Board of Adjustment Staff Brief

From:	Brittany Cleveland, Planner II
To:	Board of Adjustment
CC:	Stacey Bristow, Development Services Director
Date:	**November 9, 2026**
Mtg. Date:	**November 23, 2026**
Re:	**"V26-003 – 9981 Spur Dr."**

Applicant:
Phil Gentile, Agent
9981 E Spur Dr.,
Prescott Valley, AZ 86314

Request

Variance V26-003:

Upon the application of Phil Gentile, agent, a request for a Variance per the Town of Prescott Valley Zoning Ordinance in order to allow a detached accessory structure located in the front 50% of the lot to encroach approximately 6 ft. in the required front yard setback in a RL-18 zoning district. The subject property is located at 9981 E Spur Dr., Prescott Valley, AZ, APN# 402-21-864.

S ite Review/Discussion:
The subject property is located in Prescott Valley Unit 20 within the RL-18 (RESIDENTIAL; SINGLE FAMILY LIMITED) zoning district. The purpose of the RL-18 is to regulate lot area and dimensions, amount of lot area required for each dwelling unit, yard width and depth, building setbacks, building height, and percent of lot coverage.

Town Code section 13-04-020(G) states conditions in which detached accessory structures can deviate from the primary setback requirements in the rear half of the lot, implying that structures in the front half of the lot cannot deviate from primary setback requirements. Primary setback requirements for the subject property are 30 feet for front and rear yards and 10 feet for interior side yards.

The proposed accessory structure is 10 ft. by 16 ft. wide and 10 ft. in height located on the northwest area of the property.

The applicant contends that the property's topography creates an exceptional circumstance that limits the practical area available for additional development. The parcel is approximately 286 feet in depth and experiences an overall elevation change of approximately 46 feet, descending from approximately 4,946 feet at the front of the property to 4,900 feet at the rear. While the first 100 feet of the lot has a relatively modest elevation change of approximately six feet, the remainder of the property slopes more significantly, dropping approximately 35 additional feet and eventually leading into a west-to-east drainage channel at the rear of the site. According to the applicant, these physical constraints substantially reduce the usable building envelope and limit opportunities to locate the proposed accessory structure elsewhere on the property.

Staff finds that the request is based on a site-specific physical condition, namely the significant topographical constraints affecting the rear portion of the lot. The variance would allow the accessory structure to be placed in an area of the property where development is most feasible while minimizing disturbance to the steeper slopes and drainage features located further to the rear. The Board should consider whether the existing topography constitutes a special circumstance not generally applicable to other properties in the RL-18 zoning district and whether the requested six-foot encroachment represents the minimum variance necessary to afford reasonable use of the property.