



Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

July 7, 2022

Steven Childs
11850 N. 76th Place
Scottsdale, AZ 85260

Re: 445-PA-2022
4-BA-2022
Childs Variance Requests

Dear Steven Childs,

This letter is to advise you that the variance referenced above was approved at the July 6, 2022 Board of Adjustment meeting.

Enclosed is a copy of the signed Board of Adjustment Decision – Zoning Ordinance Variance form for your records. **You will need to provide a copy of this form as Proof of Variance to obtain the permits/approvals required to proceed with your project.**

If you have any questions, please feel free to call me at 480-312-2817

Sincerely,

Wayland Barton
Planner



Board of Adjustment Decision

Zoning Ordinance Variance

Variance Request #1

Case Numbers: 445-PA-2022 / 4-BA-2022

Project Name: Childs Variance Requests

Location: 11850 N 76th Pl

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Section of the Zoning Ordinance to be varied: 5.204.E.1.a

Scottsdale Ordinance Requires: Front yard setback of Forty (40) feet.

Owner's Request: The owner is requesting a variance of seven (7) feet, which would reduce the required front yard (east) setback on the parcel from forty (40) feet to thirty-three (33) feet, after a 25-foot public right-of-way dedication, to allow the existing home to conform from the new front property line.

Amount of Variance: Seven (7) feet

Expiration Date (Per Section 1.804E): July 6, 2023, or within any other time frame stipulated by the Board of Adjustment

Board of Adjustment Decision

Hearing Date: July 6, 2022

☐ Approved

☐ Denied

☐ Other:

☐

☒ Approved with Stipulation(s):

☐ Continued to:

Variance #1 shall become applicable at the time that the future 25' right-of-way is dedicated to the City along N. 76th Place adjacent to the subject property.

Chair Signature 



Board of Adjustment Decision

Zoning Ordinance Variance

Variance Request #2

Case Numbers: 445-PA-2022 / 4-BA-2022

Project Name: Childs Variance Requests

Location: 11850 N 76th Pl

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Section of the Zoning Ordinance to be varied: 5.204.E.3

Scottsdale Ordinance Requires: Rear yard setback of thirty-five (35) feet

Owner's Request: The owner is requesting a variance of twenty (20) feet, which would reduce the required rear yard (west) setback on the parcel from thirty-five (35) feet to fifteen (15) feet to bring the existing home into conformance.

Amount of Variance: Twenty (20) feet

Expiration Date (Per Section 1.804E): July 6, 2023, or within any other time frame stipulated by the Board of Adjustment

Board of Adjustment Decision

Hearing Date: July 6, 2022

☒ ~~Approved~~

☐ Denied

☐ Other:

☐ Approved with Stipulation(s):

☐ Continued to:


Chair Signature



Board of Adjustment Decision

Zoning Ordinance Variance

Variance Request #3

Case Numbers: 445-PA-2022 / 4-BA-2022

Project Name: Childs Variance Requests

Location: 11850 N 76th Pl

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Section of the Zoning Ordinance to be varied: 5.204.G

Scottsdale Ordinance Requires: Max. wall height of three (3) feet within the required front yard setback

Owner's Request: The owner is requesting a variance of four (4) feet, which would increase the maximum wall height allowed with the required front yard setback from three (3) feet to seven (7) feet to bring the existing wall into conformance.

Amount of Variance: Four (4) feet

Expiration Date (Per Section 1.804E): July 6, 2023, or within any other time frame stipulated by the Board of Adjustment

Board of Adjustment Decision

Hearing Date: July 6, 2022

☐ Approved

☐ Denied

☐ Other:

☐

☒ Approved with Stipulation(s): Walls exceeding three feet in height, up to seven feet in height, within the required front yard area, shall only be permitted in the location of the existing seven foot tall wall as shown on the approved site plan.

☐ Continued to:


Chair Signature