CITY OF PRESCOTT

City of Prescott
Board of Adjustment

July 17, 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 June 19, 2025 Board of Adjustment Meeting Minutes.

MOTION BY MEMBER HOKENESS TO APPROVE THE JUNE 19, 2025 MEETING MINUTES AS SUBMITTED; SECONDED BY MEMBER DAVIS: PASSED (6-0)

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.

Kaylee Nunez Community Planner gave a presentation for the variance request and explained that this is to increase the maximum allowed accessory structure height from 20ft to 27ft-3 inches due to topography. She provided maps, imagery, and elevations showing the height and location of the proposed garage. Staff reviewed the proposal against all variance review criteria and recommended to approve or deny V25-008 per the site plan submitted.

Member Hokeness asked if the garage location was a dirt road or driveway.

Ms. Nunez stated that it is the owner's private property and is a driveway.

Member Frederickson asked if the 27ft elevation in the rear is measured from natural grade.

Ms. Nunez said yes and explained that all measurements for residential are from natural grade.

Nick Cowton Bighorn Construction stated that the rear has steep topography, and the garage will be built on a retaining stem wall.

Member Frederickson asked if the roofline will match the current house.

Ms. Nunez said that staff does not have the original home plans to compare the roofline to.

Member Frederickson expressed concerns for the aesthetic issues that opposed neighbors may have.

Mr. Cowton stated he does not have a measurement of the roof height of the home, but the garage will be close to the same height and roofline.

Member Hokeness asked if the request is for an additional 7 feet 3 inches height.

Ms. Nunez said that is correct for the rear portion of the garage.

Member of the public Tony Perroncino expressed concerns about the effects of the proposed garage. He has no concerns with the height of the rear elevation of the garage but has issues with the front of the garage. He believes this will negatively affect the value of his home and does not fit with the neighborhood.

Vice Chair Davis asked if there was a homeowner's association (HOA) and if there was an architectural review.

Ms. Nunez stated that there is no active HOA.

Vice Chair Davis asked why the additional height is needed for the garage.

Mr. Cowton said the height is needed to fit the garage door without changing the slope of the driveway.

Member Hokeness asked how tall the garage door is from the pad to the top.

Mr. Cowton stated the garage door is 14 feet.

Member Hokeness asked what the reason for the extra space above the door is.

Mr. Cowton said the extra space is needed for the structural header.

Member Hokeness stated that a flat roof would put the height closer to 20 feet.

Mr. Cowton said a flat roof would be out of place for the neighborhood.

MOTION BY MEMBER HOKENESS TO DENY V25-008; NO SECOND: MOTION FAILED

MOTION BY MEMBER FREDERICKISON TO APPROVE V25-008; SECONDED BY VICE CHAIR DAVIS: PASSED (5-1). MEMBER HOKENESS DISSENTING.

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.

Tammy Dewitt Community Planner gave a presentation for the variance request and explained that this was two lots that were combined through replat. She stated that there are two separate requests related to proposal for V25-009; the first request is for an increase in the allowed maximum structure height for construction of the home to allow for a height of 38 feet – 10 inches; and a second request for an increase to the maximum allowable accessory structure height to 43ft for a detached garage. Additionally, she explained that the lots were designated as hillside lots with 52 feet of vertical relief and required 20 feet of fill to meet fire code requirements for driveway slope of 18% or less. Staff recommended to approve or deny V25-009.

Vice Chair Davis asked for clarification related to the motion.

Ms. Dewitt recommended the board have two separate actions: one for the house and a second for the detached garage.

Member Frederickson believes the discussion will be mostly related to the garage and not the home.

Member Davis agreed and would be comfortable moving forward with the home.

Matt Podracky Deputy City Attorney recommended listening to public comment prior to any motion for approval.

Applicant Terry Savage (Don Savage Building Contractor Inc) believes that the garage being a separate structure matched the community better. Additionally, he explained the current design meets fire code requirements for the 18% driveway slope.

Vice Chair Davis asked if there were similar requests for a garage in the neighborhood for comparison.

Ms. Dewitt stated that there have been no other variance requests in this location and explained that when a garage is attached to the home, the height can be 35 feet instead of the allowed 20 feet for detached structures.

Member of the public Donna Whitmore stated that the Cliff Rose homeowner's association has not received any plans. She does not have issues with the height of the home but does have concerns about the detached garage. She added that the homeowner's association would like a chance to review the plans prior to approval of the variance.

Member of the public Barbara Taylor is opposed to the proposal and believes it will affect her views. She does not have issues or concerns with the home but does have issues with the garage.

Member Frederickson asked if the roofline of the garage would be similar to the home.

Mr. Savage stated that it will be approximately 4 feet taller than the home.

Member Frederickson asked if the neighbors would be able to see that the roofline of the garage is higher than the roofline of the house.

Mr. Savage said that the neighbors will not see this home once the neighboring vacant properties are built out.

Vice Chair Davis asked for clarification regarding the 4-foot height difference between the home and the garage. Additionally, he asked if this would be an RV garage.

Mr. Savage said the 4-foot difference will be from peak to peak of the rooflines and this will be an RV garage.

Member of the public Ryan Savage stated there will be three lots between the subject property and Ms. Tayor's residence and that future development of these lots will obstruct her views regardless.

Terry Savage explained that they do not have to submit plans to the Cliff Rose architectural committee or homeowner's association per the Covenants, Conditions, and Restrictions (CC&Rs).

Member of the public Barbara Taylor clarified that the home being built next to her is not affecting her views.

Member of the public Ryan Savage stated that new construction requiring 18% driveway slopes than the grade on all the surrounding lots will need to be elevated similar to this request due to topography.

MOTION BY MEMBER FREDERICKSON TO APPROVE V25-009 FOR THE HOUSE; SECONDED BY MEMBER HAUBRICH: PASSED (5-1). MEMBER HOKENESS DISSENTING.

MOTION BY MEMBER FREDERICKSON TO APPROVE V25-009 FOR THE DETACHED GARAGE AS SUBMITTED; NO SECOND: MOTION FAILED.

MOTION BY MEMBER HOKENESS TO DENY V25-009 FOR THE DETACHED GARAGE; SECONDED BY VICE CHAIR DAVIS: PASSED (5-1). MEMBER FREDERICKSON DISSENTING.

4. STAFF UPDATES

Ms. Dewitt informed the board that there is currently one application that may be scheduled for the August Board of Adjustments meeting.

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:51 a.m.

Anthony Teeters, Chair

Jacob Lund, Board Secretary