



AGENDA
CITY OF PRESCOTT
BOARD OF ADJUSTMENT
Thursday, February 16, 2006 - 9:00 AM
City Council Chambers

MEMBERS

E. Calvin Fuchs, Chairman
Mike Klein, Vice Chairman
Duane Famas
Johnnie Forquer

Tom Kayn
Ken Mabarak
Bill Warren

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

I. CALL TO ORDER

II. ATTENDANCE

III. REGULAR AGENDA

1. **Approve the minutes** of the 01/19/06 hearing.
2. **V06-001, 215 W. Leroux Street.** APN: 109-14-022 and totaling \pm 0.378 acre. Zoning is Business Regional (BR). Request a variance for a parking reduction waiver (*LDC* Section 6.2); request a zero setback allowance on the south side for a 12-unit studio apartment (*LDC* Section 4.8). Owner is Project Aware, Inc. Applicant is Alfred E. Falk. Community Planner is Ryan Smith. (*May be voted on March 16, 2006*).

IV. REVIEW ITEMS

3. **708 Ashwood Lane, CUP04-008.** Section 4.20.A.3, APN: 106-49-038, RA-35 to allow a detached guesthouse with porch and garage in an accessory building within the front yard.
BOA Granted August 19, 2004 with 2 conditions: (1) The development of the property shall be in substantial conformance with the site plan dated August 19, 2004; and, (2) The guesthouse is non-rentable.
Finaled 06/30/05.
- 708 Ashwood Lane, V04-005,** Section 7.04.A.1, APN: 106-49-038, RA-35 to allow a detached guesthouse.
BOA Granted August 19, 2004 with 1 condition: (1) the development of the property shall be in substantial conformance with the site plan dated August 19, 2004.
Finaled 06/30/05.

4. **822 W. Gurley Street, V04-003**, Section 7.10.C, APN: 113-11-066B to allow a reduction of a 2-way drive from 20' to 12' to access parking area in rear portion of the property.

BOA Granted August 19, 2004 with 1 condition: (1) The development of the property shall be in substantial conformance with the site plan dated August 18, 2004.

Finaled--Several permits have been finalized with this variance; however, no permits were necessary for improvements directly related to the driveway. At this time the case is considered closed and no further action is necessary.

5. **240 S. Mt. Vernon Avenue, CUP04-009**, Section 4.20.B.3, APN: 110-01-035, RA-35 to allow a detached guesthouse.

BOA Granted August 19, 2004 with 3 conditions: (1) the development of the property shall be in substantial conformance with the site plan dated July 7, 2004; (2) The guesthouse is non-rentable in accordance with the zoning code; and, (3) The project must be completed in 18 months (February 19, 2006).

Building is completed. At the time of publication, final inspection and closing review remain incomplete. Staff will provide an update at the meeting.

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT