

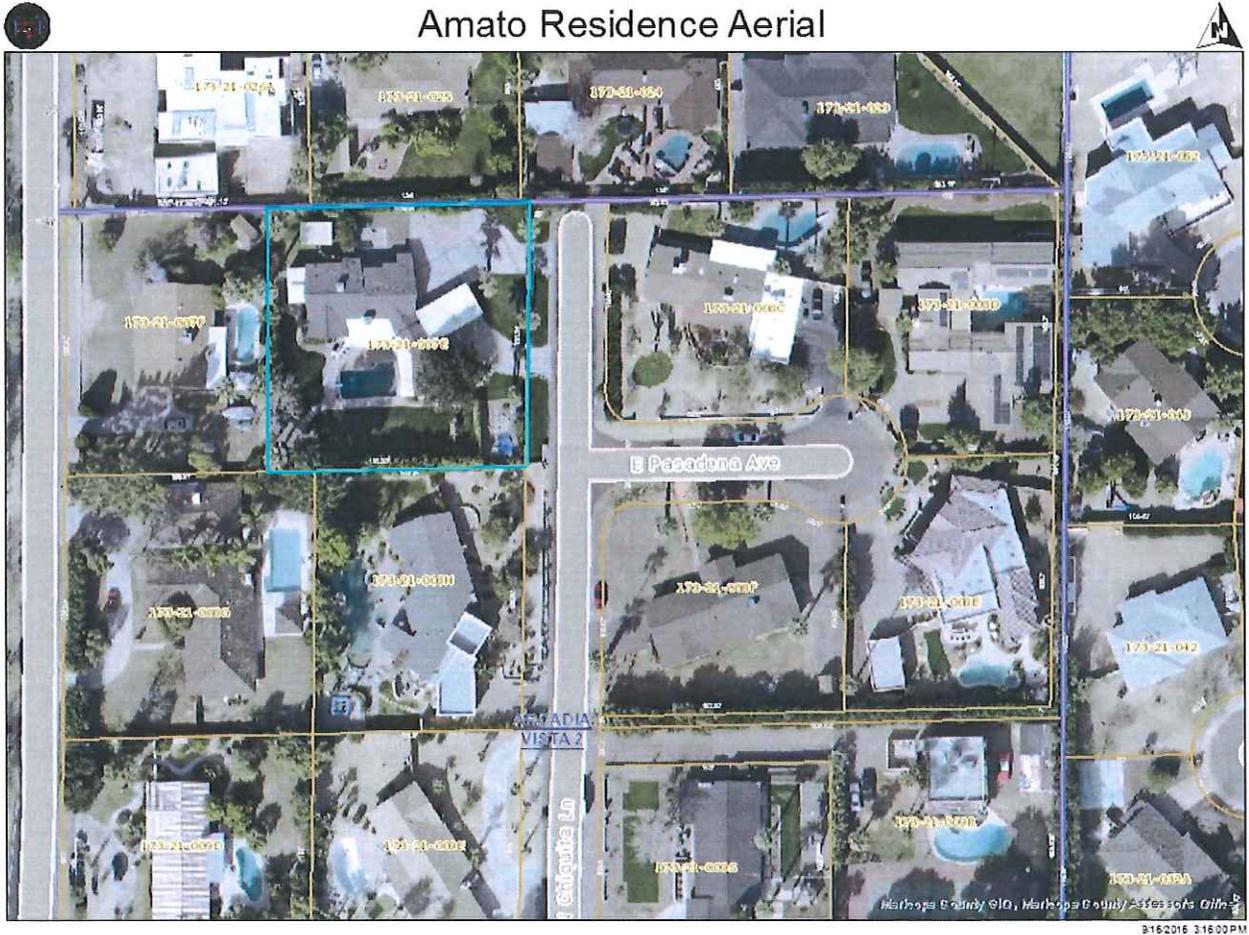
NARRATIVE REPORT

A Variance Request for Ryan and Laurie Amato

Location: 5038 N Chiquita Lane
Paradise Valley AZ 85253

Project: 678-PA-2016

Amato Residence Aerial



Purpose of Request:

This is a variance request to bring the existing home located at 5038 North Chiquita Lane also known as Maricopa County Assessor's Parcel Number 173-21-007 E, into compliance with front and rear yard setbacks and a variance for the side yard setback to the north property boundary in order to construct a detached garage.

Via this application I am requesting a variance from Section 5.304.E.1.a (front yard), 5.304.E.2 (side yard), and 5.304.E.3 (rear yard) of the City of Scottsdale Zoning Ordinance.

In particular, I am requesting to bring the encroachment of the front and rear of the home, as it was originally constructed in 1958, into compliance. The leading edge of the homes carport was originally constructed at a 28.5' setback (35' required) and the rear of the home was originally constructed at a 13.97' setback (30' required). I am requesting a variance to allow a reduction of the side yard setback on the north property boundary to 3' (10' required).

Description of Project

Proposed detached garage on the north side of a residential property in Arcadia Estates 2.

Relationship To and Character Of Surrounding Properties

This property is surrounded on all sides by similar residential parcels that are also in the R1-18 zoning district. The surrounding properties can be generally characterized as an established residential area with homes that are well maintained. Considering the age of the neighborhood (1950's era) it remains vibrant and stable. It is apparent that the majority of the lots within Arcadia Vista 2 do not comply with Scottsdale's current development standards for setbacks.

Special Circumstances and Conditions

This property has special circumstances and conditions that provide appropriate rationale and justification for approving the variances as requested. Those special circumstances and conditions are presented as follows:

1. Regarding the request to allow a reduction of the side yard setback on the north property boundary to 4':

That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district, I offer the following reasons:

- This home was built in 1958. At that time, public rights-of-ways were dedicated at approved alignments. Over the years as homes were built and lots developed, it appears that at some point, construction of Chiquita Lane deviated from the original master subdivision plan and was built as a dead end street without a cul de sac. This distinctive condition resulted in a road that simply terminates at the rear yard of a residence. As a result of the design of the

street, any vehicles which attempt to cut through the neighborhood and unknowingly turn down Chiquita Lane end up at a dead end with no way to easily turn around. Vehicles either have to reverse back down the street or turn into the subject property's north driveway to initiate a 3 point maneuver. This happens quite often and throughout both day and night. Routine trash/recycle service, daily mail delivery, meter readers, general maintenance services and neighborhood events are impacted by the design of the street as all of these vehicles must reverse down the street in order to exit the area.

The front yard of the home faces the neighbor's side yard. This issue is exclusive to the property as the dead end condition exists only in my front yard. Line of sight visibility to the proposed garage from any direction is very limited given the layout and topography.



Without a side yard variance, a fully enclosed garage would have to be constructed so close to the existing carport that the angle of the carport would be a hindrance and would not allow enough room for vehicles to exit the property by circling the driveway and would result in the elimination of the north driveway. Maneuverability out of the driveway could only be achieved by reversing vehicles down the south driveway and into Chiquita Lane where other vehicles are frequently reversing simultaneously, which would result in a problematic and chronic safety issue.

- The proposed variance is for the north *side yard* of the subject property. The north property boundary is unique in that it is also the *rear yard* of the neighbor (Craig and Susan Harris /

6815 E Bonita) to the north. The required 10' side yard setback exists to prevent homes and/or structures being constructed too close to each other. Given that this is the neighbor's rear yard property boundary, there would remain approximately 63' of separation between the rear of their home and the proposed garage and approximately 50' of separation between their garage and the proposed garage. Additionally, this neighbor has a row of 15-20' high oleanders that border this property line.

- Once again, the north property boundary is unique in that it is also the *rear yard* of the neighbor (Dr Seth and Allison Oesch / 6823 E Bonita) to the north. Given that this is the neighbor's rear yard property boundary, there would remain approximately 40' of minimum separation between the garage in their rear yard and my proposed garage.

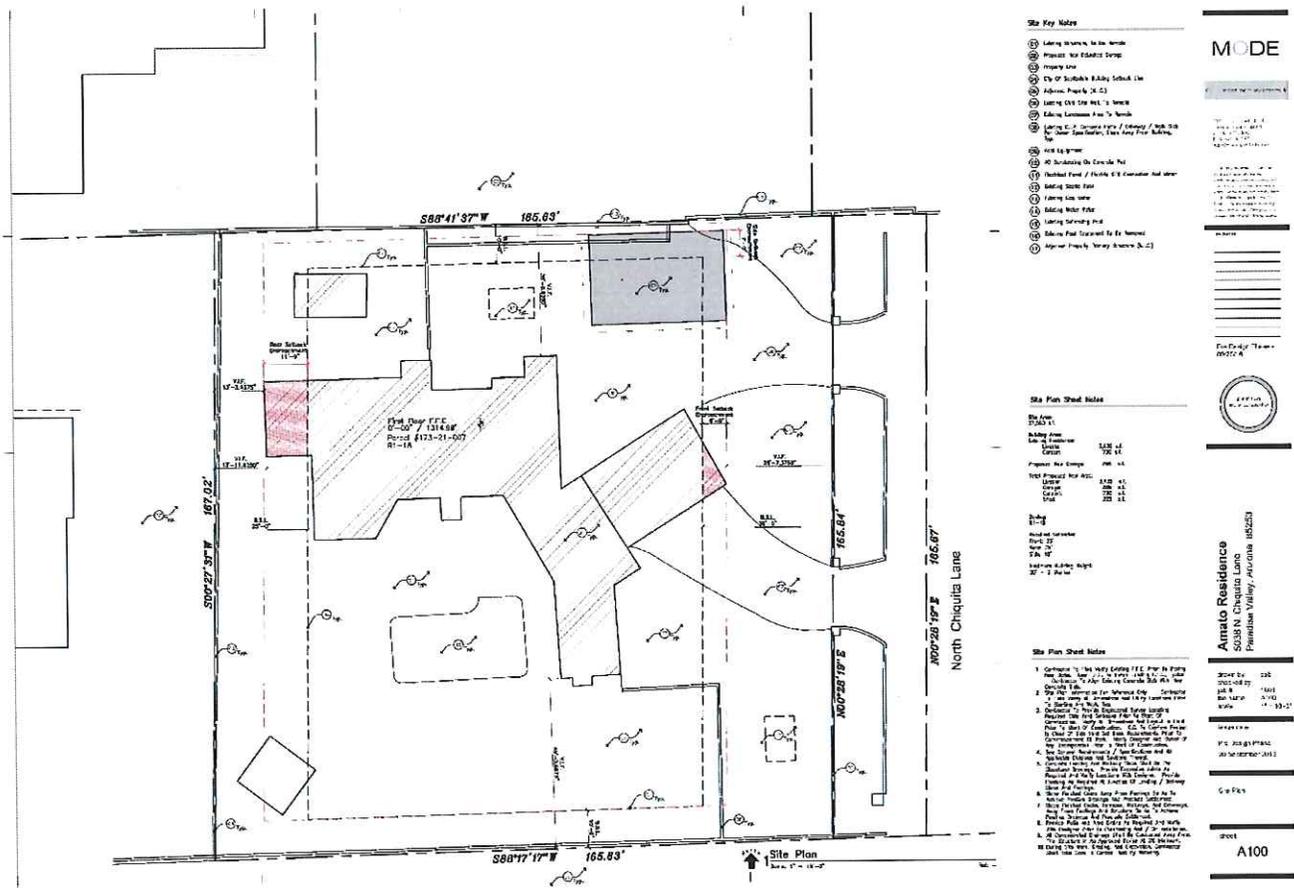


- There are two older septic tanks on the property which preclude the construction of a detached structure on top of or directly adjacent to them. The first septic tank is located just north of the home with a 4 inch PVC pipe that runs approximately 25' to the northwest into a seepage pit. The second septic tank is located on the southern part of the home and is designed differently than the first. It includes an underground 4" perforated pipe that runs approximately 40' to the south of the septic tank into a leach field. Any heavy

compacting of the earth over the distribution lines or leach field will negate its effectiveness. Both septic tanks are constructed of concrete and are not rated to be built upon or to handle the weight of vehicular traffic. The north tank is original to the home and the south tank is approximately 25 years old.

- Enclosing the existing carport is not a practical solution for the following reasons:
 - i) Doing so would require eliminating the front door to the residence.
 - ii) Constructing the required walls and doors would not allow a minimum depth in order to park vehicles within.
 - iii) Enclosing the carport would present the same maneuverability/egress issues whereby maneuverability out of the driveway could only be achieved by reversing vehicles out of the south driveway entry and into the dead end of Chiquita Lane where other vehicles are frequently reversing simultaneously.
 - iv) Due to the location of the carport with specific regard to the layout of the home, enclosing the carport in the middle of the front yard would be impractical.

The proposed location of the garage is the only functional location on the property.



That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located I offer the following reasons:

- The majority of homes in the neighborhood were originally built during the same time frame and were built to a different set of development standards making them similarly non-conforming. By way of example;
- Neighbor at 5024 Chiquita Ln has a fully enclosed garage built to a 20' front yard setback
- Neighbor at 5015 Chiquita Ln has a fully enclosed garage built to a 7' side yard setback.
- Neighbor at 5025 Chiquita Ln has a fully enclosed garage built to a 5' side yard setback.
- Neighbors to the north have fully enclosed garages in the rear yard within the required rear yard setback.

- Every home on Chiquita Lane with the exception of only one, have fully enclosed garages.

- In 2009, there was an attempted home invasion at the subject property. The responding police officers explained that the unique characteristics and design of the dead end street may have contributed to the break in attempt due to very limited neighbor visibility. A detached garage would allow for the storage of vehicles in a safe and secure structure.

- The immediate neighbor to the South rents their home on a short term rental website called "Airbnb" which is currently in violation of the City of Scottsdale R1-18 zoning code. However, the recent passage of Senate Bill 1350 will allow this use in residential zoning districts commencing Jan 1, 2017. My neighborhood has experienced many problems with transient short term renters. Given the size of the homes in this neighborhood, many short term, transient renters host large parties that frequently consist of more than 30+ cars which often times end up parking in the dead end as well as up and down the street. As of the date this narrative was written, the Scottsdale Police Department has responded to this home three times in the last sixty days. The passage of this bill will allow for any neighbor to open their homes to short term transient renters, further requiring the need to enclose vehicles and property for safety and security purposes.

I am asking to be able to enjoy the same rights and privileges that the majority of my neighbors have and as such do not believe this would provide me with special privilege.

That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant I offer the following reasons:

- This existing home was originally built in 1958 and was annexed from Maricopa County by the City of Scottsdale in 1979; in 1980 the City of Scottsdale changed the zoning to R1-18, per ordinance 1275. Research did not lead to the previous zoning so it is assumed that the design guidelines and setback restrictions were different at that time. The home was purchased by the current owner in 2007.

That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

- In an effort to ensure the requested side yard variance would not be detrimental to or adversely impact the neighbor living to the North at 6815 E Bonita, I have proactively engaged in several discussions with said neighbors (Craig and Susan Harris) as well as many other neighbors. It is clear the Harris' property would be most impacted by the proposed side yard variance as the side yard of the subject property line is also the Harris' rear yard property line. In addition, a written statement of Craig and Susan Harris' support is also included with this application along with other letters of support.
- The construction of the proposed garage will match the integrity of the existing house and will be done in such a manner as to enhance the existing home.

2. Regarding the request to bring the existing encroachment of the home in the front yard setback currently constructed at 28.5' (35' required) and the existing encroachment of the home in the rear yard setback currently constructed at 13.97' (30' required) into compliance, I offer the following reasons.

That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district I offer the following reasons.

When I realized the home was built within the current setbacks, I initially submitted a pre application for a partial abandonment of Chiquita Lane. I met with the City of Scottsdale during the pre-application meeting and realized that an abandonment was not enough to correct all of the non-conformance issues regarding the front and rear yard setbacks. Scottsdale code allows a 10% minor variance process that would grant 3.5' of variance to the front yard setback but that doesn't fix the rear yard setback and neither does the abandonment process. The comprehensive variance that I am requesting however, encompasses all issues and is the most complete if you approve it.

That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located I offer the following reasons:

- The majority of my neighbor's homes were originally built during the same time frame and were built to a different set of development standards and do not comply with Scottsdale's current development standards, making them similarly non-conforming. Every other home on the street except for one, have enclosed garages. In fact, the majority of my immediate neighbors built their garages to a 20' front yard setback and currently remain at 20'. By way of example; Neighbor at address 5024 Chiquita has a garage built at 20' front yard setback. Neighbor at 5020 Chiquita Lane has a garage built at 18' front yard setback. Neighbor at 6812 Chaparral has a garage built at 27' front yard setback. Neighbor at address 6850 Pasadena has a home built at 2' rear yard setback. Neighbor at 6833 E Pasadena (Project # 256-PA-2013) was granted a similar variance in 2013. I am asking to be able to enjoy the

same rights and privileges that the majority of my neighbors have and as such do not believe this would provide me with special privilege.

That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

- This existing home was originally built in 1958 and was annexed from Maricopa County by the City of Scottsdale in 1979; in 1980 the City of Scottsdale changed the zoning to R1-18, per ordinance 1275. Research did not lead to the previous zoning so it is assumed that the design guidelines and setback restrictions were different at that time. The home was purchased the current owner in 2007.

That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

- In an effort to ensure the requested side yard variance would not be detrimental to or adversely impact the neighbor living to the North at 6815 E Bonita, I have proactively engaged in several discussions with said neighbors (Craig and Susan Harris) as well as many other neighbors. It is clear the Harris' property would be most impacted by the proposed side yard variance as the side yard of the subject property line is also the Harris' rear yard property line. In addition, a written statement of Craig and Susan Harris' support is also included with this application along with other letters of support. At the time of this submittal I have not been made aware of any neighbor opposition.
- The construction of the proposed garage will match the integrity of the existing house and will be done in such a manner as to enhance the existing home.

The special circumstances and conditions that justify granting the requested variances were not created by the owner. The dynamic of the situation is a result of decades of historic lot development and home construction. In some cases, these deviations have been formally permitted by the City of Scottsdale via its plan review/ approval process. Accordingly, I simply want to enjoy the same property use as the other homeowners in Arcadia Vista 2.

Without the granting of the requested variances, I will not be able to enjoy my reasonable and substantial property rights to use and improve this property - like many other dwellings existing in the area. Enforcement of the current building setbacks would not allow me to effectively use my property. Authorization of this variance request will not be materially detrimental to persons in the vicinity, adjacent homes, the neighborhood, or adversely impact the public welfare. This parcel is surrounded by many existing residential properties that do not consistently conform to the City of Scottsdale standards for building setbacks.

Additionally, the aforementioned nonconformance of existing homes in Arcadia Vista 2 has not negatively impacted the neighborhood. I would note that Arcadia Vista 2 is one of the most well maintained and vibrant residential neighborhoods in the City of Scottsdale. Stable/increasing property values and ongoing investment in these existing homes are a clear indicator that prior reductions in building setbacks has not been detrimental in any form.

Exhibit A
Aerials / Photographs



5038 N Chiquita Lane Aerial

Subject Property overview



Google earth

© 2016 Google

100 ft









Exhibit C
Neighbor Mailer

Dear Neighbor,

Project: 678-PA-2016

The purpose of the is letter is to inform you that my wife and I, Ryan and Laurie Amato will be submitting a variance request to the Board of Adjustment with the City of Scottsdale in order to construct a detached garage. Part of this process requires me to send you this letter of notification. My home is located at 5038 North Chiquita Lane, Paradise Valley, AZ 85253.

Variance Requests:

- Proposed front and rear yard setback variance. The home was built in 1958 and is currently legal non-conforming due to a change in the setbacks since the time the home was built. The purpose of this variance is to allow the existing structure to become compliant.

- Proposed side yard variance. The purpose of this variance is to allow for the required area to construct a garage due to special circumstances with respect to existing structures on the property as well as the ability to construct a garage with a functional standard depth.

A hearing date has not yet been set. The City will notice you by mail once the date is known. You are welcome to contact me at any time to discuss further via email or phone.

Ryan / Laurie Amato
5038 N Chiquita Lane
PV AZ 85253

wamato@sprynet.com
602 751 8971

Owner Name	Mailing Address1	Mailing Ad	Mai	Mailing Ad
BARTON JEFFREY E/JULIANNE J TR	6802 E VISTA DR	PARADISE ' AZ		85253
VARGAS CARMEN PEREZ	6818 E VISTA DR	PARADISE ' AZ		85253
SHANKS MICHAEL A/CHRISTINE M	6832 E VISTA DR	PARADISE ' AZ		85253
RYAN W AMATO AND LAURIE D AMATO TRUST	5038 N CHIQUITA LN	PARADISE ' AZ		85253
PHILLIPS CRAIG L/TERRY E	5037 N MONTE VISTA DR	SCOTTSDAI AZ		85253
LEONARD FAMILY REVOCABLE LIVING TRUST	6834 E PASADENA AVE	PARADISE ' AZ		85253
JENNIFER DREYFUS REVOCABLE TRUST	6850 E PASADENA AVE	PARADISE ' AZ		85253
TALLE ARMAN/CHESHANI MILA E	6849 E PASADENA AVE	PARADISE ' AZ		85253
BENJUNIE TRUST	10623 E TERRA DR	SCOTTSDAI AZ		85258
HEFFERMAN JAMES P & KATHRYN Z	5025 N 68TH ST	SCOTTSDAI AZ		85253
JOY DANE	5024 N CHIQUITA LN	PARADISE ' AZ		85253
AKSAMIT THOMAS J	2230 MESA CIR	KINGMAN AZ		86401
LEVANTE 1998 TRUST	769 LAKEVIEW WY	REDWOOD CA		94062
ESPINASSE MARLYS/PIERRE	6802 E CHAPARRAL RD	PARADISE ' AZ		85253
BASSOLINO JOSEPH/DECINQUE JAMES	205 RAYMOND RD	PRINCETON NY		8540
MICHUNOVICH MARKO/ZLATA	5001 N CHIQUITA LN	SCOTTSDAI AZ		85253
MCKINLEY TOD	5500 NE WINDERMERE RD	SEATTLE WA		98105
BIANCHI REVOCABLE TRUST	4715 N 68TH ST	SCOTTSDAI AZ		85251
MICHUNOVICH MARKO/ZLATA/HANLINE JOYCE J	6848 E CHAPARRAL RD	PARADISE ' AZ		85253
BORSENIK JOEL/JYAMME	5001 N CHIQUITA LN	PARADISE ' AZ		85253
MCFADDEN TATIANA MARIA/BRACHTL MARK CA	6841 E VISTA DR	PARADISE ' AZ		85253
ALMOND CAROL A	6831 E VISTA DR	PARADISE ' AZ		85253
SCHUMACHER FAMILY TRUST	6821 E VISTA DR	PARADISE ' AZ		85253
RAUSCHER GLENDA M	5149 N MONTE VISTA DR	PARADISE ' AZ		85253
MILLER JANE M	5129 N 68TH ST	SCOTTSDAI AZ	8.53E+08	
NGUYEN ALLAN TRUNG TRAN	6802 E BONITA DR	SCOTTSDAI AZ		85253
SALEM MARCUS J/CYNTHIA SCHWAB	6812 E BONITA DR	PARADISE ' AZ		85253
COURY JONATHAN A	5128 N 68TH PL	PARADISE ' AZ		85253
DILLER KIRK W/NICOLE L TR	5136 N 68TH PL	PARADISE ' AZ		85253
VANDEVENTER DIRK & NATALIE BROWN	5146 N 68TH PL	SCOTTSDAI AZ		85253
ROCKWELL LIVING TRUST	5139 N 68TH PL	PARADISE ' AZ		85253
PETITI MORGAN/PHARO MARSHA	304 PARK BLVD	MILLBRAE CA		94030
WORDINGHAM SARA E	6840 E BONITA DR	PARADISE ' AZ		85253
CHARLIE M AND VIRGINIA A AGEE LIVING TRUST	6833 E BONITA DR	PARADISE ' AZ		85253
OESCH ALISON A/SETH D	6823 E BONITA DR	PARADISE ' AZ		85253
CRAIG K AND SUSAN D HARRIS JOINT TRUST	6815 E BONITA DR	SCOTTSDAI AZ		85253
MANJI KALEIM/DAVISON ELIZABETH	7121 E RANCHO VISTA DR U	SCOTTSDAI AZ		85251
IDSARDI JAMES R/LUISAAN N	6912 E CHAPARRAL RD	PARADISE ' AZ		85253
BOBBE HENRY C/DEBRA MARIE	6902 E CORONADO RD	PARADISE ' AZ		85253
LUX THOMAS C/ GAY A	6901 E PASADENA AVE	PARADISE ' AZ		85253
SUZANNE PARELMAN TRUST/SAPAKIE ALAN	6915 E PASADENA AVE	PARADISE ' AZ		85253
PRUITT DENISE DIONE TR	6923 E PASADENA AVE	PARADISE ' AZ		85253
GALLAGHER SEAN W/ROXANN S	6924 E PASADENA AVE	SCOTTSDAI AZ		85253
FALLON MICHAEL O/SANDRA J TR	6912 E PASADENA AVE	SCOTTSDAI AZ		85251
MARTHA E OTONDO TRUST AGREEMENT	6902 E PASADENA AVE	SCOTTSDAI AZ		85253
JACKSON CRAIG H TR	7400 E MONTE CRISTO AVE	SCOTTSDAI AZ		85260

ALBERT TABAH AND BONNY W TABAH TRUST	6915 E ORANGE BLOSSOM C	PARADISE ' AZ	85253
WOZENCRAFT FAMILY TRUST	6923 E ORANGE BLOSSOM C	PARADISE ' AZ	85253
BOL KEITH DAVIS	6612 N IRONWOOD	SCOTTSDAI AZ	85253
MOORE JUSTIN	4341 N 68TH ST	SCOTTSDAI AZ	85251
PIASKOSKI PAUL A/WENDY M	6902 E ORANGE BLOSSOM C	PARADISE ' AZ	85253
KEITH R AND JENNIFER A MAKI LIVING TRUST	5126 N 69TH PL	PARADISE ' AZ	85253
HART PHILLIP/BRIANA	2556 E CAROB DR	CHANDLER AZ	85286
MLL FAMILY TRUST	6923 E ORANGE BLOSSOM L	PARADISE ' AZ	85253
GARDNER CARL	6918 E ORANGE BLOSSOM L	PARADISE ' AZ	85253
NAUGHTON DENNIS M/KATHLEEN C GREEN	5134 N 69TH PL	PARADISE ' AZ	85253
KANGWANSHIRATHADA CHITTI/NANCY	5144 N 69TH PL	PARADISE ' AZ	85253
SCHWIMMER JEFFREY L TR	9425 RIVERSIDE DR APT 131	SANDY UT	8.41E+08
KOLIOPOULOS PETER M/LYNN K	6909 E CHAPARRAL RD	SCOTTSDAI AZ	85253
CARTWRIGHT ERICA K/DUSTIN B	6819 E CHAPARRAL RD	SCOTTSDAI AZ	85253
MATHES WILLIAM O/DAVID	4830 N 68TH PL	SCOTTSDAI AZ	85251
KIRKPATRICK GERALD L/TANYA C	6901 E CHAPARRAL RD	SCOTTSDAI AZ	85253
FALLER ROBERT F/JAMES C	3773 E SWEETWATER AVE	PHOENIX AZ	85032
CASA BLANCA CLUB ASSN	16441 N 91ST STR STE 104	SCOTTSDAI AZ	85260
HART BRUCE H/NADINE A	5219 N CASA BLANCA	PARADISE ' AZ	85253
HAUGLAND GORDON/AMY J L	9083 E LOS GATOS DR	SCOTTSDAI AZ	85255
DOUGLAS ELVIN HELTNE REVOCABLE TRUST	5131 W SAFI WAY	PARADISE ' AZ	85253
MOORE R C/ELIZABETH A	5115 N TAMANAR	PARADISE ' AZ	85253
BALL BARBARA ANNE TR	5101 N TAMANAR	PARADISE ' AZ	8.53E+08
CROTTY MICHAEL E/THERESA M	5045 TAMANAR WY	PARADISE ' AZ	85253
MADISON DANIEL A/KATHLEEN M	6740 E TAZA WY	PARADISE ' AZ	85253
D K EATON FAMILY TRUST	6737 E TAZA WAY	PARADISE ' AZ	85253
ROBERT J NOVAK LIVING TRUST	5013 N TAMANAR WAY	PARADISE ' AZ	85253
KLING ROBERT R/KARI S	5219 N CASA BLANCA NO 29	PARADISE ' AZ	85253
TROY W SCHUMACHER FAMILY TRUST	5002 N TAMANAR WAY	PARADISE ' AZ	85253
KOSS STEIN J/GENA M	5219 N CASA BLANCA DR	PARADISE ' AZ	85253
DANIELS MICHAEL H/JANET H	1721 SUNNYSLOPE LN	MANHATT KS	66502
CAT FAMILY TRUST	5032 N TAMANAR DR	PARADISE ' AZ	85253
FTK 2015 TRUST	5219 N CASA BLANCA DR UN	PARADISE ' AZ	85253
LARCHER DAVID/LORI	5850 N CAMELDALE WAY	PARADISE ' AZ	85253
SCHMID ERICH A/CHERYL C TR	5219 N CASA BLANCA DR UN	PARADISE ' AZ	8.53E+08
CASA BLANCA CLUB ASSN	16441 N 91ST STR STE 104	SCOTTSDAI AZ	85260

Property St	Property St	Property St	Property City	Property Zip Code
6802 E	VISTA	DR	PARADISE VALLEY	85253
6818 E	VISTA	DR	PARADISE VALLEY	85253
6832 E	VISTA	DR	PARADISE VALLEY	85253
5038 N	CHIQUITA	LN	PARADISE VALLEY	85253
5037 N	68TH	ST	PARADISE VALLEY	85253
6834 E	PASADENA AVE		PARADISE VALLEY	85253
6850 E	PASADENA AVE		PARADISE VALLEY	85253
6849 E	PASADENA AVE		PARADISE VALLEY	85253
6833 E	PASADENA AVE		PARADISE VALLEY	85253
5025 N	68TH	ST	PARADISE VALLEY	85253
5024 N	CHIQUITA	LN	PARADISE VALLEY	85253
5021 N	68TH	ST	PARADISE VALLEY	85253
5020 N	CHIQUITA	LN	PARADISE VALLEY	85253
6802 E	CHAPARRA RD		PARADISE VALLEY	85253
6812 E	CHAPARRA RD		PARADISE VALLEY	85253
6848 E	CHAPARRA RD		PARADISE VALLEY	85253
5021 N	CHIQUITA	LN	PARADISE VALLEY	85253
5015 N	CHIQUITA	LN	PARADISE VALLEY	85253
5001 N	CHIQUITA	LN	PARADISE VALLEY	85253
6841 E	VISTA	DR	PARADISE VALLEY	85253
6831 E	VISTA	DR	PARADISE VALLEY	85253
6821 E	VISTA	DR	PARADISE VALLEY	85253
5149 N	MONTE VISTA	DR	PARADISE VALLEY	85253
5129 N	68TH	ST	PARADISE VALLEY	85253
6802 E	BONITA	DR	PARADISE VALLEY	85253
6812 E	BONITA	DR	PARADISE VALLEY	85253
5128 N	68TH	PL	PARADISE VALLEY	85253
5136 N	68TH	PL	PARADISE VALLEY	85253
5146 N	68TH	PL	PARADISE VALLEY	85253
5139 N	68TH	PL	PARADISE VALLEY	85253
5117 N	68TH	PL	PARADISE VALLEY	85253
6840 E	BONITA	DR	PARADISE VALLEY	85253
6833 E	BONITA	DR	PARADISE VALLEY	85253
6823 E	BONITA	DR	PARADISE VALLEY	85253
6815 E	BONITA	DR	PARADISE VALLEY	85253
6801 E	BONITA	DR	PARADISE VALLEY	85253
6912 E	CHAPARRA RD		PARADISE VALLEY	85253
6902 E	CORONADO RD		PARADISE VALLEY	85253
6901 E	PASADENA AVE		PARADISE VALLEY	85253
6915 E	PASADENA AVE		PARADISE VALLEY	85253
6923 E	PASADENA AVE		PARADISE VALLEY	85253
6924 E	PASADENA AVE		PARADISE VALLEY	85253
6912 E	PASADENA AVE		PARADISE VALLEY	85253
6902 E	PASADENA AVE		PARADISE VALLEY	85253
6901 E	ORANGE B	DR	PARADISE VALLEY	85253

6915 E	ORANGE B DR	PARADISE VALLEY	85253
6923 E	ORANGE B DR	PARADISE VALLEY	85253
6924 E	ORANGE B DR	PARADISE VALLEY	85253
6912 E	ORANGE B DR	PARADISE VALLEY	85253
6902 E	ORANGE B DR	PARADISE VALLEY	85253
5126 N	69TH PL	PARADISE VALLEY	85253
6915 E	ORANGE B LN	PARADISE VALLEY	85253
6923 E	ORANGE B LN	PARADISE VALLEY	85253
6918 E	ORANGE B LN	PARADISE VALLEY	85253
5134 N	69TH PL	PARADISE VALLEY	85253
5144 N	69TH PL	PARADISE VALLEY	85253
4841 N	68TH ST	SCOTTSDALE	85251
6909 E	CHAPARRA RD	PARADISE VALLEY	85253
6819 E	CHAPARRA RD	PARADISE VALLEY	85253
4830 N	68TH PL	SCOTTSDALE	85251
6901 E	CHAPARRA RD	PARADISE VALLEY	85253
6911 E	CHAPARRA RD	PARADISE VALLEY	85253
5219 N	CASA BLAN DR	PARADISE VALLEY	85253
5137 N	TAMANAR DR	PARADISE VALLEY	85253
5135 N	TAMANAR DR	PARADISE VALLEY	85253
5131 E	SAFI WY	PARADISE VALLEY	85253
5115 N	TAMANAR DR	PARADISE VALLEY	85253
5101 N	TAMANAR DR	PARADISE VALLEY	85253
5045 N	TAMANAR DR	PARADISE VALLEY	85253
6740 E	TAZA WY	PARADISE VALLEY	85253
6737 E	TAZA WY	PARADISE VALLEY	85253
5013 N	TAMANAR DR	PARADISE VALLEY	85253
5001 N	TAMANAR DR	PARADISE VALLEY	85253
5002 N	TAMANAR DR	PARADISE VALLEY	85253
5016 N	TAMANAR DR	PARADISE VALLEY	85253
5022 N	TAMANAR DR	PARADISE VALLEY	85253
5032 N	TAMANAR DR	PARADISE VALLEY	85253
5042 N	TAMANAR DR	PARADISE VALLEY	85253
5102 N	TAMANAR DR	PARADISE VALLEY	85253
5116 N	TAMANAR DR	PARADISE VALLEY	85253

Amato residence 750ft notice map

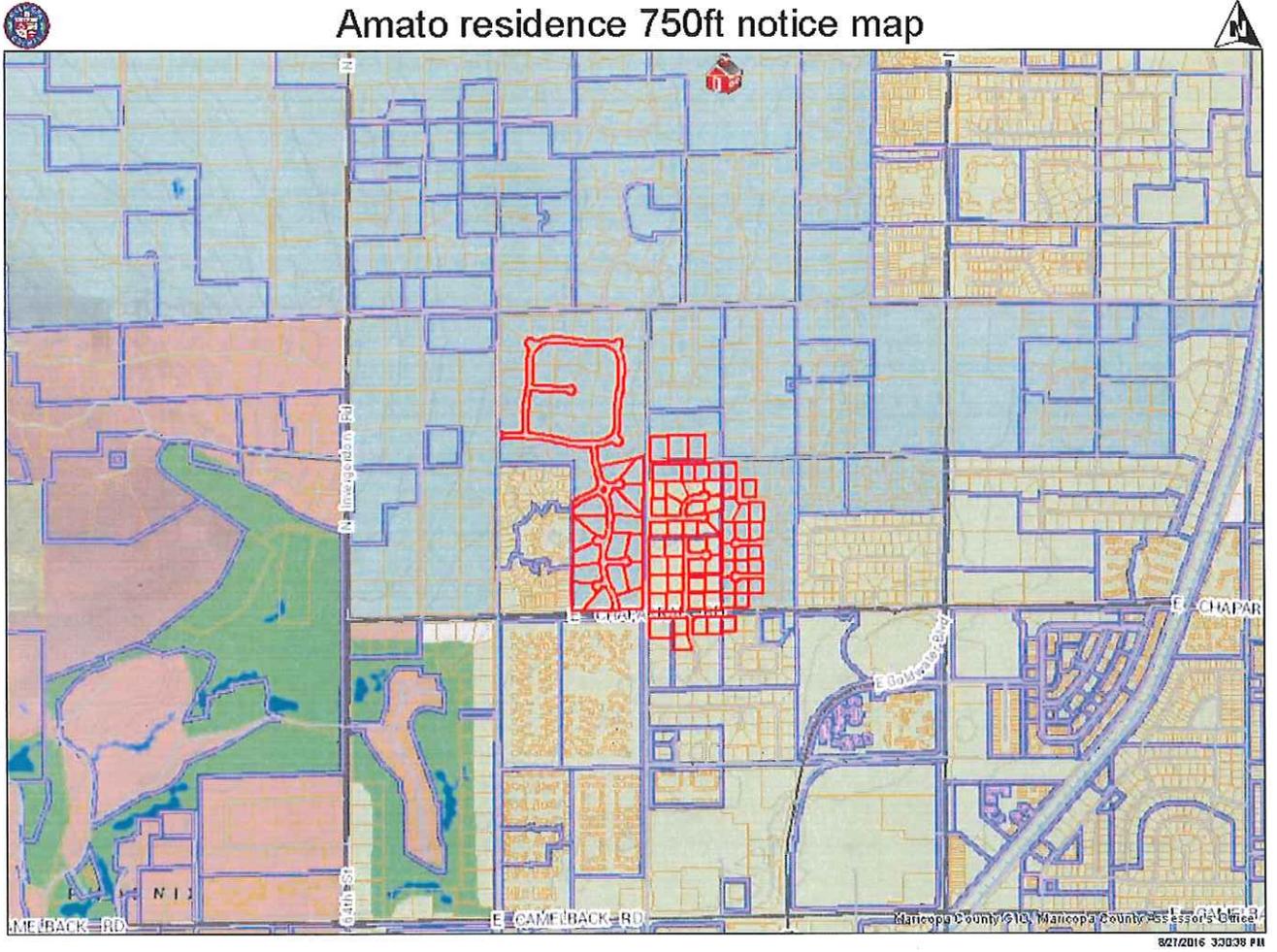


Exhibit D
Letters of Support

Craig and Susan Harris
6815 E Bonita Dr
Paradise Valley 85253

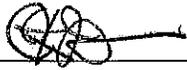
September 12, 2016

To City of Scottsdale Board of Adjustment:

I am a neighbor of Ryan and Laurie Amato. They have met with us and shared their thoughts in regard to having a side yard variance and a front and rear yard setback variance. Our property is directly North of their side yard and would be considered to be the property most affected by their variance request(s). I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way.

Sincerely,

Craig Harris



480-946-7706

James and Kathryn Heffernan
5025 North Monte Vista Drive
Scottsdale, Arizona 85253

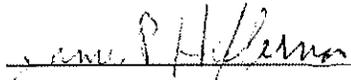
September 14, 2016

To City of Scottsdale Board of Adjustment:

We are neighbors of Ryan and Laurie Amato. Our home is to the southwest of their property, and we share a short common side-yard property line. Ryan has described the proposed side yard variance and a front and rear yard setback variance. We do not believe that our property would be in any way affected by their variance request(s). I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way.

Sincerely,

James Heffernan

 9/14/16

Kathryn Heffernan

 9/14/16

Ryan Amato

From: Rocco Bianchi <xrocco@yahoo.com>
Sent: Friday, September 16, 2016 4:25 PM
To: Ryan Amato
Subject: Rocco
Attachments: Blank.pdf; Untitled attachment 00071.txt

Hi Ryan,

This is the first time I've used this program on my iPad. Let me know that this came through OK.

9/16/2016

To: City of Scottsdale

Re: Amato Variance

I am a neighbor of Ryan and Laurie Amato. I met with Ryan recently to look at his proposed project. I feel the variances requested would not have a negative impact on our neighborhood. I would be in support of granting his requested variances and feel this would be an overall positive for the surrounding homes.

Best regards,

Rocco Bianchi
5015 N. Chiquita Lane
Paradise Valley, AZ 85253
480-239-7958

Paul & Susan Leonard
6834 E Pasadena Ave
Paradise Valley 85253

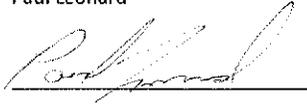
September 12, 2016

To City of Scottsdale Board of Adjustment:

I am a neighbor of Ryan and Laurie Amato. They have met with us and shared their thoughts in regard to having a side yard variance and a front and rear yard setback variance. Our property is east of Ryan's and Laurie's property. I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way.

Sincerely,

Paul Leonard

A handwritten signature in cursive script, appearing to read "Paul Leonard", is written over a horizontal line.

Alfredo and Jennifer Dreyfus
6850 E. Pasadena Ave
Paradise Valley 85253

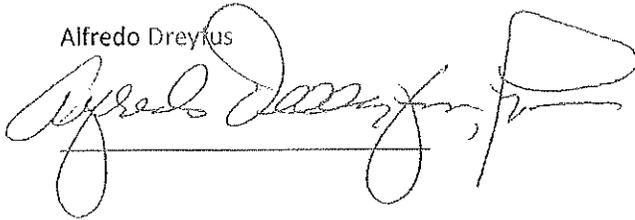
September 26, 2016

To City of Scottsdale Board of Adjustment:

My wife and I are neighbors of Ryan and Laurie Amato. They have met with us and shared their thoughts in regard to having a side yard variance and a front and rear yard setback variance. Our property is just East of their yard and would be considered a property potentially affected by their variance request(s). I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way. Please feel free to reach out to me if you'd like to discuss at further length, Cell 480-861-0420.

Thank you,

Alfredo Dreyfus

A handwritten signature in black ink, appearing to read "Alfredo Dreyfus", with a large, stylized flourish extending to the right.

