



MINUTES
BOARD OF ADJUSTMENT
Thursday, November 15, 2007 - 9:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

Chairman Fuchs asked Vice-Chairman Klein to chair the public hearing. Chairman *pro tempore* Klein, called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT

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

MEMBERS ABSENT

Tom Kayn
Bill Warren

OTHERS PRESENT

Gary Kidd, City Attorney
Mike Bacon, Community Planner
Dick Mastin,
Bob Bell, Council Liaison
Bob Luzius, Councilman
Kathy Dudek, Board Recording Secretary

III. REGULAR AGENDA

1. **Approve the minutes** of the October 18, 2007 public hearing.

Mr. Mabarak, **MOTION: to approve the minutes** of the October 18, 2007 public hearing. Ms. Forquer, 2nd. Vote: 4-0-1 (abstention due to absence: Fuchs).

2. **V07-009, 128 S. Mt. Vernon Avenue.** APN: 110-01-012 and totaling ± 0.36 acre. Zoning is Single-Family 9 (SF-9). LDC Sections 3.6.3.D and 2.7.3.E.4. Request variance for an increase in maximum lot coverage and an increase in accessory building height. Owner is Richard Belveal. Applicant/agent is Frank DeGrazia, Otwell Architects. Community Planner is Mike Bacon (928) 777-1360.

Mr. Bacon reviewed the staff report and indicated:

- the lot size is approximately 15,000 square feet;
- there is an existing guesthouse in the back;
- the existing garage will be demolished;
- the request for the variance has two parts:

- a) the total height is to be 25'8" where 20' is the maximum permitted in the *LDC*
- b) the lot coverage presently at 43.6% will increase to 45.9% where 40% is the maximum permitted in the *LDC*;
- two other variances that are similar exist on Mt. Vernon;
- the main house is listed in the National Register; and,
- a larger roof pitch would be more compatible with the historic structure.

Mr. Bill Otwell, applicant, 121 E. Goodwin Street, noted:

- the Prescott Preservation Commission voted unanimously to approve this project. Frank DeGrazia, an architect with our firm and a member of the Preservation Commission, recused himself from voting;
- the house is taller than the proposed garage;
- the existing garage is the "runt" of the neighborhood and the neighbors to the south will be glad to see it being replaced;
- the existing garage encroaches into the setbacks;
- the new garage will be constructed within the setbacks; and,
- the owner desires a "pull-through" garage and parking for three vehicles.

Board members queried and remarked on:

- the reasoning for the increase in maximum lot coverage [Mr. Otwell: the owners would like to take advantage of the 2-track historic driveway that presently goes nowhere].

Mr. Mabarak, **MOTION: to approve Variance V07-009** in accordance with Exhibit A and Exhibit B dated November 15, 2007. Mr. Famas, 2nd. **Vote: 6-0.**

IV. REVIEW ITEMS

None.

V. SUMMARY OF CURRENT OR RECENT EVENTS

The annual Boards and Commissions Conference will be held in Phoenix on December 7, 2007.

VI. ADJOURNMENT

Chairman *pro tempore* Klein adjourned the public hearing at 9:15 AM.

E. Calvin Fuchs, Chairman