City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

8-BA-2002

- [ ] Rezoning
- [ ] Use Permit
- [ ] Development Review
- [ ] Master Sign Programs
- [x] Variance
- [ ] Other

Case # 259 / -PA- 02

Project Name

Location N.E. Corner 69th St & Windstone

Applicant Donald and Maria Lawrence

SITE DETAILS

Proposed/Existing Zoning: R1-70ESL

Use: Single Family

Parcel Size: 165' x 330'

- [ ] Gross Floor Area
- [ ] Total Units:
- [ ] Floor Area Ratio
- [x] Density: 1 DU/Ac

Parking Required:

Parking Provided:

Of Buildings: 1

Height: 26'

Setbacks: N-60 S-40 E-20 W-40

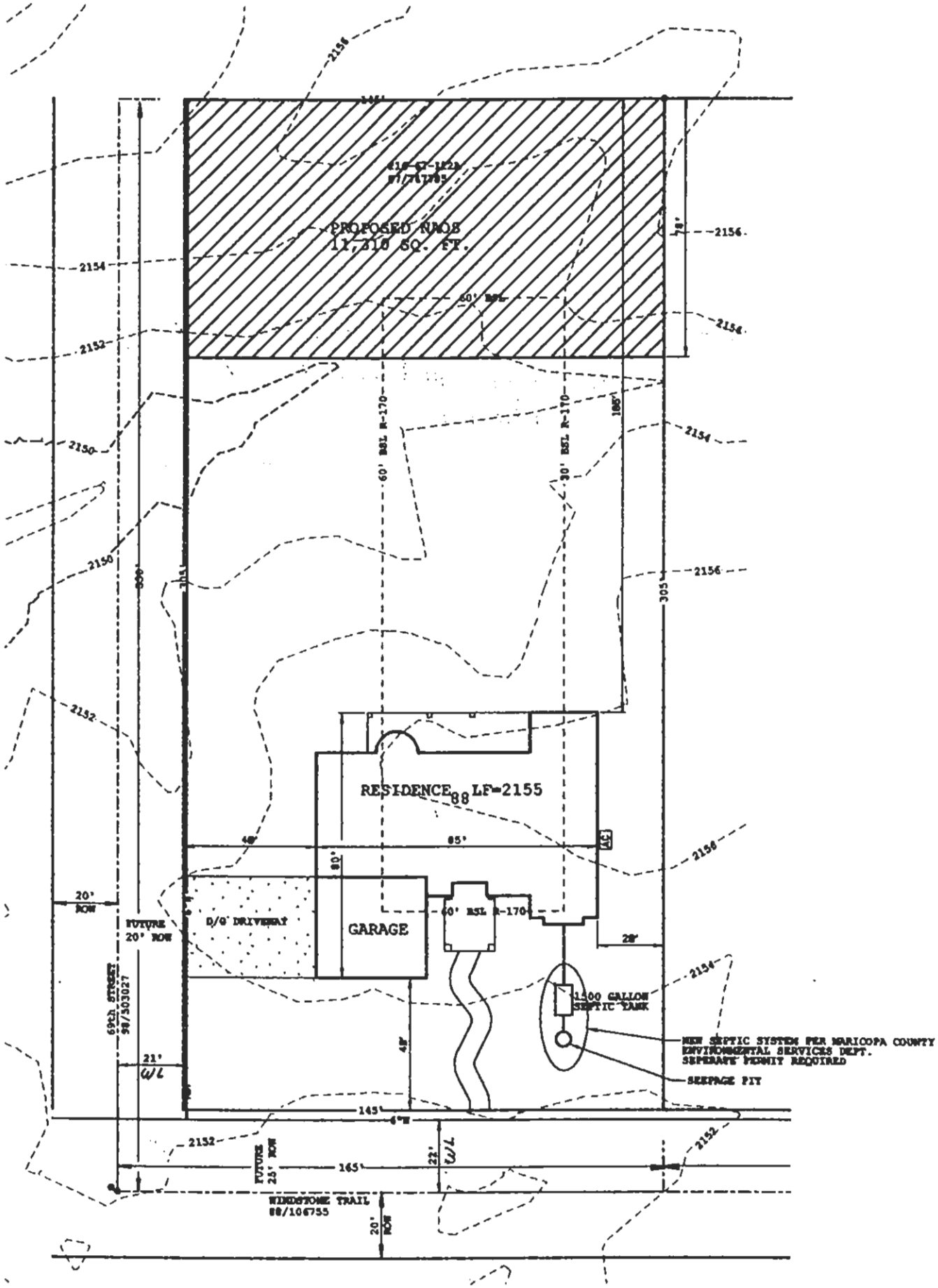
In the following space, please describe the project or the request

PARCEL WAS CREATED IN THE COUNTY UNDER RURAL 43 ZONING. IT WAS ANNEXED TO SCOTTSDALE IN OCTOBER 1983 UNDER ITS THEN EXISTING ZONING AND SUBSEQUENTLY REZONED TO R1 70ESL. THIS CAUSED THE PARCEL TO BECOME NON CONFORMING BECAUSE ITS GROSS AREA IS 54,450SF.

THE VARIANCE REQUEST IS TO ALLOW A FRONT YARD REDUCTION OF 20FEET FROM 60FEET TO 40FEET, AND A SIDE REDUCTION OF 10FEET FROM 30FEET TO 20FEET

(If an additional page(s) is necessary, please attach.)

CD03251 (2/94)


PROPOSED NAOS
11,310 SQ. FT.
60' BSL
60' BSL R-170
30' BSL R-170
RESIDENCE 88 LF=2155
GARAGE
D/G DRIVEWAY
60' BSL R-170
1500 GALLON SEPTIC TANK
NEW SEPTIC SYSTEM PER MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPT. SEPERATE PERMIT REQUIRED
SEEPAGE PIT
FUTURE 20' ROW
20' ROW
69th STREET 98/303027
FUTURE 25' ROW
WINDSTONE TRAIL 88/106755
20' ROW
145'
165'
305'
2156
2154
2152
2150

8-BA-2042