



City of Prescott Board of Adjustment

August 21st, 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 (Excused)
Mary Frederickson, Member
Miriam Haubrich, Member
Mark Hokeness, Member
Tom Hutchison, Member (Excused)
Rick Kimery, Member

3. DISCUSSION & ACTION ITEMS

A. Approval of the July 17, 2025 Board of Adjustment Meeting Minutes.

MOTION BY MEMBER HOKENESS TO APPROVE THE JULY 17, 2025 MEETING MINUTES AS SUBMITTED; SECONDED BY MEMBER FREDERICKSON: PASSED (5-0)

B. **V25-011:** A Variance to Article 2, Table 2.7.1/Single-Family Dwellings/Max Building Height of the City's Land Development Code (LDC) to Allow for an Increase in Height from the Maximum Allowed 35' to 55' for Construction of a New Single-Family Residence. Zoning: SPC (Special Planned Community). Property Owner: Evans Family Revocable Trust. Applicant: SMC Construction Inc. Location: APN 108-20-159, 1855 Woodland Pines Lane.

Tammy DeWitt Community Planner gave a presentation for the variance request and explained that this is to increase the maximum allowed building height from 35ft to 55ft due to topography issues on the lot. She provided maps, imagery, and elevations showing the height and location of the proposed single-family residence. Staff reviewed the proposal against all variance review criteria and recommended to approve or deny V25-011 per the site plan and renderings submitted.

Larry Evans Property Owner stated that the lot was challenging to develop due to topography and driveway slope issues. He provided a handout to the board members showing adjacent properties compared to his proposal. Additionally, he said that the

home will appear as a one-story home from the street level and believes the home will only be 47ft from natural grade once completed.

Member Frederickson said that she visited the site and believes the variance request is not as significant as neighboring properties and is consistent with the rest of the neighborhood.

MOTION BY MEMBER FREDERICKSON TO APPROVE V25-011; SECONDED BY VICE CHAIR DAVIS: PASSED (5-1). MEMBER HOKENESS DISSENTING.

- C. **V25-012:** A Variance to Article 6, Section 6.12.5.A.2 (Permanent On-Site Signs) of the City's Land Development Code (LDC) to Allow for an Increase in the Maximum Allowed Wall-Mounted Signage from 50 Sq. Ft. to 162 Sq. Ft. for Two (2) Roof Decal Sticker Signs. Zoning: BG (Business General). Property Owner: NDG Investments LLC. Applicant: Yavapai Landscaping. Location: APN 114-06-098B, 1106 E. Gurley Street.

Jacob Lund Community Planner gave a presentation and explained the variance request is to increase the maximum allowed wall-mounted signage from 50 sf. to 162 sf. for two unpermitted roof decal sticker signs. He provided zoning maps, aerial imagery, photographs of the site, and a site plan provided by the applicant detailing the scale and location of the proposed signs. Staff reviewed the proposal against all variance review criteria and recommended to approve or deny V25-012.

Member Frederickson asked if this was a result of a complaint from a community member.

Mr. Lund confirmed and clarified that this was a result of a recent zoning enforcement case that was heard by the City's Hearing Officer.

Nathan Green Yavapai Landscaping Owner stated that they were not aware that a permit was needed for the sticker signs. He explained that the increased signage is needed to improve his business' visibility from the street view and it has increased the safety for their customers in finding their office location.

Member Frederickson asked how long the decal signs had been on the roof.

Mr. Green said the signs have been there for about one year.

Member Frederickson asked if they had received any complaints that the signs were a visual blight.

Mr. Green confirmed there have been no complaints.

Member Frederickson does not believe the signs add to the visual clutter as much as neighboring business' signs. Additionally, she added that the unusual shape of the building gives reason for allowing the variance request.

Member Hokeness asked what the City's definition of a billboard was and if they are allowed.

Mr. Lund stated he would need to check the Land Development Code (LDC) for the exact definition, but billboards are not allowed.

Tammy DeWitt Community Planner clarified that billboards are for off-site advertising and if the City did allow billboards, it would not be allowed on this property.

Member Hokeness asked if this sign would be the size of a billboard.

Mr. Green referenced a billboard that Yavapai Landscaping rents in Dewey Arizona, and it is 16ft by 48ft structure, which is much larger than the signs in question.

Member Hokeness stated the signs are the greeting to customers coming and going to Prescott on Gurley Street and the signs are large.

Mr. Green expressed interest in providing landscaping services to the community to allow increased signage.

Matt Podracky Deputy City Attorney explained that the focus needs to be on the variance request and not an offer to do additional work.

Member Frederickson asked for clarification on the number of votes needed to approve a variance request.

Mr. Podracky stated that the by-laws require 4 votes in all circumstances.

MOTION BY MEMBER FREDERICKSON TO APPROVE V25-012; SECONDED BY MEMBER HAUBRICH: PASSED (4-1). MEMBER HOKENESS DISSENTING.

4. STAFF UPDATES


Ms. DeWitt informed the board members that there is one item on next month's agenda.

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:37 a.m.



Anthony Teeters, Chair



Jacob Lund, Board Secretary