



# Board of Adjustment Decision Zoning Ordinance Variance

## Variance Request

Case Numbers: 1036-PA-2024 / 2-BA-2025

Project Name: The Clark Residence

Location: 8539 E Desert Cove Av

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

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

**Scottsdale Ordinance Requires:** Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

**Applicant's Request:** Request by applicant for a variance to the City of Scottsdale Zoning Ordinance, Section 5.204.G to allow a 6' tall wall within the required front yard setback adjacent to a key lot along North 85th Place for the property located at 8539 E Desert Cove Avenue, with Single-Family Residential R1-35 Zoning.

**Amount of Variance:** Three (3) feet

**Expiration Date** (Per Section 1.804E): **March 5, 2027**

## Board of Adjustment Decision

Hearing Date:

☐ Approved

☐ Denied

☐ Other:

☒ Approved with Stipulation(s):

☐ Continued to:

Chair Signature



## Staff Stipulations:

1. Any site walls within the 40-foot front yard setback shall be designed and located consistent with the site plan included in the staff report under Attachment #7.