

Board of Adjustment Decision Zoning Ordinance Variance

Variance Request

Case Numbers: 106-PA-2025 / 9-BA-2025

Project Name: 8735 E Joshua Tree Ln

Location: 8735 E Joshua Tree Ln

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: Article V Section 5.104.E.2; Article V Section 5.104.E.1

Scottsdale Ordinance Requires: There shall be a side yard of not less than twenty (20) feet on each side of a building; There shall be a front yard having a depth of not less than forty (40) feet.

Applicant's Requests:

Request #1: Reduce the side yard setback from twenty (20) feet to one (1) foot.

Request #2: Reduce the front yard setback from forty (40) feet to seventeen (17) feet.

Amount of Variance: Nineteen (19) feet; Twenty-three (23) feet

Expiration Date (Per Section 1.804E): November 5, 2026

Board of Adjustment Decision

Hearing Date: 11/5/2025

Request #1 Denied 7-0 Side Yard
Request #2 Approved 7-0 Front Yard

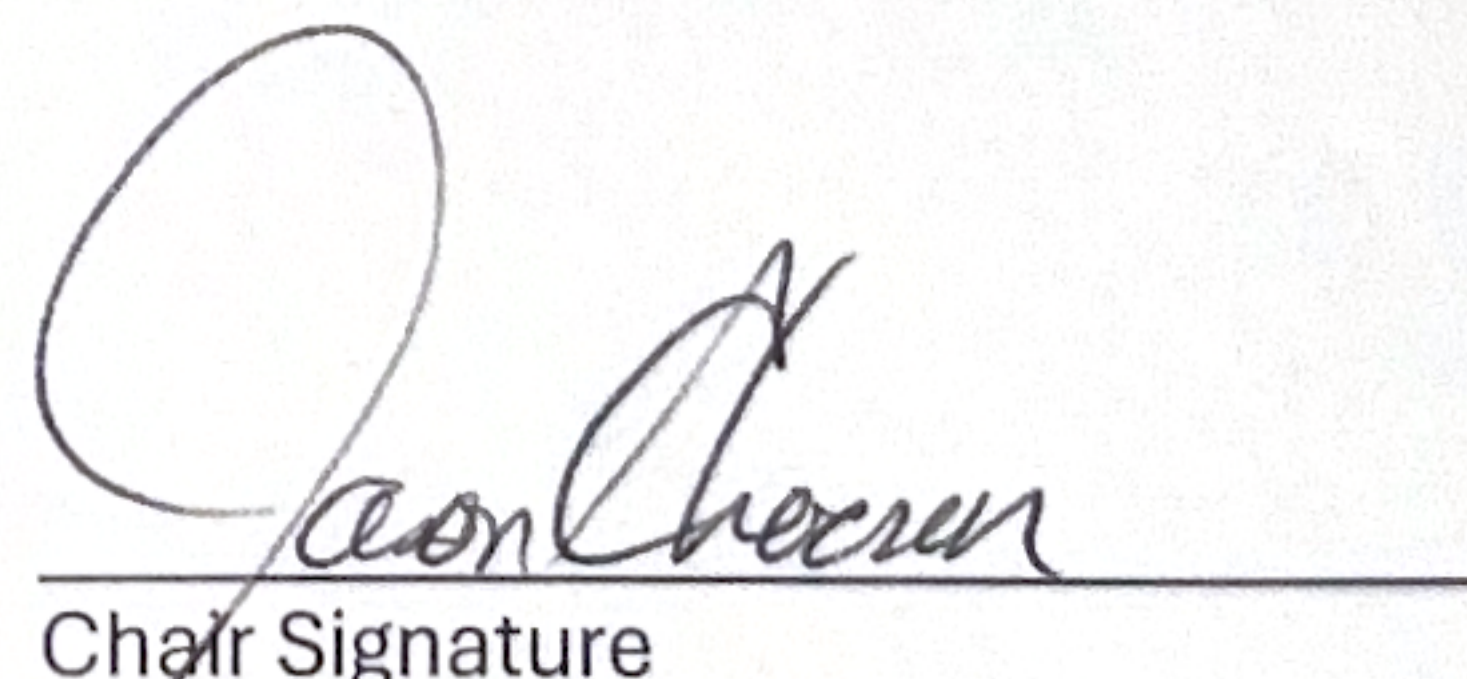
Approved

Approved with Stipulation(s):

Denied

Continued to:

Other:


Chair Signature