

Hearing Minutes

City of Prescott Board of Adjustment Public Hearing Thursday, August 17, 2006 – 9:00 AM

MEMBERS PRESENT:

E. Calvin Fuchs, Chairman
Mike Klein, Vice Chairman
Duane Famas
Johnnie Forquer
Tom Kayn
Ken Mabarak
Bill Warren

OTHERS PRESENT:

George Worley, Assistant Director,
Community Development
Gary Kidd, City Attorney
Mark Baker, Community Planner
Bob Bell, Council Liaison
Kathy Dudek, Recording Secretary

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

I. CALL TO ORDER

Chairman Fuchs called the public hearing to order at 9:00 AM.

II. ATTENDANCE

The proceedings of this hearing were recorded and a tape is available in the Planning and Zoning Division for playback. A list of members of the public in attendance is also on file in the Community Development Department.

III. REGULAR AGENDA

- 1. Approve the minutes** of the 07/20/06 public hearing.

Mr. Kayn, **MOTION: to approve the minutes** of the July 20, 2006 hearing. Mr. Mabarak, 2nd. **Vote: 6-0-1.** (Abstention due to absence: Warren).

IV. REVIEW ITEMS

- 2. V04-010, 306 S. Marina Street.** APN: 109-04-001. Variance to reduce side and rear setbacks for a combination garage/apartment.
BOA Approved 12-16-04 with 1 condition: That the proposed garage/apartment is built in substantial conformance to the site plan dated October 8, 2004.

Mr. Baker reviewed the staff report for the 24-month extension to the variance indicating that, last month, the Board granted a one-month extension until today's hearing.

Mr. Greg Heiland, owner, 306 S. Marina Street, indicated that he purchased the property in December, 1999. Mr. Heiland gave an overview of the house's history and indicated that a carriage house was on the property until 1994. The family wishes to re-construct the carriage house using contractors skilled in restorations. The local contractors have been too busy to take on the small project.

Board members queried and remarked on:

- if a building permit has been pulled;
- if the variance has already expired; and,
- the reason for the requested 24 months' needed for the extension.

Mr. Heiland stated:

- materials from the old carriage house exist, i.e., doors, hardware, etc.;
- the old materials will be utilized to make the reconstruction more authentic;
- contractors with restoration skills are needed;
- utility lines will be moved underground to the main house;
- 24 months is the "worst case" scenario; and,
- unknown problems may arise during reconstruction.

Board members further queried and discussed:

- when plans will be submitted [Mr. Heiland: 60 days]; and,
- the Board's requirement that action on the project begin as soon as possible.

Mr. Kayn, **MOTION: to approve** the request for a 24-month extension of V04-010, (to expire on August 16, 2008) with the condition that substantial plans are submitted to the building department within 60 days (i.e., on or before October 16, 2006). Mr. Warren, 2nd. **Vote: 7-0.**

V. SUMMARY OF RECENT OR CURRENT EVENTS

None.

VI. ADJOURNMENT

Chairman Fuchs adjourned the hearing at 9:23 AM.

E. Calvin Fuchs, Chairman