PRESCOTT VALLEY

PLANNING & ZONING DIVISION
BOARD OF ADJUSTMENT VARIANCE APPLICATION

Development Services
7501 E. Skoog Blvd.
Prescott Valley, Arizona 86314
Phone (928)759-3050
Fax (928)772-7829
email: devserv@prescottvalley-az.gov

Project Address:
9981 E. SPUR DR PRESCOTT VALLEY AZ 86314

Owner's Name and Mailing Address:
KATHLEEN GENTILE
9981 E. SPUR DR
PRESCOTT VALLEY AZ 86314
Phone: 928 515 9487

Agent's Name and Mailing Address
(Agent authorization letter must accompany application):
PHIL GENTILE
Phone: 858 262 0224 **Fax:**
Email: GENTILESURF@GMAIL.COM

FOR OFFICE USE ONLY

Hearing Date: 11/23/26
HA#: V26-003
Application Date: 10/29/26
T: R: S:
Zoning: RL-18
Fees & Charges: 214.00
Receipt No. & Date:
Taken by: Brittany Cleveland

Request (detailed as follows):
The request is a variance of 6 feet from the required front yard for an accessory structure in the front half of the lot

Assessors Parcel Number: 402 21 864 **Lot:** 864 **Unit:** PV 20

Subdivision Name: PV 20

I hereby certify that the information submitted for this application is complete and accurate to the best of my knowledge; and that I am the applicant or the bonafide agent of same as stated in the attached documentation.

Signature **Date** 10/28/26

PHIL GENTILE
Please Print Name

Kathleen A Gentile
9981 E Spur Drive
Prescott Valley, Az 86314
928-515-9487
jkgentile10@gmail.com

October 30, 2026

Town of Prescott Valley
Permit Department
7501 E Skoog Blvd
Prescott Valley, AZ 86314

Please accept this letter authorizing my son, Phillip Gentile, to represent me in the process of getting an approval/permit to put a shed on my property. Should you need to speak to me personally please do not hesitate to call.

Thank you,



Kathleen A Gentile

Exhibit "A"

LOT 864, PRESCOTT VALLEY UNIT TWENTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER IN BOOK 15 OF MAPS, PAGES 63.

EXCEPT ALL OIL, GAS, MINERALS AND PETROLEUM.

VARIANCE JUSTIFICATION

(Must be completed fully by the Applicant)

The following questions are intended for the applicant to explain the variance requested meets the four conditions required in order for the Board of Adjustment to grant a variance. It is the burden of the applicant to prove his or her case to the Board.

1. Please explain what special circumstances or conditions apply to the land, building, or use referred to in the application, which do not apply to other similar properties in the same zoning district. Special circumstances or conditions would include, for example, an unusual lot size, shape, or topography. This condition is considered a property hardship and it must be a condition relating to the property that is so unique it cannot be replicated on any other similarly zoned property in the Town.

DUE TO A SEVERE 25-35 DEGREE GRADE DROP OFF THE REAR OF THE HOUSE THERE IS NO FLAT, SAFE AND STABLE GROUND TO SUPPORT A CONCRETE PAD OR FOUNDATION. FORCING A STRUCTURE IN THIS ZONE WOULD REQUIRE EXTENSIVE RETAINING WALLS AND CREATE ECOLOGICAL ISSUES DUE TO DRAINAGE AND EROSION. THE ONLY AREA ON THE PROPERTY THAT COULD ACCOMODATE A PAD AND FOUNDATION IS IN "FRONT" OF PROPERTY.

2. Please state why the authorizing of this variance is necessary for the preservation and reasonable enjoyment of substantial property rights. In other words, without you being granted this variance, your property cannot be reasonably used. You will not be granted a variance if your property can be used, even if it is in a manner other than that desired by the owner or applicant.

THE AUTHORIZATION OF THIS VARIANCE IS FUNDAMENTALLY NECESSARY FOR THE PRESERVATION OF BASIC PROPERTY RIGHTS AND MANDATORY MAINTENANCE. DUE TO THE LOTS UNIQUE CONSTRAINTS THERE IS ZERO COMPLIANT SPACE TO SECURE SHELTER FOR THE HEAVY EQUIPMENT IE: MOWERS AND TOOLS REQUIRED TO MAINTAIN THIS PROPERTY SECURING HOUSING TOOLS NEEDED TO MAINTAIN ONES OWN LAND IS A SUBSTANTIAL RIGHT ENJOYED BY ALL NEIGHBORS. THIS MINIMAL RELIEF RESTORES THAT EQUAL RIGHT

3. Please explain why authorizing this variance application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or the public welfare in general. A variance that will not be compatible with the surrounding development or will create an adverse impact on other properties cannot be approved.

AUTHORIZING THIS VARIANCE WILL NOT CAUSE ANY MATERIAL DETRIMENT OR ADVERSE IMPACTS TO THE VACINITY OR PUBLIC WELFARE. THIS PROPERTY IS UNIQUELY SITUATED AT THE END OF A CULDESAC WITH ONLY ONE ADJACENT NEIGHBOR AND ONE NEIGHBOR ACROSS THE STREET ENSURING MAXIMUM PRIVACY. THE PROPOSED STRUCTURE MAINTAINS A 24.7 FOOT SETBACK FROM PROPERTY LINE AND DOES NOT IMPACT NEIGHBORS EYE LINE OR VIEWS THE SHED IS STRATEGICALLY POSITIONED AS NOT TO INTERFERE WITH ANY UTILITY EASEMENTS, DRAINAGE OR CITY WORKER ACCESS. IT ALSO REMAINS ENTIRELY COMPATIBLE WITH RESIDENTIAL CHARACTER OF THE SURROUNDING DEVELOPMENT AND POSES NO THREAT TO PUBLIC SAFETY OR WELFARE.

4. Please provide information that proves the special circumstances on your property were not created by the owner, any previous owner, or applicant. The property hardship cannot be self-imposed. The Board cannot grant a variance for a self-imposed hardship.

THE SPECIAL CIRCUMSTANCES JUSTIFYING THIS VARIANCE ARE ENTIRELY INHERENT TO THE NATURAL TOPOGRAPHY AND HISTORICAL PLATTING OF THIS CUL-DE-SAC LOT NEITHER OF WHICH WERE CREATED OR ALTERED BY THE CURRENT OR PREVIOUS OWNER. THE IRREGULAR GEOMETRY OF THE PARCEL AND RIGID 30 FOOT SET BACK REQUIREMENTS ARE PREEXISTING CONDITIONS. BECAUSE THE HARDSHIP IS A DIRECT RESULT OF MODERN ZONING TO A UNIQUELY SHAPED LOT THE LIMITATION IS ENTIRELY STRUCTURAL AND ENVIRONMENTAL.

NOTE: Generally, hardships are situations that run-with-the-land (i.e. rocks, ditches, hills, washes, etc.), that would prevent enjoyment of property rights if strict interpretation of the Code were enforced, personal and/or self-imposed conditions or hardships are not grounds for a variance.

PHIL GENTILE

APPLICANT NAME (Please Print)

APPLICANT SIGNATURE

10/28/26

Date

DEVELOPMENT SERVICES DEPARTMENT
PROPERTY DIRECTIONS

Unit/Lot: 864

Assessor's Parcel #: 402 21 864

Applicant's Name: PHIL GENTILE

Directions to the property:

LAKESHORE EAST
~~RIGHT~~ ON NAVAJO
LEFT ON SUPERSTITION
LEFT ON SHERIDAN
RIGHT ON CYPRESS
RIGHT ON JUNIPER
LEFT ON LODGEPOLE
RIGHT ON CHEROKEE
RIGHT ON SPUR

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AUTHORIZATION TO ENTER PROPERTY

APPLICATION #: _____ Parcel #: 402 21 864 Unit/Lot #: 864

Legal Description (see attached): _____

APPLICANT(s): PHIL GENTILE

Address: 9981 E. SPUR DR PRESCOTT VALLEY 86314 Phone No.: 858 262 0224

I, the undersigned, hereby give permission to the Prescott Valley Zoning Inspector (or any Deputy Inspector) in the discharge of his/her duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the enumerated application made under the terms of the Prescott Valley Town Code, or for any investigation as to whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Prescott Valley Town Code; or for any investigations for conditions, compliance and stipulations under the terms of the Prescott Valley Town Code and public hearings concerning this parcel. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer or renewal of the application. Such entry shall be limited between the hours of 7 A.M. and 6 P.M. MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or verbally) at any time.

Applicant's Signature: _____ Date: 10/28/26

(*check one*)

☐ Owner
☒ Agent for KATHLEEN GENTILE

STATE OF ARIZONA)
) ss
COUNTY OF YAVAPAI)

On this 29 day of October 2026 before me, the undersigned Notary Public, personally appeared who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal,

OFFICIAL SEAL
EMILY ISIDORO LOPEZ
NOTARY PUBLIC - ARIZONA
YAVAPAI COUNTY
COMM# 695215
My Comm. Expires June 21, 2030

Notary Public: Emily Isidoro Lopez

Date Commission Expires: June 21, 2030

TOWN OF PRESCOTT VALLEY PLOT/SITE PLAN

PLEASE INDICATE NORTH

Hearing #: _____

APPLICANT: PHIL GENTILE / KATHLEEN GENTILE

ADDRESS: 9981 E. SPUR DR P.V. 86314

AFFIDAVIT

I/We certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads), correct setback distances, legal access and easements, cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.

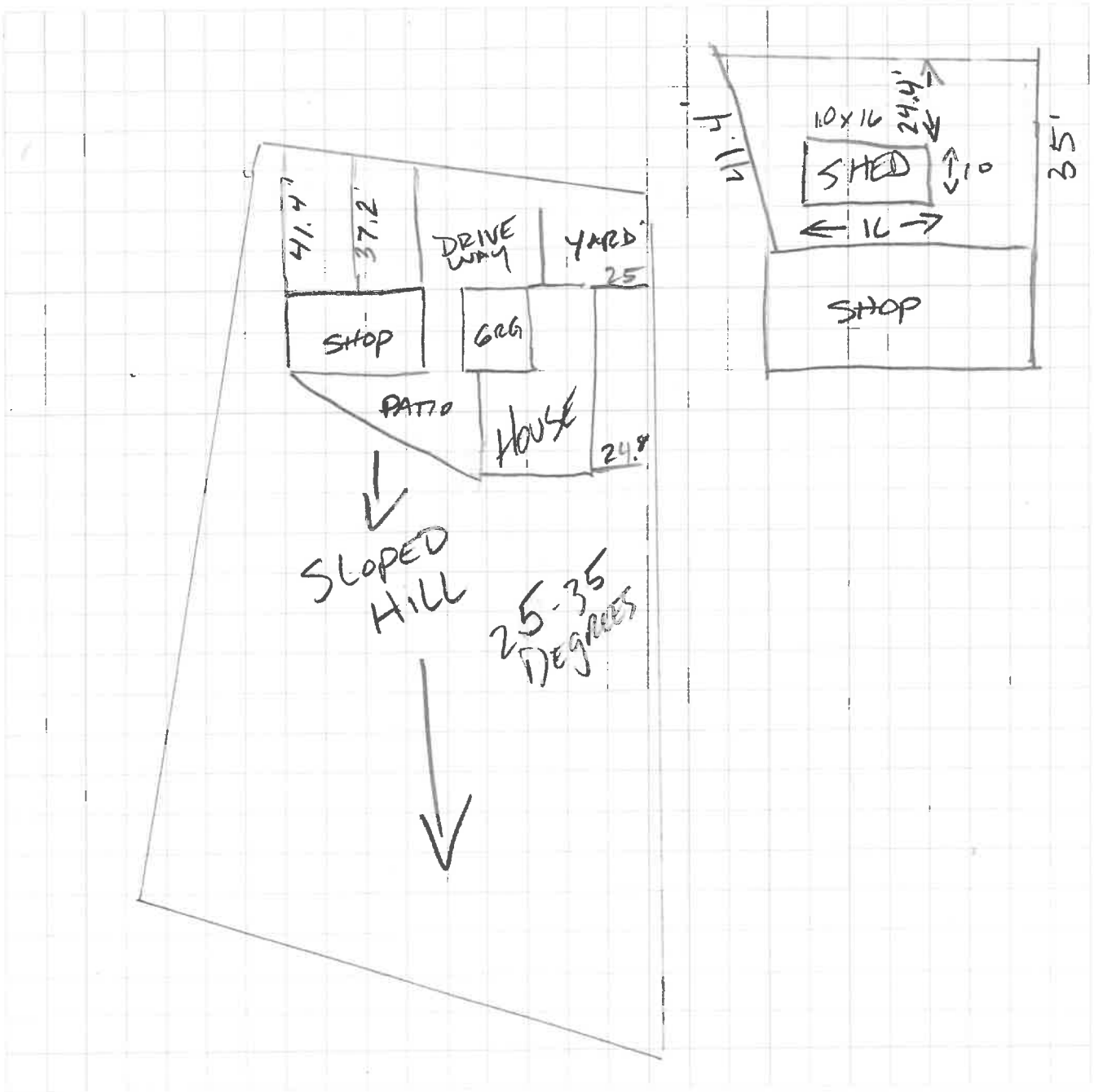
Signature of owner or authorized representative **Date** 10/28/26

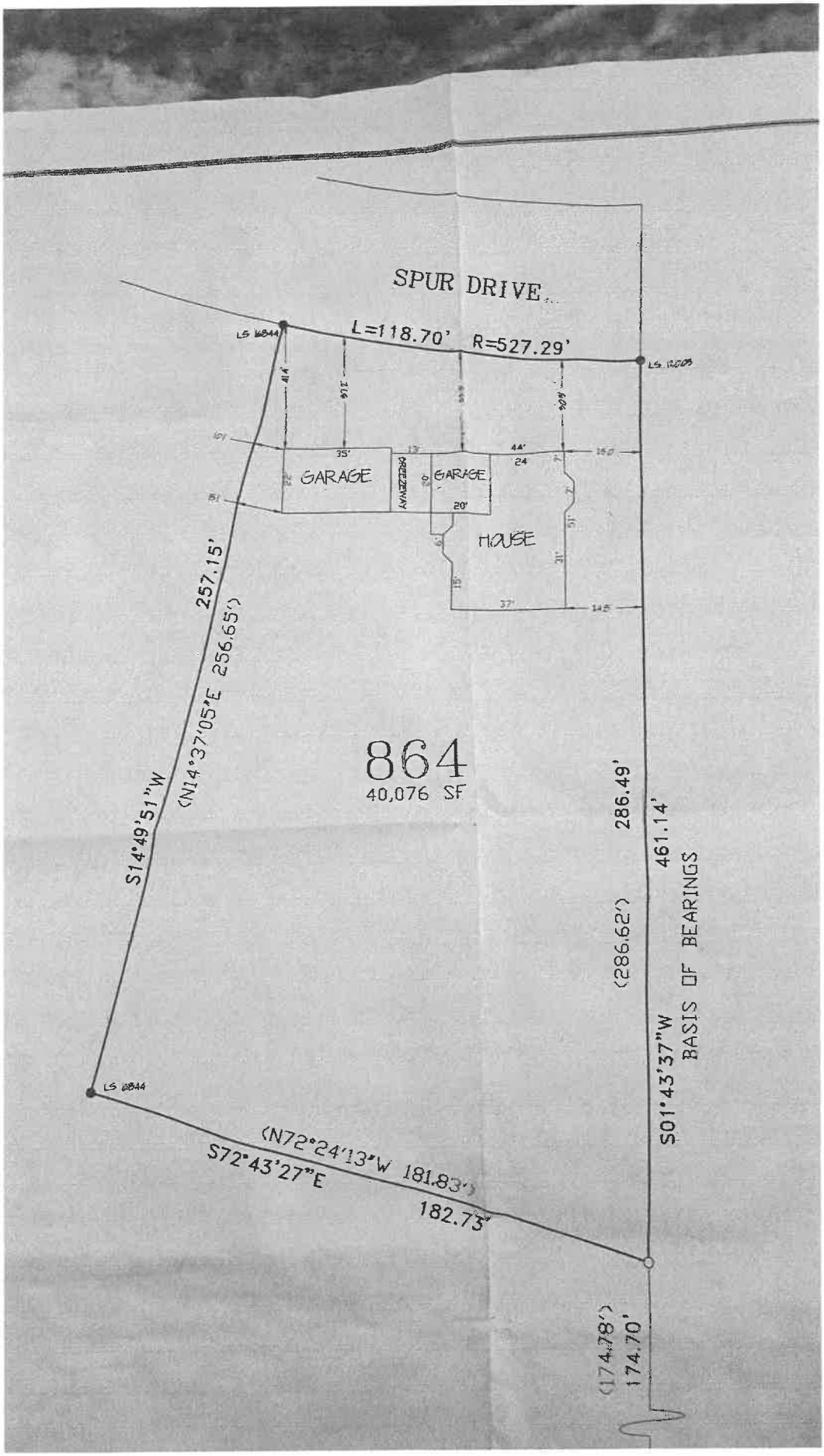
ALL SIDE YARD SETBACKS MEASURED TO ROOF DRIP LINE

(Show roof drip line with dashed line and indicate side yard setback to roof drip line)

SUGGESTED SCALE: 1 INCH EQUALS 20 FEET

4 squares = 1 inch




SPUR DRIVE
L=118.70'
R=527.29'
LS 6844
LS 12603
GARAGE
BREEZEWAY
GARAGE
HOUSE
864
40,076 SF
257.15'
(N14°37'05"E 256.65')
S14°49'51"W
286.49'
461.14'
(286.62')
S01°43'37"W
BASIS OF BEARINGS
LS 6844
(N72°24'13"W 181.83')
S72°43'27"E
182.73'
(174.78')
174.70'



front yard (facing west) (site location)

front yard (facing west) (site location)





front yard (facing east) (site location)



Front yard (facing east)



Side yard (East)



Rear yard



Rear yard



rear yard



Rear yard