



AGENDA
CITY OF PRESCOTT
BOARD OF ADJUSTMENT
Thursday, March 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 02/16/06 hearing.
2. **CUP06-001, 3078 Pedregal.** APN: 106-25-138 and totaling \pm 0.72 acre. Zoning is Single-Family 35 (SF-35). Request a conditional use permit for a detached guesthouse (*LDC* Section 2.5.6). Owners are Geoff & Dawn LaGary. Applicant/Agent is Carter Builders, Inc. Community Planner is Mike Bacon (928) 777-1360.
3. **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. (*Continued from 02-16-06*).

IV. REVIEW ITEMS

4. **V04-007, 306 E. Smoketree Lane.** Section 6.05. RA-9 zoning. Request 8' masonry wall. APN" 105-02-192S. Applicant/Agent Rich Radavich. Owner is Jeffrey A. Davis dba PL Consolidation (PL Golf Club). (CP: Mike Bacon).
BOA Granted September 16, 2004 with 5 conditions: 1) The development of the property be in substantial conformance with the site plan dated August 9, 2004; 2) Three additional trees be planted along the street side to mask the wall and screen the interior; 3) A berm is to be placed against the perimeter of the wall to bring the height of the wall closer to appearing to be only 6 feet high along Smoketree Lane;

4) The wall is to be stuccoed; and, 5) Stem piers are to be added on the far west corner and the far east corner of wall facing street.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 777-1100 (voice) or (TDD) to request an accommodation to participate in this meeting.

Finalled 06/03/05. (B0409-091).

5. **V04-006, 806 Norris Road.** Section 7.04. RA-35 zoning. A variance to permit a detached garage in front of an existing house. APN" 113-10-026. (CP: Bacon).
BOA Granted September 16, 2004 with 1 condition: The development of the property shall be in substantial conformance with the site plan dated September 9, 2004.
Finalled 02/08/05. (B0409-056).

6. **CUP04-005, 225 S. Summit Avenue.** Section 4.30.B.7. Request to allow a pre-school in RB zoning. APN: 113-12-103. Applicant/Agent is Michael Taylor. Owner is Bishop of the Roman Catholic Church of the Diocese of Phoenix. (CP: Baker).
BOA Granted with 5 conditions: 1) The development of the property shall be in substantial conformance with the site plan dated June 17, 2004; 2) An approved replat (combining lots) is recorded with the County Recorder's Office prior to building permit issuance; 3) All parking associated with this use, and the drop-off and pick-up of children, shall occur on the church parking lot and along the streets that front church-owned property only (Summit and Carondelet); 4) Eliminate access to the driveway off Summit Street; and, 5) That the Conditional Use Permit be reviewed in one year in order to determine the adequacy of drop-off and pick-up areas.
CUP was not pursued; however, change of use to a different permitted use was obtained by the applicant. Replat approved February 2005.
File closed. Not other action is necessary.

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT