



City of Prescott Board of Adjustment

February 19th, 2026 | 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
Miriam Haubrich, Member
Mark Hokeness, Member
Tom Hutchison, Member
Rick Kimery, Member

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION & ACTION ITEMS

A. Approval of the December 18th, 2025 Board of Adjustment Meeting Minutes.

MOTION BY VICE CHAIR DAVIS TO APPROVE THE DECEMBER 18, 2025 MEETING MINUTES AS SUBMITTED; SECONDED BY MEMBER HUTCHISON: PASSED (6-0).

B. **V26-001**: Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the Land Development Code (LDC) Allowing a Reduction of the Required 20' Rear Setback by 17' to Allow for a 3' Rear Setback for the Conversion of an Existing Garage to a Second Residence. Zoning: MF-M (Multi-Family). Property Owner: Tetreau Holdings LLC. Applicant: Broken Arrow Drafting and Design, LLC. Location APN 113-02-016, 815 1st Street.

Tammy DeWitt Community Planner gave a presentation for a variance on a rental property, including a zoning map, site plan, location map, existing and proposed floor plans, and images of the property. The variance was reviewed by staff against variance review criteria and was found to be in compliance; other variances have been approved in the area. Staff sent mailings to surrounding property owners, with no response from the public. Staff recommended to approve or deny V26-001 per site plan provided.

Member Haubrich asked whether there was any parking provided for the additional residence.

Ms. DeWitt said there is a wrap-around driveway provided in the plans.

Member Kimery asked why the setback was originally 5 feet and that the new setback is 20 feet.

Ms. DeWitt said that as a second residence, the converted garage will be required to meet the same setbacks as the primary residence, which is 20 feet, up from 5 feet as an accessory structure.

Member Hokeness asked if other variances in the area concern the same type of setbacks and distances.

Ms. DeWitt said there were nearby properties with setback reductions but she does not have access to the exact variance information.

Member Hutchison said he had concerns about the safety implications of having a compromised fire ingress/egress with no way for fire trucks to turn around.

Ms. DeWitt said the structure has been under review for permitting and fire had no concerns.

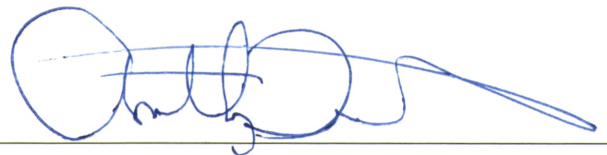
MOTION BY COUNCIL MEMBER HOKENESS TO APPROVE V26-001 AS SUBMITTED BY STAFF; SECONDED BY MEMBER HUTCHISON: PASSED (6-0).

4. STAFF UPDATES

- Meeting next month with 3 items

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:10 a.m.



Anthony Teeters, Chair



Jacob Lund, Board Secretary