoning: SF-9 (PAD)]

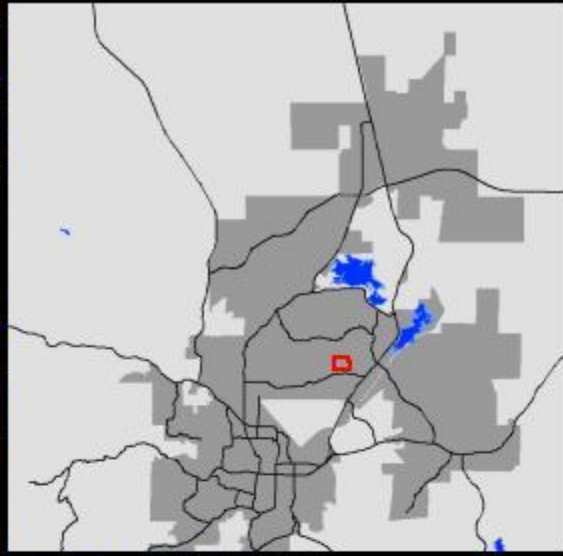




**Legend**

- ▭ Current Features
- ▭ Street Name Labels
- ▭ Address
- ▭ Streets
- ▭ Parcels

**Subject Parcels**

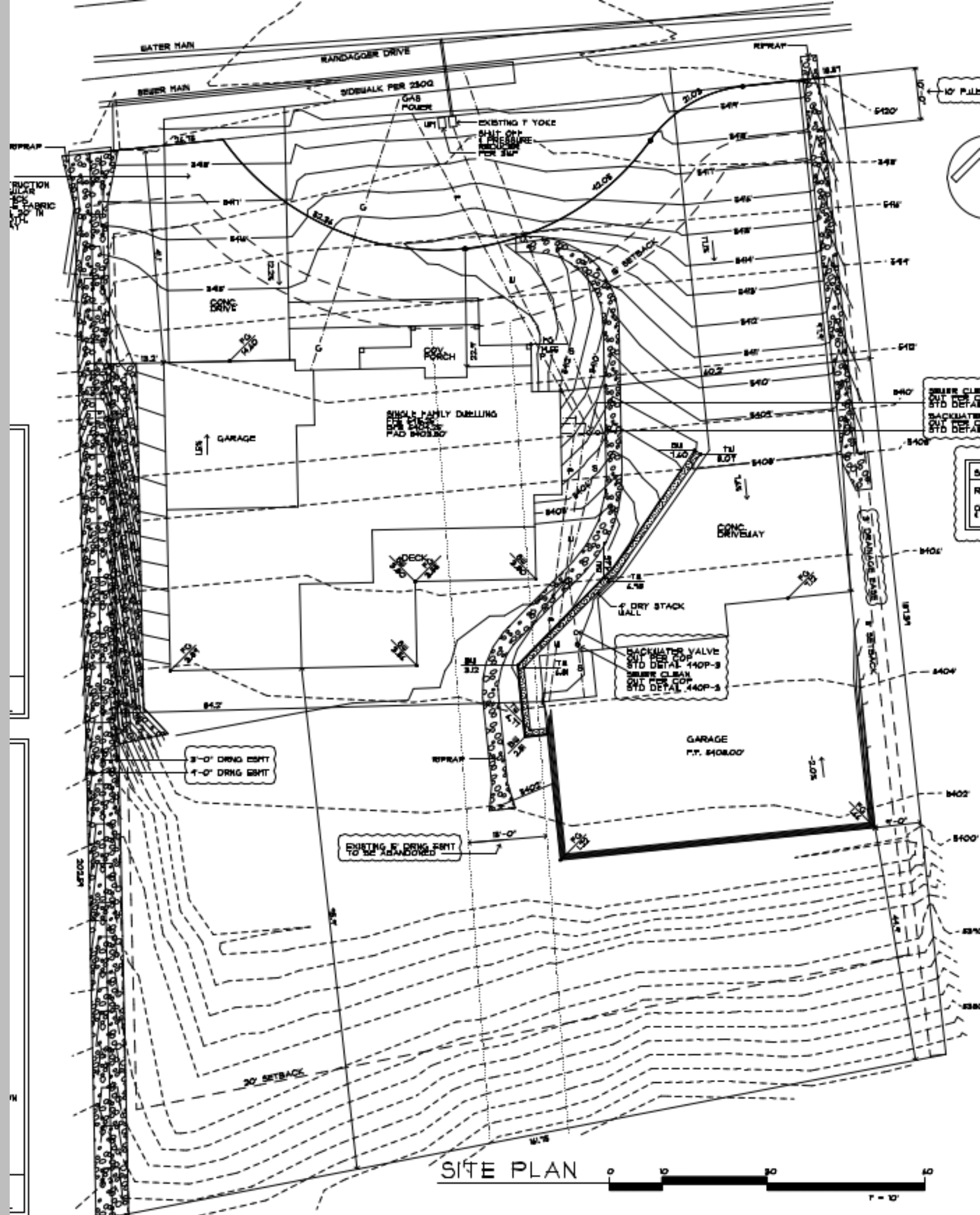


Imagery Map

This map is a product of  
The City of Prescott



This document is a graphic representation only of data available in ArcGIS. The City of Prescott controls responsibility for data accuracy.



## SITE PLAN

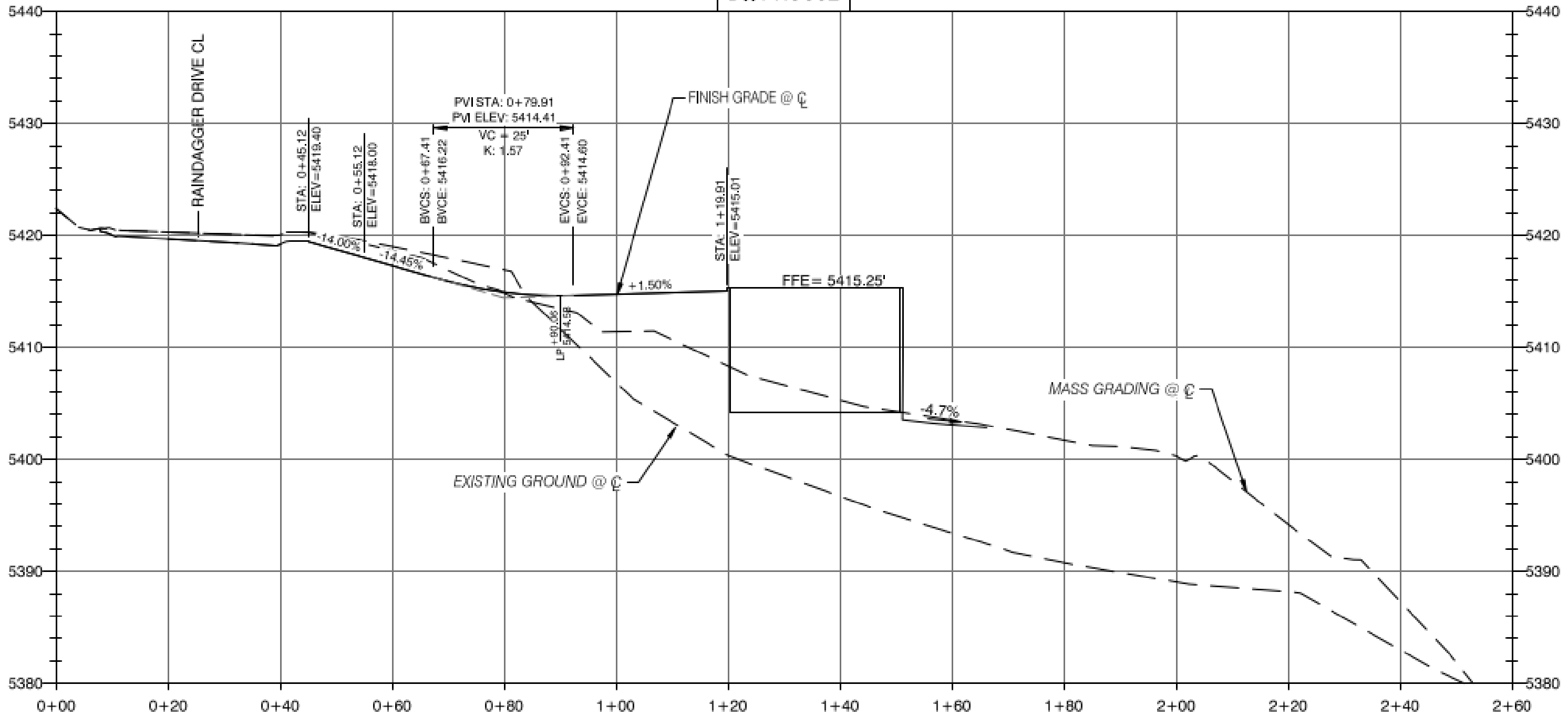
2 lots are being combined. Lots were platted long and narrow with over 52-ft of vertical relief from the front to the rear of the property. Drainage easement in the middle is being redirected to run between the house and detached garage.



# House Request

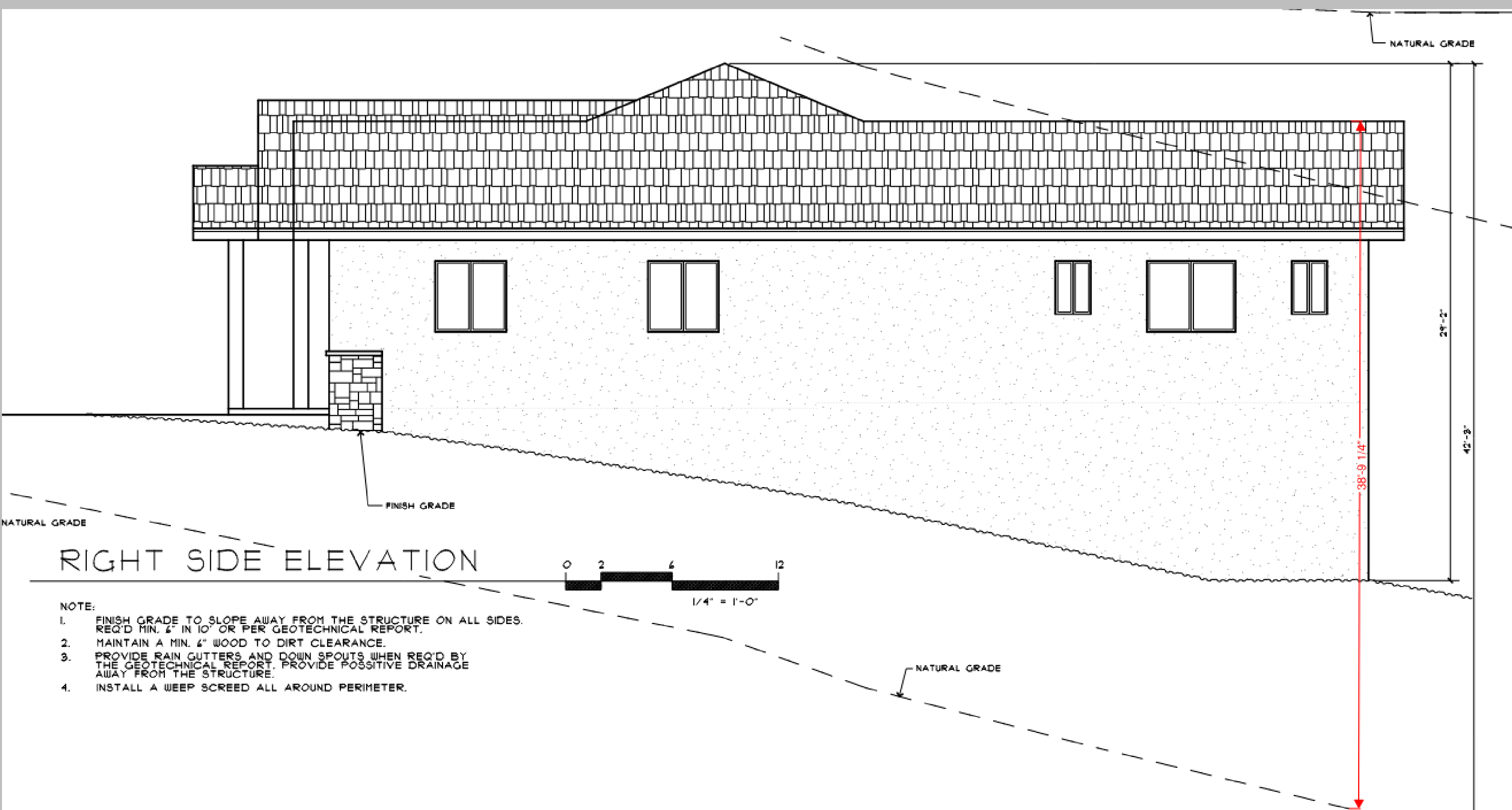
Section 3.6.3.E (SF-9/Maximum Building/Structure Height) of the City's Land Development Code (LDC) to allow for a increase in height from the allowed 35' to 38'10" for construction of a New Single-Family Residence

DWY HOUSE

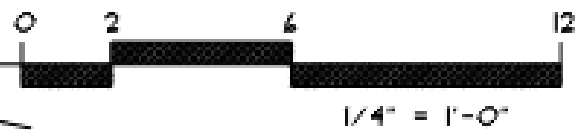


House Grading Elevations

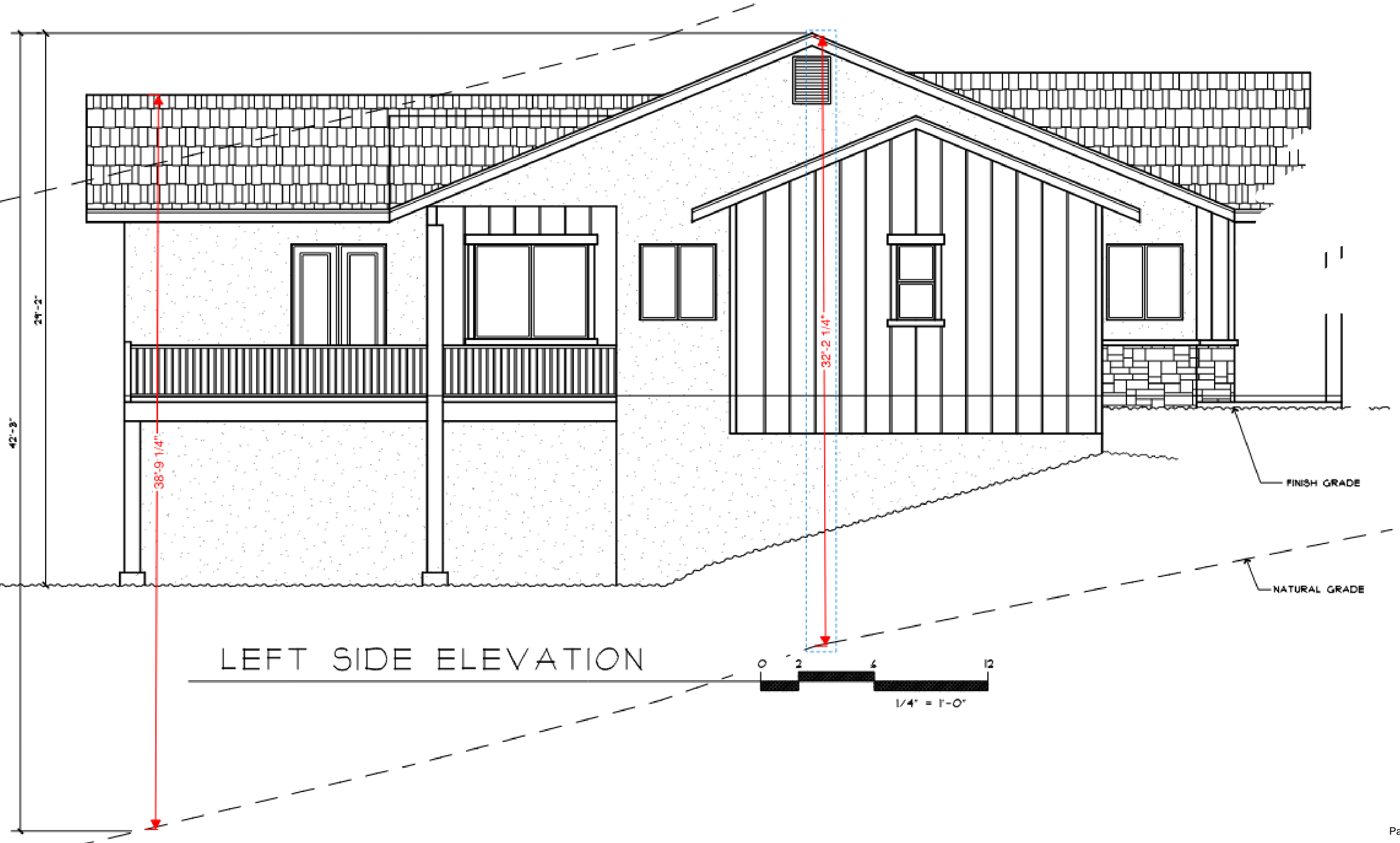




# RIGHT SIDE ELEVATION

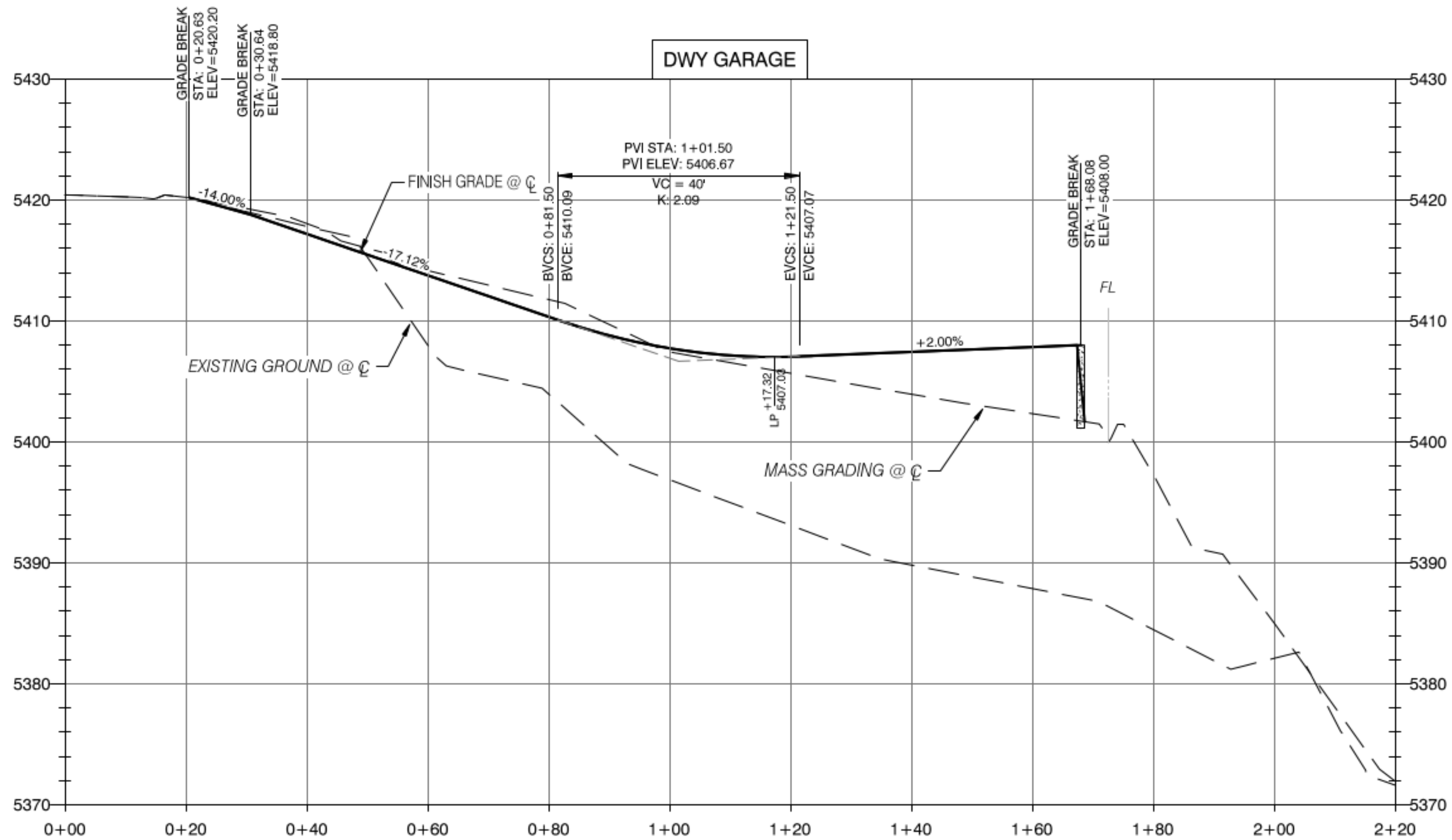


- NOTE:
1. FINISH GRADE TO SLOPE AWAY FROM THE STRUCTURE ON ALL SIDES. REQ'D MIN. 1/4" IN 10' OR PER GEOTECHNICAL REPORT.
  2. MAINTAIN A MIN. 4" WOOD TO DIRT CLEARANCE.
  3. PROVIDE RAIN GUTTERS AND DOWN SPOUTS WHEN REQ'D BY THE GEOTECHNICAL REPORT. PROVIDE POSSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
  4. INSTALL A WEEP SCREED ALL AROUND PERIMETER.



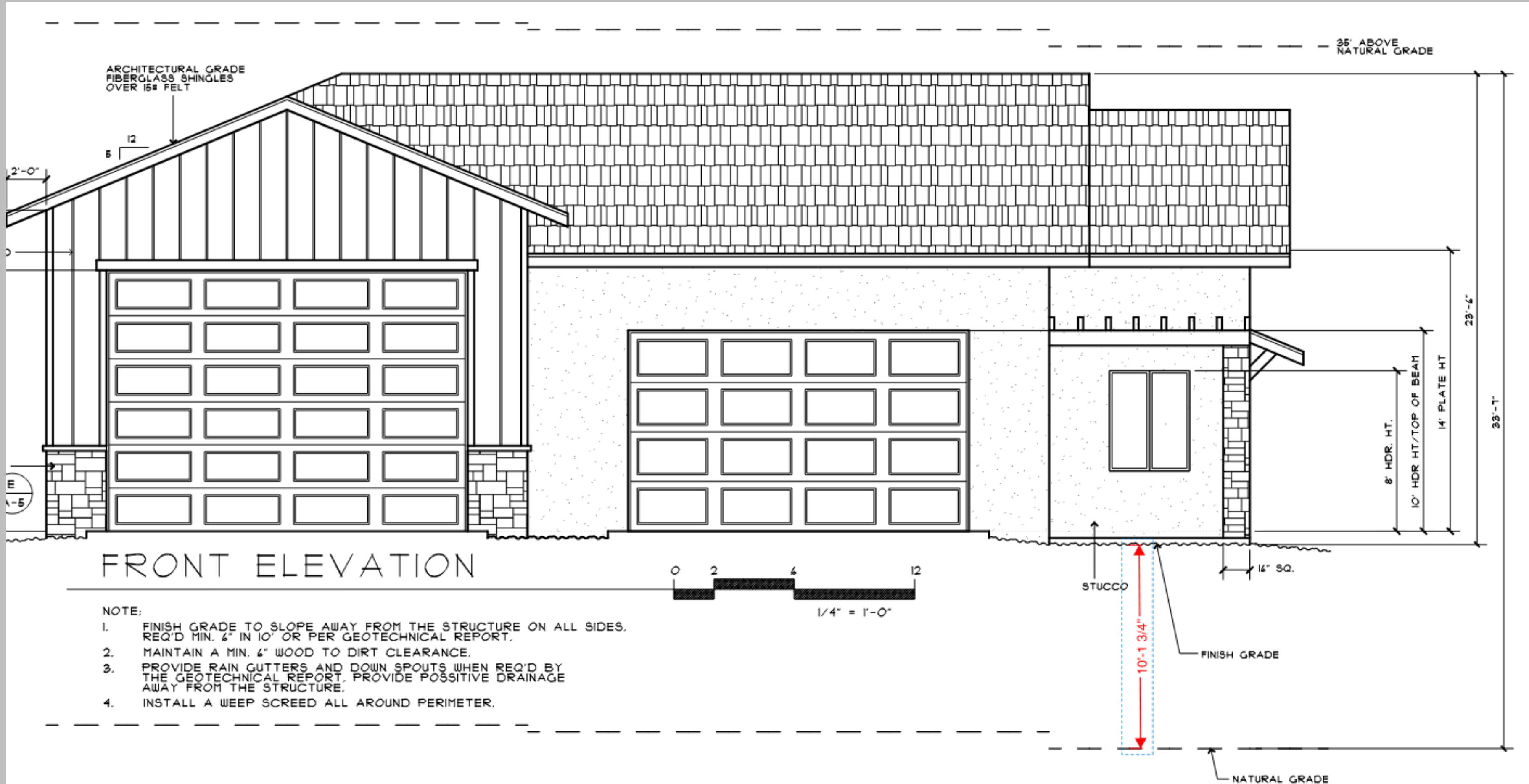
# Detached Garage Request

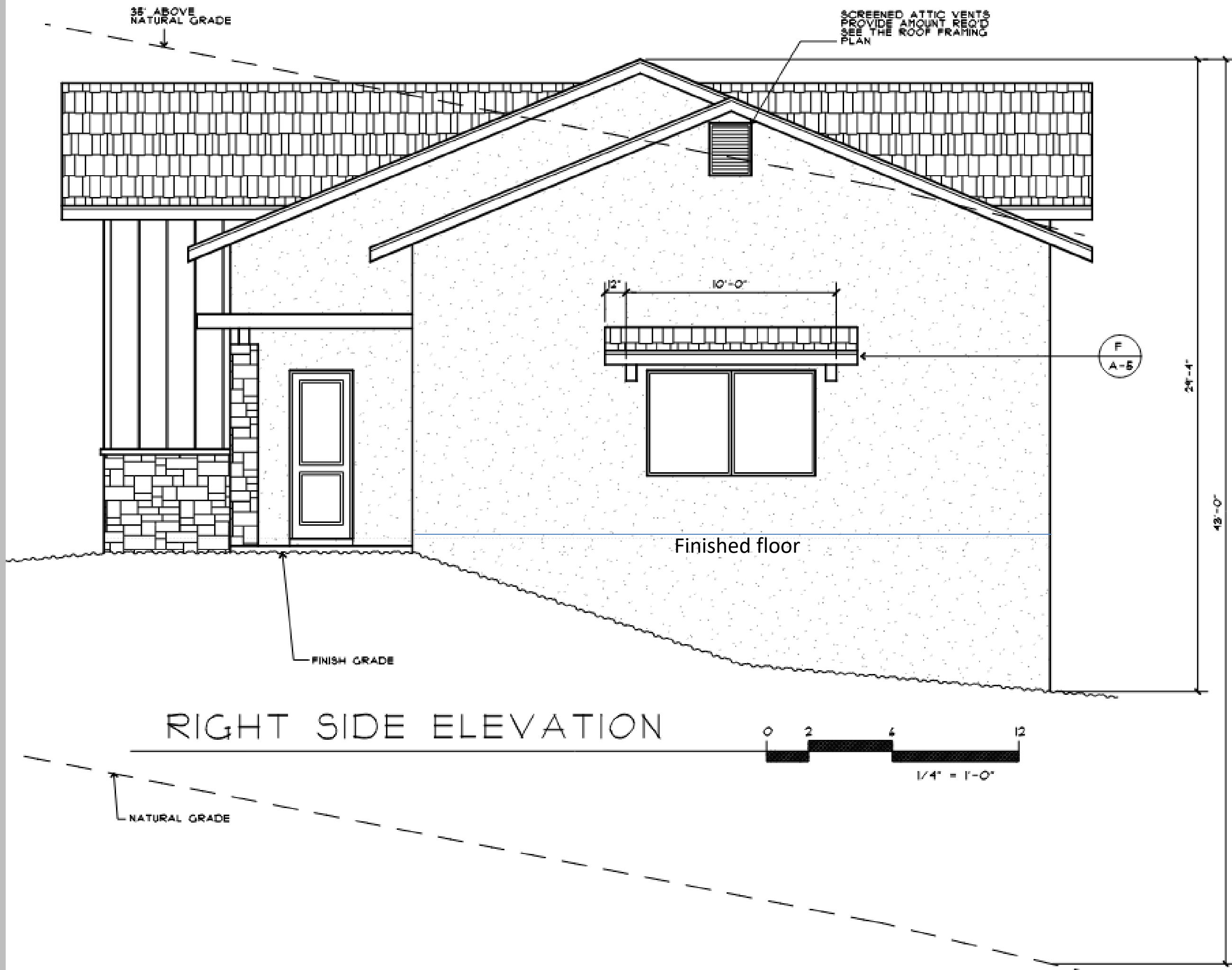
Variance to Section 2.7.3.E.4.e.(Accessory Structure Height) to allow an increase in height from the allowed 20' to 43' for a new detached garage.



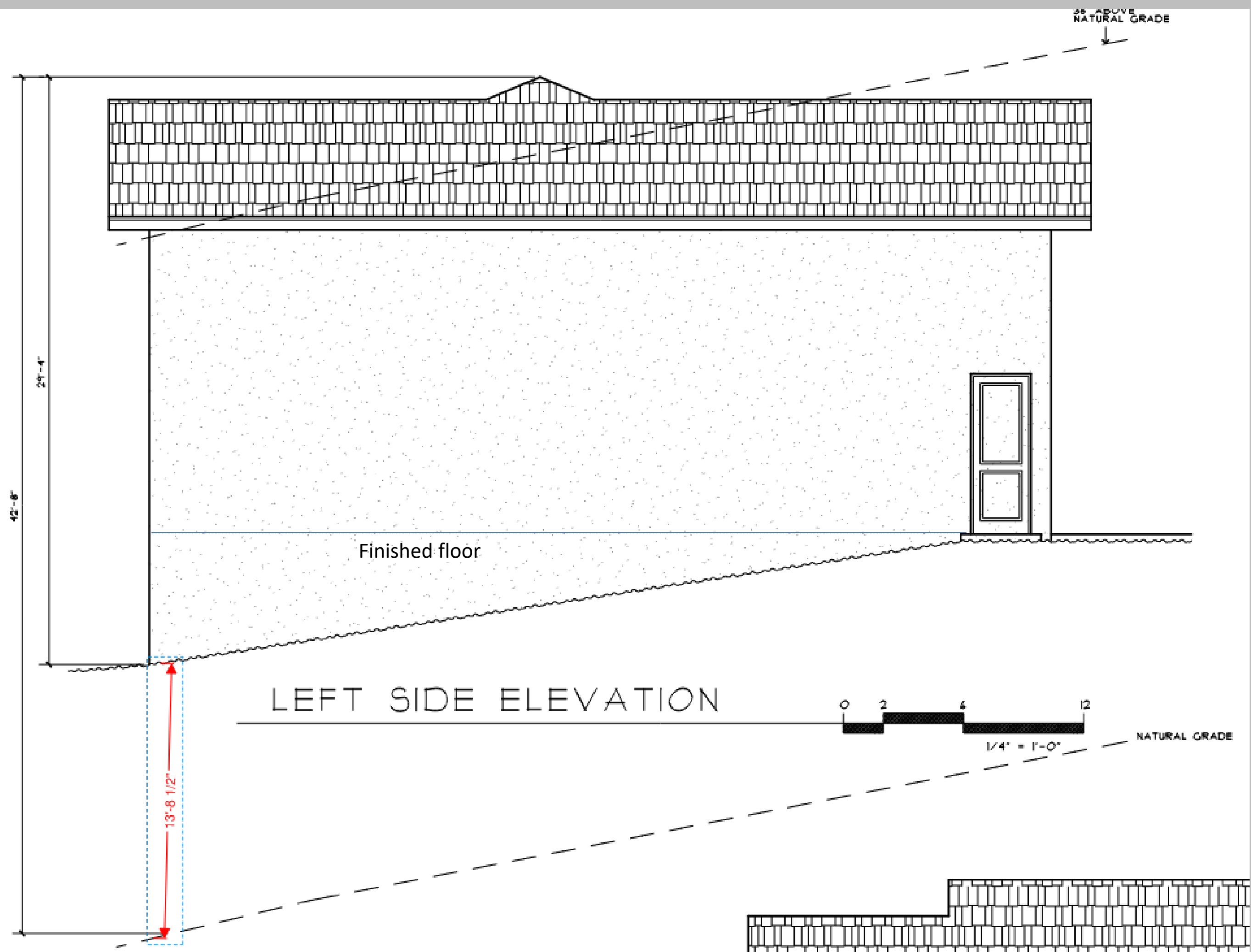
Garage Grading Elevations- about 18' to 20' of fill brought in to create PAD

From the front, garage is 23'6" in height.





The back of the garage, due to slope, is 29'4"





View of Building PAD from street

View of Building PAD from adjacent Open Space Tract looking east.





View of building PAD's  
from street.

Significant drop behind  
building PAD's.



View of house across street from building PAD showing house was built up the hill.



View from PAD looking east to neighboring houses.



# **Variance Review Criteria LDC Section 9.13**

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

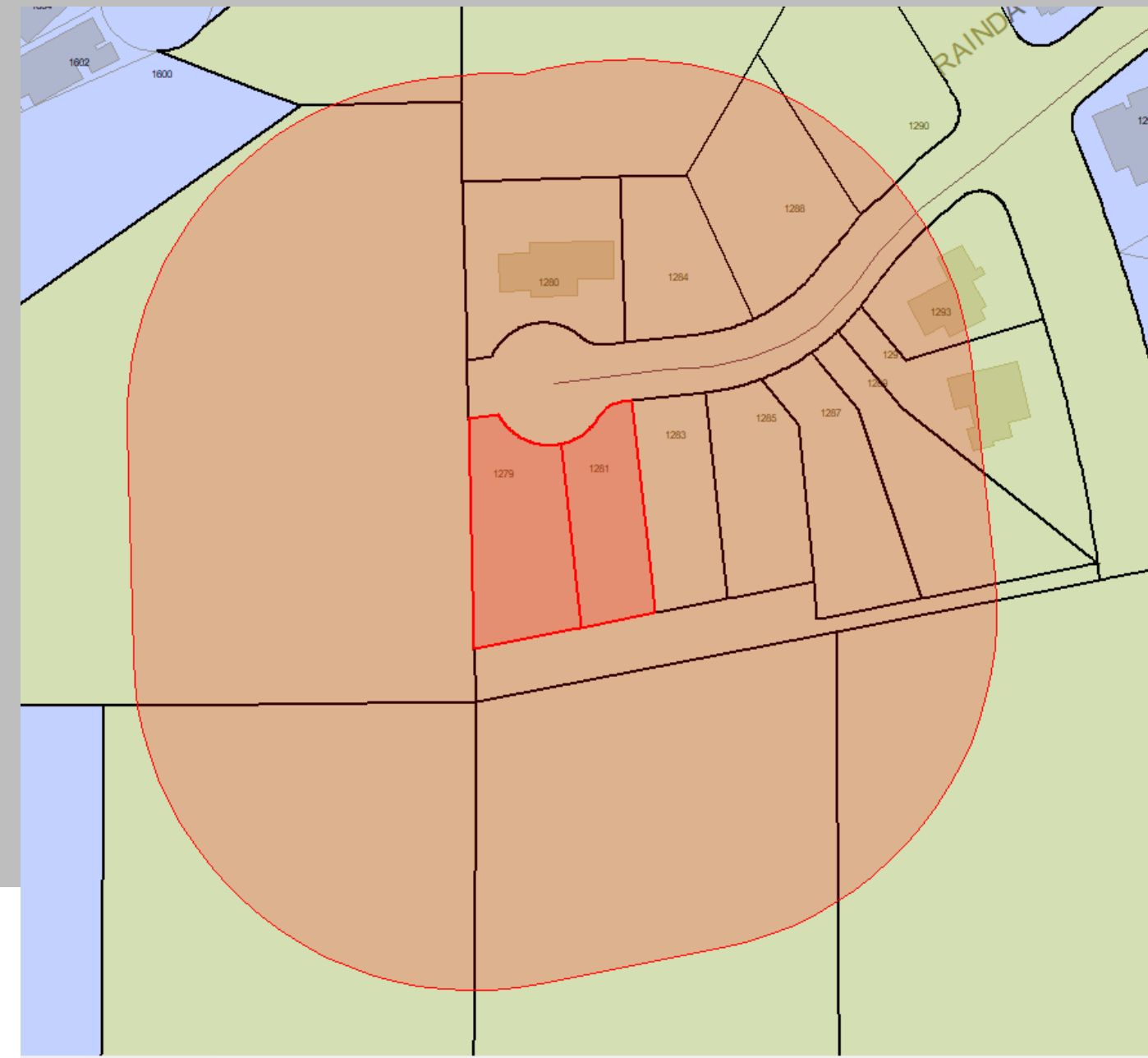
## STAFF ANALYSIS

The lots were platted as narrow and long parcels with over 53-ft of vertical relief from the front to the rear of the lots. Approximately 20' of fill had to be brought in to bring the building pad's up to meet the slope requirement per the fire code.



# 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.





## ***Recommended Action***

**MOVE to approve/deny V25-009:**

- 1. To allow an increase in height from the allowed 35' to 38'10" for construction of a new single-family residence; and**
- 2. To allow an increase in height from the allowed 20' to 43' for a detached garage.**

***Questions & Comments?***

