

BOARD OF ADJUSTMENT REPORT



Meeting Date: 10/3/2012
Item No.: 3

ACTION

Smith Variance
2-BA-2012

Request to consider the following:

1. Approve variance requests to the City of Scottsdale Zoning Ordinance, Section 5.204.A., pertaining to lot area, Section 5.204.B., pertaining to lot dimensions, Section 5.204.E.1.a., pertaining to front yard having a depth of not less than forty (40) feet, Section 5.204.E.1.b., pertaining to front yard having a double frontage on two (2) streets, the required setback of forty (40) feet shall be provided on both streets, Section 5.204 E.2., pertaining to side yard and Section 5.204.F.2., pertaining to distance between buildings, the minimum distance between main buildings on adjacent lots shall be not less than thirty (30) feet, for a site located at 13647 N. 87th Street (175-01-171C) with Single-Family Residential District (R1-35) zoning.

OWNER

June Smith
702-794-0974

APPLICANT CONTACT

Tammy Alme
480-460-1991

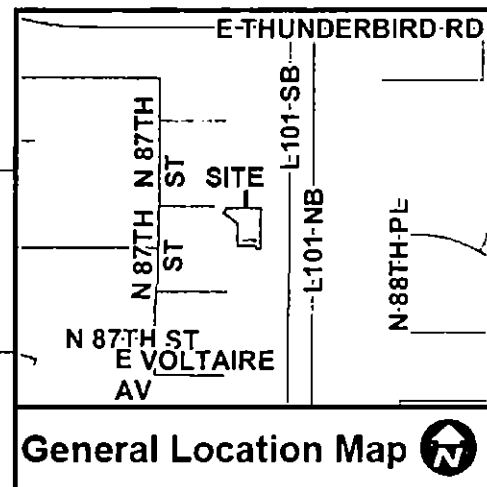
LOCATION

13647 N. 87th Street

BACKGROUND

History

The subject property was annexed into the City of Scottsdale in 1963 under Ordinance 168. The subject property (APN #175-01-171C) is a remnant parcels that was originally part of a larger lot adjacent to the old Pima Road and had an address of 13650 N. Pima Road. The original lot was



approximately 87,463 square feet, had a width of approximately 265 feet from east to west and zoned Single Family Residential district (R1-35). A house was permitted by the City of Scottsdale and constructed on 13650 N Pima Road in 1978 (see Attachment #6).

The property at 13650 N Pima Road was acquired by Arizona Department of Transportation (ADOT) as a construction staging area to build Loop 101. ADOT demolished the house and some of the original lot became right-of-way for Loop 101. At the end of construction, ADOT sold off the remaining portion of this lot, which was reduced to approximately 30,907 square feet and 91 feet in width (R1-35 district requires 35,000 sq.ft. size and 135 foot width). The ADOT split of this property was not submitted to the City of Scottsdale for approval, but the City acknowledges the remnant portion of the lot from the freeway acquisition is a legal, non-conforming lot.

The remnant portion of this property was then further split into 5 smaller properties by the subsequent owner through common fee title deeds recorded through the County (see Attachment #5). These properties were not created through the City's land division approval process, they do not meet the size requirements of the R1-35 district, are not recognized as developable lots by the City. The subject property (APN #175-01-171C) is one of the southern remnants.

The abutting wedge-shaped parcel (APN #175-01-171B) to the west is currently part of Tract C of the McDowell Shadow Estates IV subdivision, which was platted in 1995. Tract C also was also split into 2 smaller properties without City approval and recorded through the County. The applicant also purchased the south half of Tract C with plans on using it to access N. 87th Street to the west.

Zoning/Development Context

The applicant is seeking approval of the requested Variances in order to construct a single-family structure on this property that is similar in size of other adjacent single-family homes. The subject remnant property is zoned Single Family Residential district (R1-35), which requires a minimum 35,000 sq.ft. lot size and 135 foot lot width. The subject property is located east of the McDowell Shadow Estates IV subdivision, and north of McDowell Shadow Estates II subdivision; both of which are zoned Single Family Residential District, Planned Residential District (R1-18 PRD) with amended development standards.

The following table shows the lot area for some of the properties in the neighborhood, which are zoned R1-18 PRD:

Subdivision & Lot Number	Approximate lot square footage
McDowell Shadow Estates IV Lot 7	16,536 square feet
McDowell Shadow Estates IV Lot 9	21,556 square feet
McDowell Shadow Estates IV Lot 10	16,283 square feet
McDowell Shadow Estates II Lot 10	18,505 square feet

McDowell Shadow Estates II Lot 11	16,751 square feet
McDowell Shadow Estates II Lot 12	18,481 square feet

The following table shows the development standards of the R1-18 PRD zoning district, the McDowell Shadow Estates IV subdivision amended development standards, and those development standards that applicant is requesting for this application:

Development Standard	R1-18 Ordinance	McDowell Shadow Estates IV Amended Standards	Applicant's request
Minimum lot area	18,000 sq. ft.	15,470 sq. ft.	15,300 sq. ft.
Minimum lot width	120 feet	108 feet	70 feet
Front yard setback	35 feet	35 feet	25 feet (ADOT frontage only)
Side yard setback	10 feet	10 feet	10 feet
Rear yard setback	30 feet	25 feet	35 feet

The building envelopes for other lots in the vicinity, as defined by the required setbacks, range from approximately 7,636 square feet to 9,237 square feet (see Attachment #10). The applicant's requested setbacks will create a building envelope of approximately 6,123 square feet (See Attachment #7).

Zoning Ordinance Requirements

- Pursuant to Article V, Section 5. 204.A.1. states "Each lot shall have a minimum lot area of not less than thirty-five thousand (35,000) square feet." The applicant is requesting a Variance of 19,700 square feet for the lot area to allow a lot area of 15,300 square feet.
- Pursuant to Article V, Section 5.204.B.1 states "Width. All lots shall have a minimum width of one hundred thirty-five (135) feet." The applicant is requesting a Variance of 65 feet to allow a minimum lot width of 70 feet.
- Pursuant to Article V, Section 5.204.E.1.a states "There shall be a front yard having a depth of not less than forty (40) feet" and Section 5.204.E.1.b states "Where lots have a double frontage on two (2) streets, the required front yard of forty (40) feet shall be provided on both streets."

A front yard setback is required from any type of street right-of-way, including Loop 101 on the east side. At the time of its disposal of the subject property, ADOT reserved a 15 foot

wall easement on the east side of the subject property to maintain the existing wall along Loop 101. The applicant is requesting a Variance of 15 feet on the east side of the lot adjacent to the Loop 101 right-of-way to allow a setback of 25 feet.

- Pursuant to Article V, Section 5.204 E.2. states "There shall be side yards of not less than fifteen (15) feet on each side of a building." The applicant is requesting a Variance of 5 feet on the west side of the lot to allow a side yard setback of 10 feet.
- Pursuant to Article V, Section 5.204.F.2 states "The minimum distance between main buildings on adjacent lots shall be not less than thirty (30) feet." The applicant is requesting a Variance of 10 feet to allow a minimum distance between buildings of 20 feet.

Code Enforcement Activity

There has been no code enforcement activity at the subject site.

Community Input

The applicant held an Open House meeting concerning the Variance requests on August 20, 2012 at 2:00 pm at the Paradise Valley YMCA. Notices for this meeting were sent out to properties owners within 750 feet of the site. The applicant submitted all correspondence they received regarding the application.

The City has sent out hearing postcards to properties within 750 feet of this site and posted a sign on the site. Staff has received comments citing concerns, including opposition, regarding this case (see Attachment #11).

VARIANCE CRITERIA ANALYSIS

- 1. 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:**

The applicant states that the property size is a result of the Loop 101 construction and subsequent taking.

Staff Analysis: Prior to the Loop 101 construction, the original property exceeded the size requirements of the R1-35 zoning district. Because of the Loop 101 construction, the remnant parcel no longer met the standards and was considered a legal non-conforming lot. The subsequent split of that remnant parcel into 5 smaller properties with separate ownerships created 5 non-conforming lots. The subject remnant parcel is 15,000 sq.ft. in size. Although somewhat smaller in size than the other lots in the area, the subject parcel is similar in shape and topography of other lots in the area.

The two properties (175-01-171B and 175-01-171C) will need to be assembled to provide access to N. 87th Street to the west. The granting of Variances for the subject property does not constitute the formation of a legal developable lot. Approval of the variance may be

based on a condition that the City approves the replat (including recordation) prior to issuance of building permits.

Another option available to the property owner is to submit a rezoning application on the subject property (175-01-171C) requesting a rezoning to R1-18 PRD with amended development standards.

- 2. 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:**

The applicant states that the other properties in this area and adjacent to the property are zoned R1-18 PRD with amended development standards and the subject property would be enjoying the same privileges as these property owners.

Staff Analysis: The subject parcel is similar in size, shape and setbacks to the other lots in this cul-de-sac. The applicant does have the option, alternatively, to apply for a rezoning of the subject property to the R1-18 PRD zoning district with amended development standards.

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

The applicant states that the construction of Loop 101 was out of their control and they would like to be granted a buildable lot like the other lots in the neighborhood.


Staff Analysis: The property owner did not split the remnant ADOT property into the 5 separate properties, and these properties were not created through the City's land division approval process. The owner purchased 175-01-171B after the 5 properties were recorded by common fee title deeds through the County.

- 4. 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:**

The applicant states that the approval of the variance will bring this property into alignment with the current residences on the cul-de-sac.

Staff Analysis: None of the requested Variances would allow a building to encroach in a vehicle path of travel or safety sight-line visibility triangle. Approval of the variance may be based on a condition that the City approves the replat (including recordation) prior to issuance of building permits. Comments have been received expressing opposition to the Variance requests.

APPROVED BY

 FOR DORIS McCLAY
Doris McClay, Report Author

9.20.2012
Date


Brad Carr, AICP, Board of Adjustment Liaison
480-312-7713, bcarr@scottsdaleaz.gov

9.20.2012
Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/20/2012
Date

ATTACHMENTS

1. Project Description and Justification
2. Context Aerial
3. Aerial Close-Up
4. Zoning Map
5. County Parcel Map
6. 1993 Aerial with original lot
7. Applicant's requested setback and building envelope exhibit
8. R1-18 setback and building envelope exhibit
9. R1-35 setback and building envelope exhibit
10. Comparable building envelopes exhibit
11. Citizen Involvement
12. Notification Map

Board of Adjustment

Variance Project Narrative

Type of variance requested:

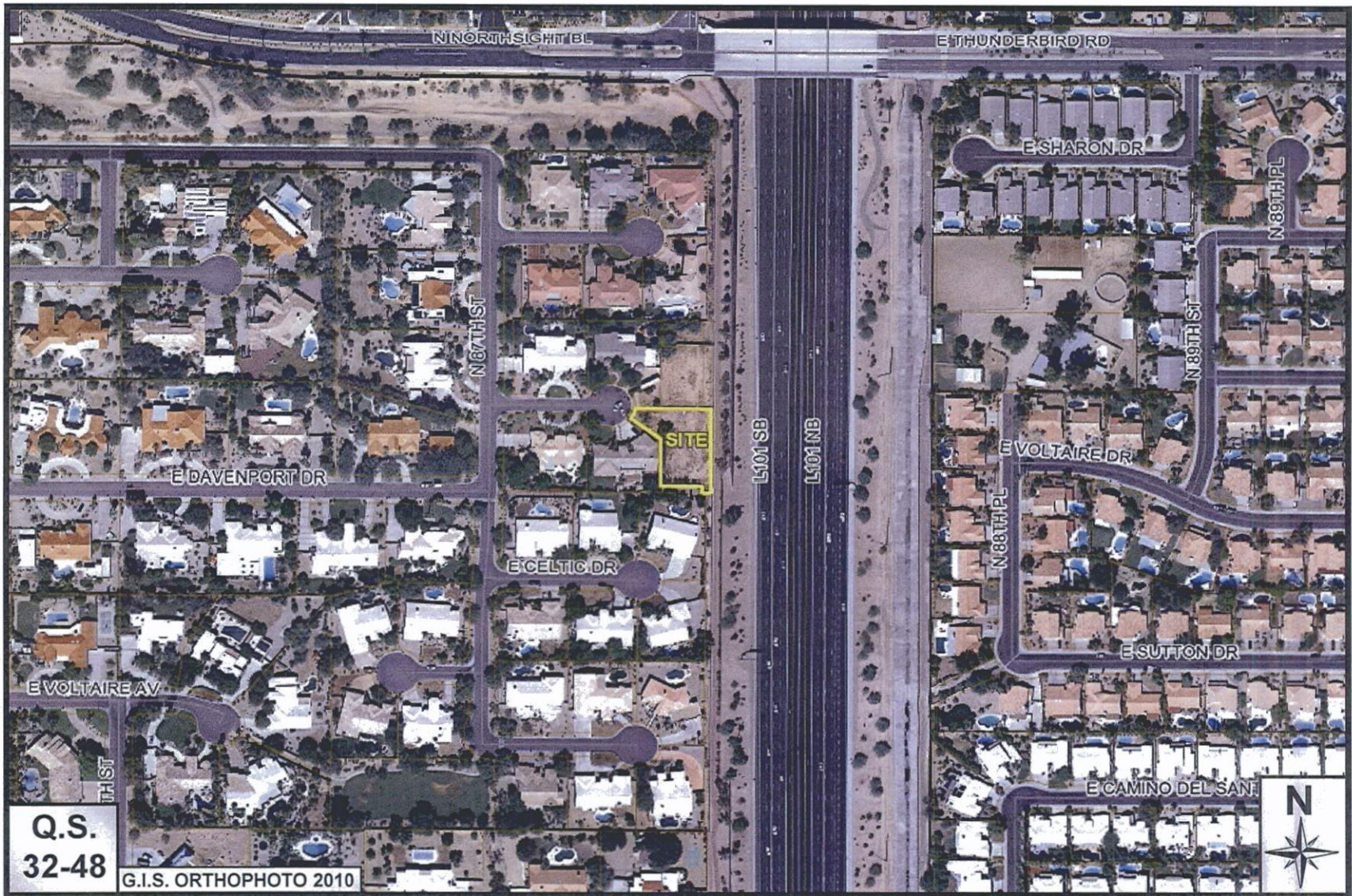
The owner of the properties located at 13647 N. 87th Street (parcel #175-01-171C and 175-01-171B) is requesting a variance to reduce the front, and side setback requirements and to reduce the minimum lot size, lot width and distance between buildings requirements of the lots to allow the development of a single-family home.

1. The property size was a result of the 101 squeeze when it widened its boundaries. Our request is to tie these two parcels (175-01-171B and 175-01-171C) together and adopt similar development standards to R1-18 zoning district as other properties in the area so that it may enjoy the same zoning classification as surrounding properties. This property was one parcel at one time being 175-01-171A and according to the county and our ownership documents, the parcels in question equal 15,601 sq. feet, which is within the amended standards of the R1-18 zoning requirements.
1. The other properties in this area and adjacent to the property are zoned R1-18, we would simply like to be able to enjoy the same privileges as the other property owners in and around this parcel and provide for an upgraded to the community and city by building a single-family home on the property or creating a sale-able lot to do so.
2. We feel like the breakdown of the current parcels as well as the 101 ADOT squeeze were out of our control and ask that a variance be granted so that it creates a buildable lot like the other properties in this neighborhood.
3. This variance approval will simply bring this property into alignment with the current residences of the existing cul-de-sac.

Jammy Rene

480-460-1191

Jammy @ Council@apt@com - CON



Q.S.
32-48

G.I.S. ORTHOPHOTO 2010

Smith Variance

2-BA-2012

ATTACHMENT #2



Q.S.
32-48

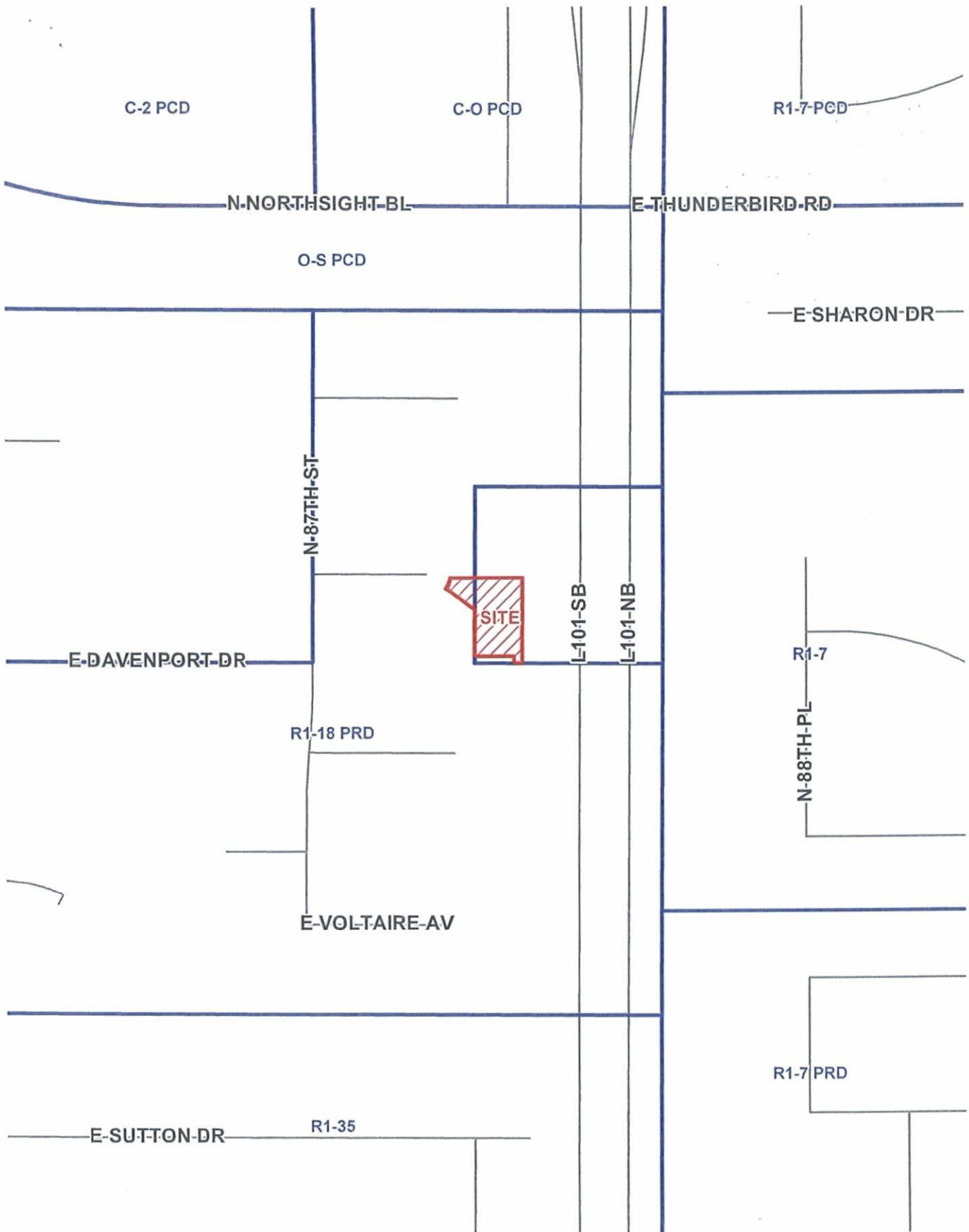
G.I.S. ORTHOPHOTO 2010



Smith Variance

2-BA-2012

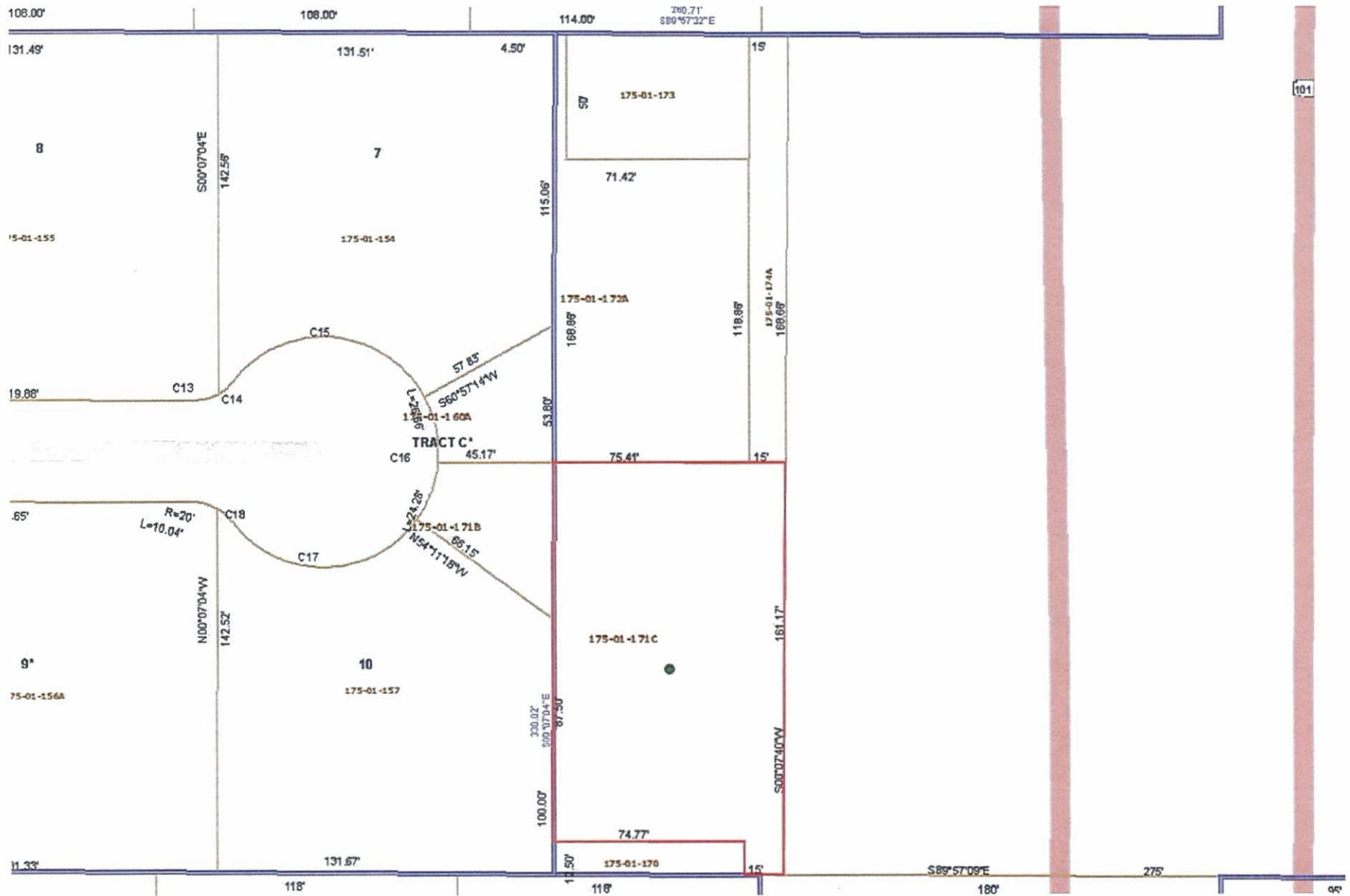
ATTACHMENT #3



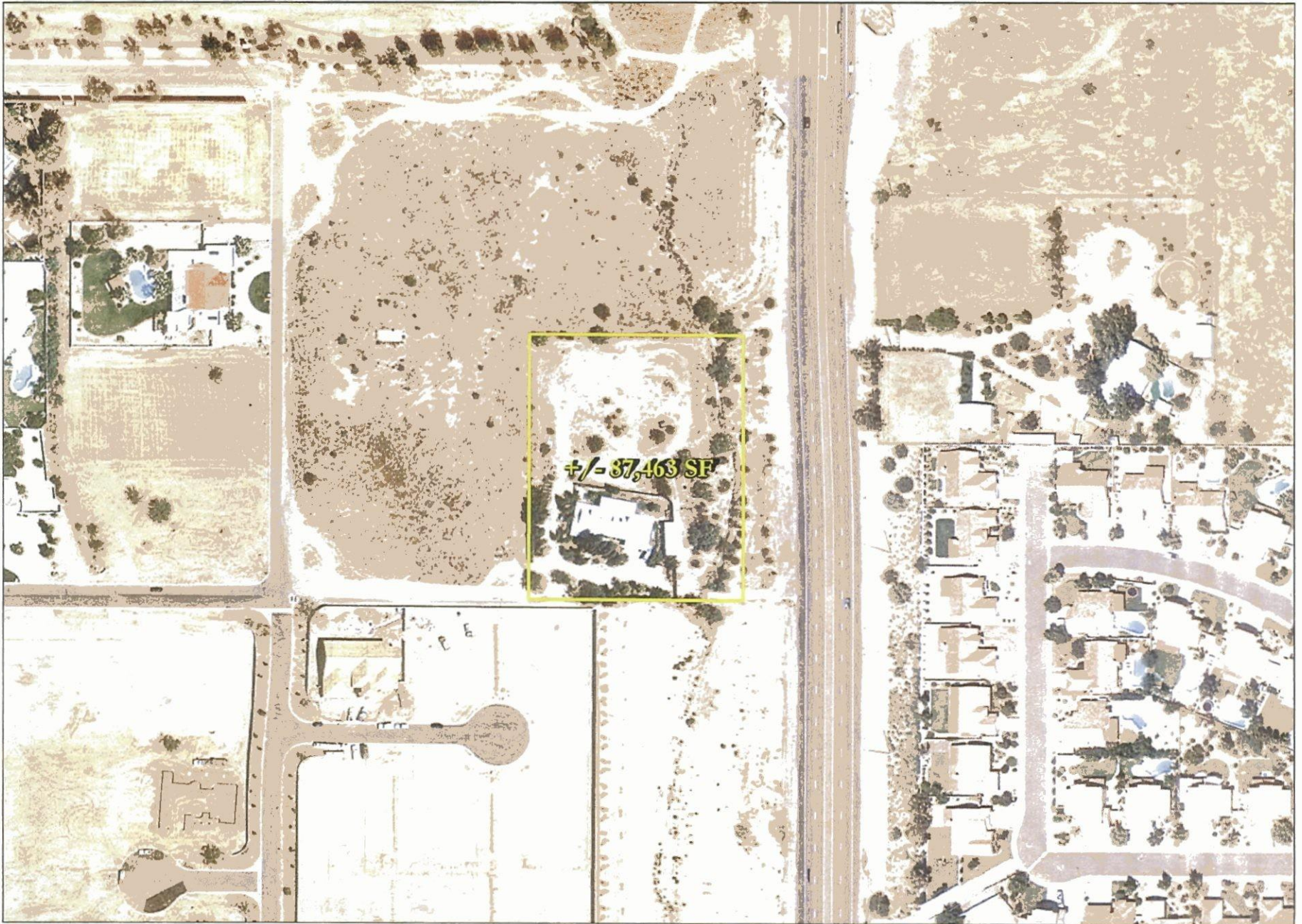
2-BA-2012

ATTACHMENT #4





ATTACHMENT #5



+/- 87,463 SF



N 37TH ST





McClay, Doris

From: Carr, Brad
Sent: Thursday, September 13, 2012 4:59 PM
To: McClay, Doris
Subject: FW: Property variance at 13647 N 87th St

Neighborhood correspondence regarding 2-BA-2012.

From: BernieLindaZahn [mailto:blzahn@fastq.com]
Sent: Tuesday, August 07, 2012 5:40 PM
To: tammy@omicrongrouplimited.com; Carr, Brad
Subject: Property variance at 13647 N 87th St

We can not attend the open house meeting, thus the following.

We are the owners of the property which share the back wall of the property in question. If the variances allow for only a single family single level home to be built, then we have no objection.

Our vote of yes but is contingent on the following stipulations:

The property can not be used as a storage building, a place to house a trailer, conduct any business operation or used as a sports area such as a tennis court. In addition, under no circumstances do we want a two story home on that property.

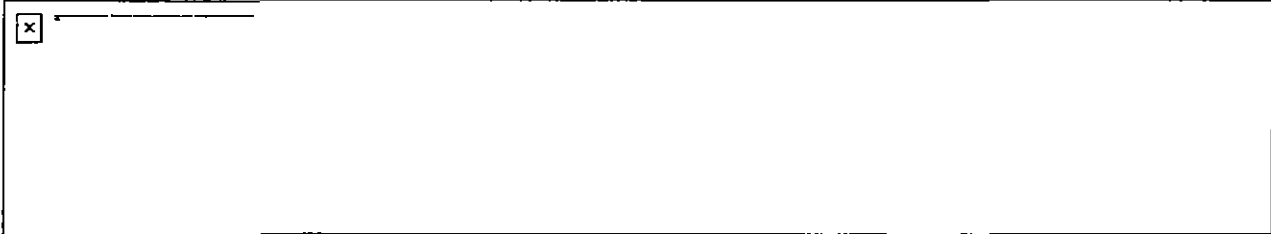
These stipulations must be included as part of the variance. If not, then we vote no

Bernard & Linda Zahn
8764 E Celtic Dr
Scottsdale, AZ 85260
Cell: 602-321-5778

ATTACHMENT #11

McClay, Doris

From: mpreul@cox.net
Sent: Saturday, September 15, 2012 9:17 AM
To: McClay, Doris
Subject: Case 2-BA-2012

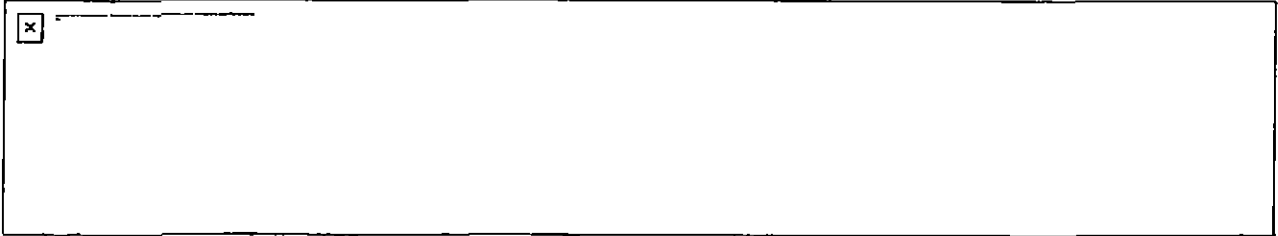


The lot in question is far too small to allow construction of a similar home compared to the surrounding homes and other homes in the neighborhood. There are other lots in the area that certainly could accommodate a comparative home. There is no reason to start cramming homes in small lots in this neighborhood which do not fit with the surrounding homes and lots. Such a variance will permit the construction of a home that "sticks out like a sore thumb" and significantly impacts the value of the surrounding properties. It will look unsightly. I object to this variance.

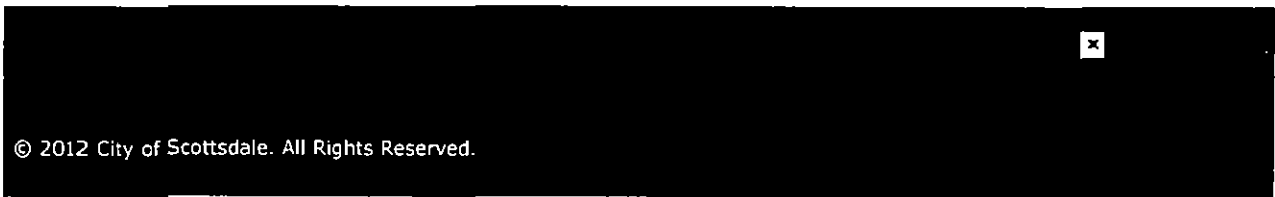
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McClay, Doris

From: mpreul@cox.net
Sent: Saturday, September 15, 2012 11:53 AM
To: McClay, Doris
Subject: smith variance



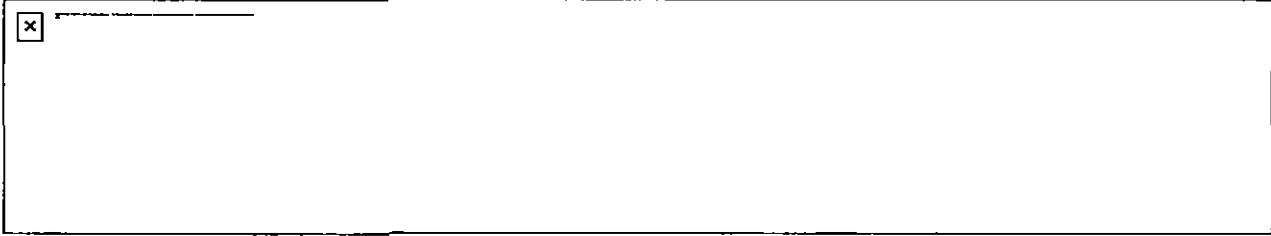
Dear Staff Scottsdale zoning: This is history of this lot -- this is a ridiculous thing to do to the neighborhood: The current owner of the property is Smith Living Trust % Landmarc Capital and Investment Company. Landmarc is/was a local hard money lender who was taken over by the AZ Department of Financial Institutions and placed into receivership. Landmarc are/were into some questionable dealings with what they did to borrowers and investors across the valley. You can read more here: <http://www.azcentral.com/business/articles/2009/06/25/20090625biz-landmarc0625.html> and here: <http://www.receiversite.com/landmarc/> Landmarc who funded this property in about 2008. The borrower/property owner at the time was Herb Scheibenpflub who later lost the property in foreclosure to Landmarc. But here is what will happen with this property for the neighborhood: Landmarc, and now its receivers, own this property free and clear but know it's worthless. If they can get the variance and find a buyer at any price then they get out. The lot will sell really cheap and the buyer will build and sell some little cheap home and sell it for rock bottom price. This will hurt both lot and home values in the area. Even if the pursuit of the variance cost them a few thousand dollars and they can sell the lot for a very low price they at least get out with something on a property that is currently worth nothing and resulting in a property that has no realistic comparison to the homes around it, an eyesore for the neighborhood and significantly hurting values. This is really a ridiculous request.



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McClay, Doris

From: mpreul@cox.net
Sent: Saturday, September 15, 2012 12:02 PM
To: McClay, Doris
Subject: smith variance



Dear Staff: I have written 2 emails -- just to clarify i do live within 1.5 blocks of this property and within the close neighborhood. This property has been the subject of poor investment and bankruptcy and now the owners are trying a rather underhanded means to unload it and try to go around at any means what denotes the character of this neighborhood. This variance should not be approved. thank you.



Sign posted
meeting at

Scottsdale Variance Meeting

13647 N. 87th St.

Scottsdale Az 85260

412-PA-2012

Sign in sheet

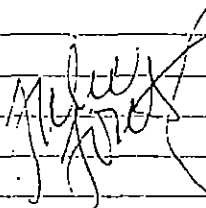
Neighborhood Notice Meeting for Smith Variance - August 20th 2:00 at the Paradise Valley YMCA 6869 E. Shea Blvd, Scottsdale AZ

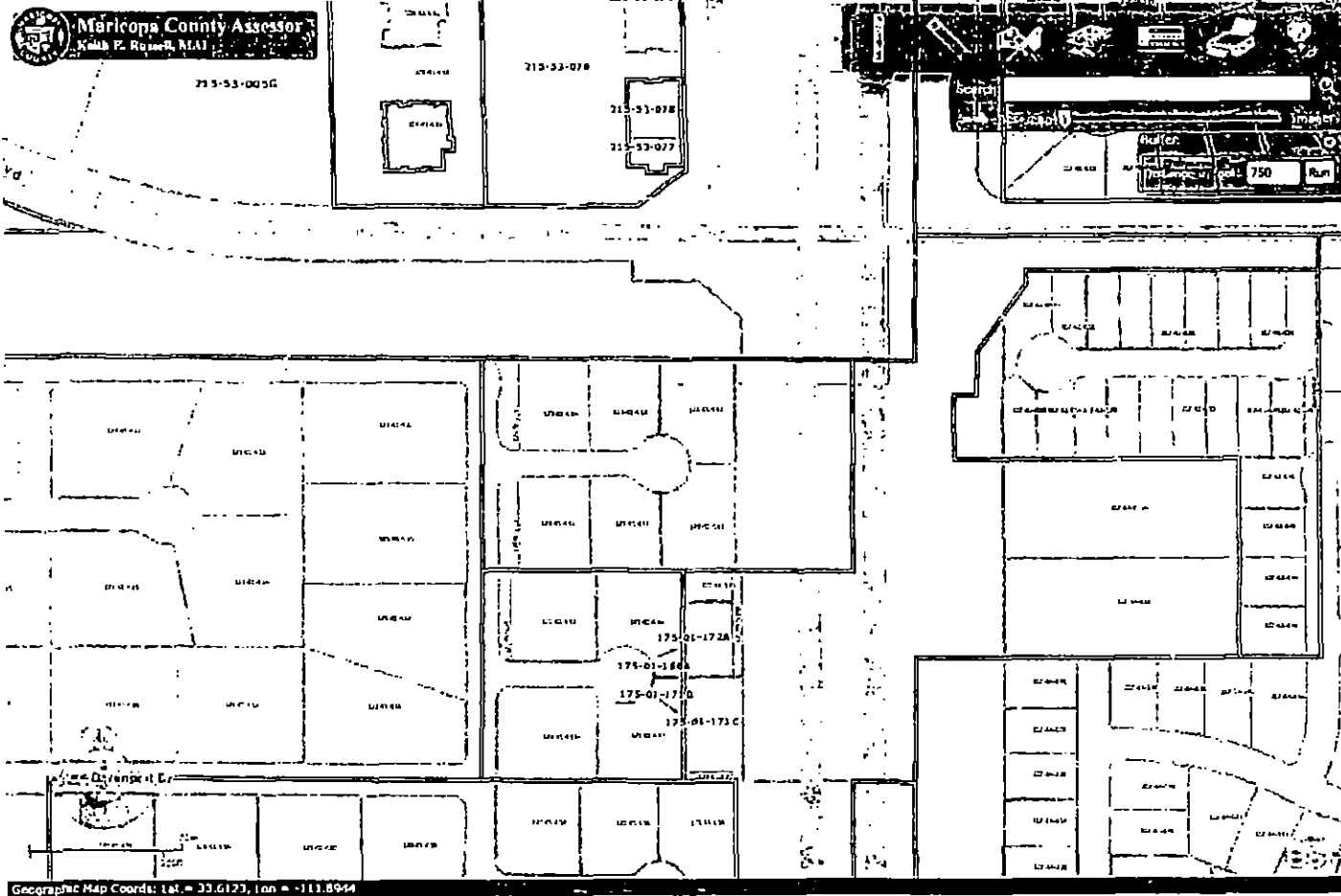
NAME/Signature	Owner	MAIL_CITY	ST	APN	Notes /Contact info
	ALTON FAMILY TRUST	PORTOLA HILLS	CA	17501157	
	ARIZONA STATE OF	PHOENIX	AZ	17501168	
	AUSTIN MELISSA P	SCOTTSDALE	AZ	17501159	
	AUSTIN MELISSA P TR	PHOENIX	AZ	17501155	
	BANCROFT SHARYL L TR	SCOTTSDALE	AZ	17501125	
	BANK OF AMERICA	RICHMOND	VA	17501146	
	BEAUDRY BENNETT C/SHARON K TR	SCOTTSDALE	AZ	17501143	
	BENTZ PATRICK R & NANCY L	SCOTTSDALE	AZ	21724335	
	BERRY ROBERT L/CAROLINE A TR	SCOTTSDALE	AZ	17501138	
	BIEHLER MICHAEL W/MARY BETH TR	SCOTTSDALE	AZ	17501130	
	BOSCHEN KENNETH W	SCOTTSDALE	AZ	21724334	
	BRUBAKER CHAD W/JUDITH A	SCOTTSDALE	AZ	21724350	
	BRULPORT EMANUEL J/BRENDA M	SCOTTSDALE	AZ	17501031A	
	CALLAHAN WALLACE J/ESTHER B	SCOTTSDALE	AZ	21724340	
	CHERNAK ALLAN D/ELIZABETH	SCOTTSDALE	AZ	17501150	
	CONNELLY ROBERT W/LAURA A	SCOTTSDALE	AZ	21741298	
	COWDERY ARNOLD L/BARBARA H TR	SCOTTSDALE	AZ	17501029	
	DAS ANIRBAN/JHUNU	SCOTTSDALE	AZ	17501162	
	DAVIS RHONDA J	SCOTTSDALE	AZ	21724002	
	DAVIS RHONDA J	SCOTTSDALE	AZ	21724004A	
	DEBARY HOLDINGS LTD	CANADA		21760038	
	DESAI KETANKUMAR J/KUBER SHAILESH	SCOTTSDALE	AZ	21760036	
	DRAGON CHRISTOPHER J/DANA C	SCOTTSDALE	AZ	17501118	
	EDWARDS SCOTT W/ASHLEE K	SCOTTSDALE	AZ	17501151	
	FERRERA MICHAEL L	SCOTTSDALE	AZ	17501137	
	GARCIA LINDA M	SCOTTSDALE	AZ	21724343	
	GREEN LAWRENCE H/SONJA K TR	SCOTTSDALE	AZ	17501148	
	GREIG JOHN/BILL	SCOTTSDALE	AZ	21724333	
	HAKAL ELIZABETH TR/PALMIERI LOUIS T	SCOTTSDALE	AZ	17501117	
	HAWBAKER JOHN M/JUDITH ROXANNE	PHOENIX	AZ	21760035	
	HAYNES LARRY GUY JAMES & JUDITH M	SCOTTSDALE	AZ	21724348	
	ING BANK FSB	WILMINGTON	DE	17501166	
	INGERSOLL STEVEN R/ELLEN M TR	SCOTTSDALE	AZ	17501124	

2-BA-2012
1st: 8/23/12

Name / Signature

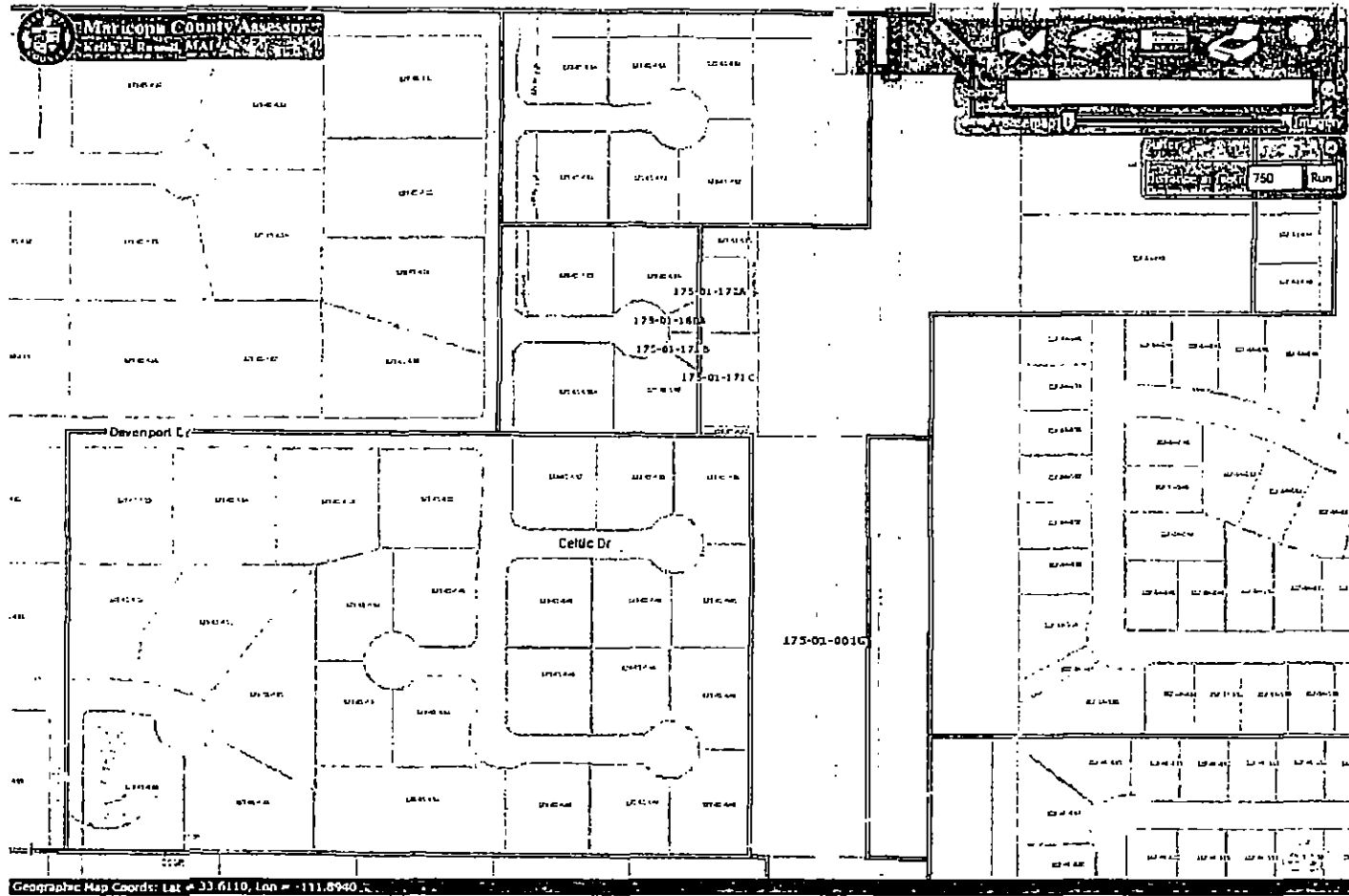
Notes / Date of Birth

	JOHNS SHANNON K	MARICOPA	AZ	17501167
	JONES TERRELL T	SCOTTSDALE	AZ	21760033
	JONES TERRY/JULIE	SCOTTSDALE	AZ	17501160A
	JONES TERRY/JULIE	SCOTTSDALE	AZ	17501172A
	JONES TERRY/JULIE	SCOTTSDALE	AZ	17501174A
	JONES TERRY/JULIE	SCOTTSDALE	AZ	17501154
	KIMBERLY MARTHA J TR	SCOTTSDALE	AZ	21760031
	KREUTZBERG GIFFORD/MARTA	SCOTTSDALE	AZ	21724346
	LEE DAVID	SCOTTSDALE	AZ	21724337
	LENTINE JAMES RICHARD/DEBORAH JEA	SCOTTSDALE	AZ	17501156A
	LI XIAXIN/HONG PING	SCOTTSDALE	AZ	17501165
	LUCAS ELLEN M	SCOTTSDALE	AZ	17501161
	LUCAS ELLEN M	SCOTTSDALE	AZ	17501173
	MANGINI ROBERT A JR/KIM	SCOTTSDALE	AZ	17501135
	MAREMA RANDY A/PAMELA J/WESLEY	SCOTTSDALE	AZ	17501141
	MARGARET AND JOHN LONG FAMILY TR	SCOTTSDALE	AZ	21760032
	MARICOPA COUNTY DEPT OF TRANSPOR	PHOENIX	AZ	17501001G
	MARK ANDREW CAVOLO 1999 TR/VALLE	REDONDO BEACH	CA	17501152
	MCDOWELL SHADOW ESTATES II COMM	GLENDALE	AZ	17501153
	MCWATT ALAN/PAULINE A	SCOTTSDALE	AZ	21724369
	MEADOWS SUELLEN D TR	SCOTTSDALE	AZ	21724332
	METTY CODY R/ALLAN JODIE	SCOTTSDALE	AZ	21724338
	MINACAPELLI ROSARIO/MARIA	SCOTTSDALE	AZ	21741299
	MISRA SATYA D/RACHEL G	SCOTTSDALE	AZ	21724347
	MOONEY ANGELINE M/MOONEY GEORG	SCOTTSDALE	AZ	21760037
	NELSON JEAN A TR	SCOTTSDALE	AZ	21724341
	NEY PETER C	SCOTTSDALE	AZ	21724336
	NIGH CYNTHIA J	CHEYENNE	WY	21724342
	NOLAN EDWARD A	SCOTTSDALE	AZ	17501145
	OLSON ALBERTHASKY TRUST	SCOTTSDALE	AZ	17501144
	ORLOWSKI DAVID W/KIM C	SCOTTSDALE	AZ	17501164
	PIZZUTO LINDA C TR	SCOTTSDALE	AZ	21760034
	PORTER ELISSE M TR	SCOTTSDALE	AZ	17501136
	PREUL MARK C/KAREN B	SCOTTSDALE	AZ	17501116
	RAYIS GABRIEL/KAMILA	SCOTTSDALE	AZ	21724349



*Adhees sent to include
the parcels with the
yellow circle*

2-BA-2012
1st: 8/23/12



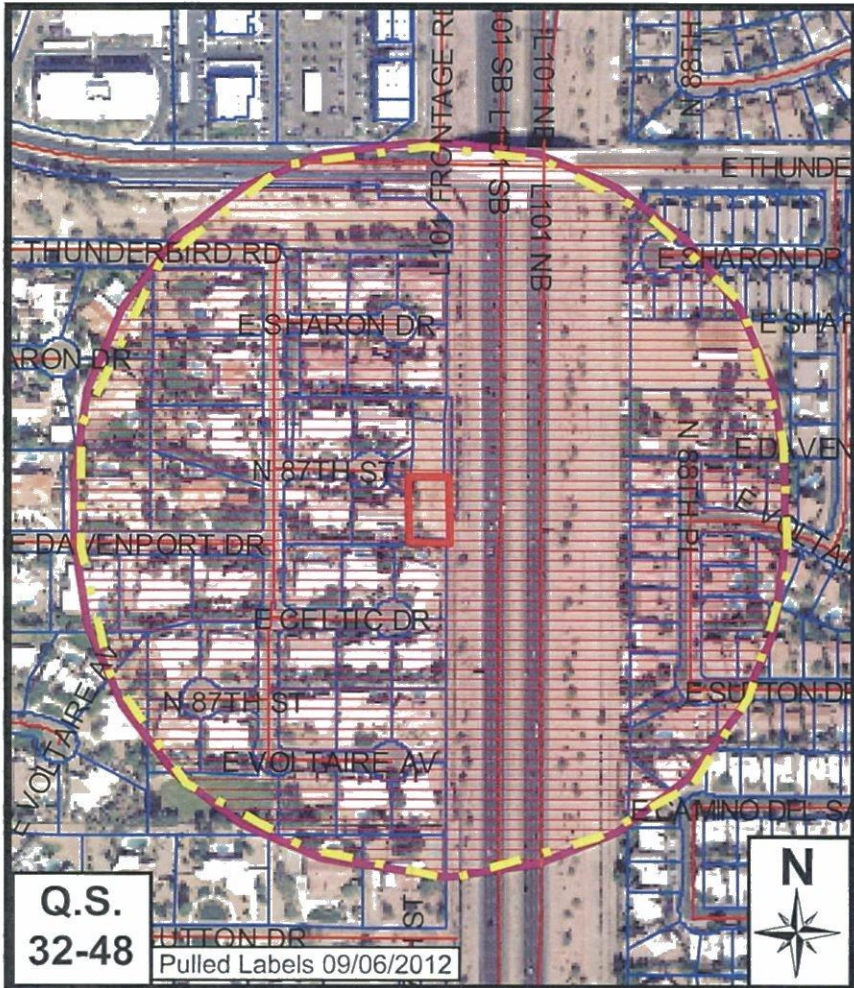
Notice Postcards mailed to the Following

Owner	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STAT	MAIL_ZIP	APN
ALTON FAMILY TRUST	28222 MILLWOOD RD		PORTOLA HILLS	CA	92679	17501157
ARIZONA STATE OF	301 W JEFFERSON ST		PHOENIX	AZ	85003	17501168
AUSTIN MELISSA P	13697 N 87TH ST		SCOTTSDALE	AZ	85260	17501159
AUSTIN MELISSA P TR	4539 E MURIEL DR		PHOENIX	AZ	85032	17501155
BANCROFT SHARYL L TR	8625 E SHARON DR		SCOTTSDALE	AZ	85260	17501125
BANK OF AMERICA	1001 SEMMES AVE		RICHMOND	VA	23224	17501146
BEAUDRY BENNETT C/SHARON K TR	8714 E VOLTAIRE AVE		SCOTTSDALE	AZ	85260	17501143
BENTZ PATRICK R & NANCY L	13474 N 88TH PL		SCOTTSDALE	AZ	85260	21724335
BERRY ROBERT L/CAROLINE A TR	8740 E CELTIC DR		SCOTTSDALE	AZ	85260	17501138
BIEHLER MICHAEL W/MARY BETH TR	8662 E VOLTAIRE AVE		SCOTTSDALE	AZ	85260	17501130
BOSCHEN KENNETH W	13454 N 88TH PL		SCOTTSDALE	AZ	85260	21724334
BRUBAKER CHAD W/JUDITH A	8874 E SUTTON DR		SCOTTSDALE	AZ	85260	21724350
BRULPORT EMANUEL J/BRENDA M	8702 E SUTTON DR		SCOTTSDALE	AZ	85260	17501031A
CALLAHAN WALLACE J/ESTHER B	11842 E DEL TIMBRE DR		SCOTTSDALE	AZ	85259	21724340
CHERNAK ALLAN D/ELIZABETH	13458 N 87TH ST		SCOTTSDALE	AZ	85260	17501150
CONNELLY ROBERT W/LAURA A	8824 E ASTER DR		SCOTTSDALE	AZ	85260	21741298
COWDERY ARNOLD L/BARBARA H TR	8644 E SUTTON DR		SCOTTSDALE	AZ	85260	17501029
DAS ANIRBAN/JHUNU	1075 N MILLER RD #226		SCOTTSDALE	AZ	85257	17501162
DAVIS RHONDA J	13681 N 88TH PL		SCOTTSDALE	AZ	85260	21724002
DAVIS RHONDA J	13681 N 88TH PL		SCOTTSDALE	AZ	85260	21724004A
DEBARY HOLDINGS LTD	5555 ELBOW DR SW UNIT 207	CALGARY AB	CANADA			21760038
DESAI KETANKUMAR J/KUBER SHAILESH H	8837 E SHARON DR		SCOTTSDALE	AZ	85260	21760036
DRAGON CHRISTOPHER J/DANA C	5701 E LE MARCHE AVE		SCOTTSDALE	AZ	85254	17501118
EDWARDS SCOTT W/ASHLEE K	13436 N 87TH ST		SCOTTSDALE	AZ	85260	17501151
FERRERA MICHAEL L	8716 E CELTIC DR		SCOTTSDALE	AZ	85260	17501137
GARCIA LINDA M	8866 E VOLTAIRE DR		SCOTTSDALE	AZ	85260	21724343
GREEN LAWRENCE H/SONJA K TR	8713 E VOLTAIRE AVE		SCOTTSDALE	AZ	85260	17501148
GREIG JOHN/BILL	8851 E SUTTON DR		SCOTTSDALE	AZ	85260	21724333
HAKAL ELIZABETH TR/PALMIERI LOUIS TR	8658 E DAVENPORT DR		SCOTTSDALE	AZ	85260	17501117
HAWBAKER JOHN M/JUDITH ROXANNE	201 N CENTRAL AVE #17		PHOENIX	AZ	85004	21760035
HAYNES LARRY GUY JAMES & JUDITH MARIE	8854 E SUTTON DR		SCOTTSDALE	AZ	85260	21724348
ING BANK FSB	1 S ORANGE ST		WILMINGTON	DE	19801	17501166
INGERSOLL STEVEN R/ELLEN M TR	8655 E SHARON DR		SCOTTSDALE	AZ	85260	17501124

JOHNS SHANNON K	44152 W NEELY DR		MARICOPA	AZ	85239	17501167
JONES TERRELL T	8801 E SHARON DR		SCOTTSDALE	AZ	85260	21760033
JONES TERRY/JULIE	13667 N 87TH ST		SCOTTSDALE	AZ	85260	17501160A
JONES TERRY/JULIE	13667 N 87TH ST		SCOTTSDALE	AZ	85260	17501172A
JONES TERRY/JULIE	13667 N 87TH ST		SCOTTSDALE	AZ	85260	17501174A
JONES TERRY/JULIE	13667 N 87TH ST		SCOTTSDALE	AZ	85260	17501154
KIMBERLY MARTHA J TR	8609 E KRAIL ST		SCOTTSDALE	AZ	85250	21760031
KREUTZBERG GIFFORD/MARTA	13523 N 88TH PL		SCOTTSDALE	AZ	85260	21724346
LEE DAVID	13534 N 88TH PL		SCOTTSDALE	AZ	85260	21724337
LENTINE JAMES RICHARD/DEBORAH JEAN TR	13607 N 87TH ST		SCOTTSDALE	AZ	85260	17501156A
LI XIAXIN/HONG PING	8732 E SHARON DR		SCOTTSDALE	AZ	85260	17501165
LUCAS ELLEN M	8757 E SHARON DR		SCOTTSDALE	AZ	85260	17501161
LUCAS ELLEN M	8757 E SHARON DR		SCOTTSDALE	AZ	85260	17501173
MANGINI ROBERT A JR/KIM	8669 E DAVENPORT DR		SCOTTSDALE	AZ	85260	17501135
MAREMA RANDY A/PAMELA J/WESLEY	8739 E CELTIC DR		SCOTTSDALE	AZ	85260	17501141
MARGARET AND JOHN LONG FAMILY TRUST	8820 E SHARON DR		SCOTTSDALE	AZ	85260	21760032
MARICOPA COUNTY DEPT OF TRANSPORTATION	2901 W DURANGO		PHOENIX	AZ	85009	17501001G
MARK ANDREW CAVOLO 1999 TR/VALLENARI FAM TR	108 S CATALINA AVE		REDONDO BEACH	CA	90277	17501152
MCDOWELL SHADOW ESTATES II COMMUNITY ASSOC	21448 N 75TH AVE STE 6		GLENDALE	AZ	85308	17501153
MCWATT ALAN/PAULINE A	8865 E VOLTAIRE DR		SCOTTSDALE	AZ	85260	21724369
MEADOWS SUELLEN D TR	8861 E SUTTON DR		SCOTTSDALE	AZ	85260	21724332
METTY CODY R/ALLAN JODIE	13554 N 88TH PL		SCOTTSDALE	AZ	85260	21724338
MINACAPPELLI ROSARIO/MARIA	8856 E CAMINO DEL SANTO ST		SCOTTSDALE	AZ	85260	21741299
MISRA SATYA D/RACHEL G	13493 N 88TH PL		SCOTTSDALE	AZ	85260	21724347
MOONEY ANGELINE M/MOONEY GEORGE/ANTHONY/B	8849 E SHARON DR		SCOTTSDALE	AZ	85260	21760037
NELSON JEAN A TR	8846 E VOLTAIRE DR		SCOTTSDALE	AZ	85260	21724341
NEY PETER C	13514 N 88TH PL		SCOTTSDALE	AZ	85260	21724336
NIGH CYNTHIA J	7423 HILARY DR		CHEYENNE	WY	82009	21724342
NOLAN EDWARD A	8762 E VOLTAIRE AVE		SCOTTSDALE	AZ	85260	17501145
OLSON ALBERTHASKY TRUST	8738 E VOLTAIRE AVE		SCOTTSDALE	AZ	85260	17501144
ORLOWSKI DAVID W/KIM C	8714 E SHARON DR		SCOTTSDALE	AZ	85260	17501164
PIZZUTO LINDA C TR	8813 E SHARON DR		SCOTTSDALE	AZ	85260	21760034
PORTER ELISSE M TR	8691 E DAVENPORT		SCOTTSDALE	AZ	85260	17501136
PREUL MARK C/KAREN B	8628 E DAVENPORT DR		SCOTTSDALE	AZ	85260	17501116

RAYIS GABRIEL/KAMILA	8864 E SUTTON DR		SCOTTSDALE	AZ	85260	21724349
RICH ROBERT GARY/COLLEEN HILL TR	13553 N 88TH PL		SCOTTSDALE	AZ	85260	21724345
RODRIGUEZ ERIC J/KRISTINA M	13670 N 87TH ST		SCOTTSDALE	AZ	85260	17501119
ROTH ROBERT N/SUSAN L TR	8715 E CELTIC DR		SCOTTSDALE	AZ	85260	17501142
ROTHERMUND KARL H/HOLLY TR	8640 E VOLTAIRE AVE		SCOTTSDALE	AZ	85260	17501131
RYAN JOHN/BEVERLY	344 BRUNHAVEN CT		CHESTERFIELD	MO	63017	17501121
S & L TRUST	8647 E DAVENPORT DR		SCOTTSDALE	AZ	85260	17501134
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205		SCOTTSDALE	AZ	85251	21724410
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205		SCOTTSDALE	AZ	85251	21741442
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205		SCOTTSDALE	AZ	85251	21553011A
SLS LIVING TRUST/REESMAN WARD	13720 N 87TH ST		SCOTTSDALE	AZ	85260	17501120
SMITH JUNE S TR	2877 PARADISE ROAD NO 3701		LAS VEGAS	NV	89109	17501171B
SMITH LIVING TRUST	10157 E CLINTON ST		SCOTTSDALE	AZ	85260	17501171C
SMITH PIERRE F/ZIMMERMAN NINA A TR	8660 E SUTTON DR		SCOTTSDALE	AZ	85260	17501030A
SOKOLOW JAISON S/SUSAN L	13386 N 88TH PL		SCOTTSDALE	AZ	85260	21741297
SUR DAESUN/MISON	8763 E CELTIC DR		SCOTTSDALE	AZ	85260	17501140
TWIFORD RUSSELL H III/BACA TWIFORD PATRICIA F	8658 E SHARON DR		SCOTTSDALE	AZ	85260	17501123
UNDERDOWN SHERWOOD/SHERYL B	8737 E VOLTARE		SCOTTSDALE	AZ	85260	17501147
VILLA PEQUENA HOMEOWNERS ASSOC	8820 E SHARON DR		SCOTTSDALE	AZ	85260	21760047A
VRYHOF JOHN/DONNA	13480 N 87TH ST		SCOTTSDALE	AZ	85260	17501149
WALKER RACHELLE ANN TR	8721 E SHARON DR		SCOTTSDALE	AZ	85260	17501163
WESTAR 101 LLC	8300 N HAYDEN RD STE 207		SCOTTSDALE	AZ	85258	21553076
YOUNG KATHLEEN M	13574 N 89TH PL		SCOTTSDALE	AZ	85260	21724339
ZAHN BERNARD/LINDA TR	8764 R CELTIC DR		SCOTTSDALE	AZ	85260	17501170
ZAHN LIVING TRUST	8764 E CELTIC DR		SCOTTSDALE	AZ	85260	17501139

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- ***Interested Parties List***
- ***Adjacent HOA's***
- ***P&Z E-Newsletter***
- ***Facebook***
- ***Twitter***
- ***City Website-Projects in the hearing process***

Smith Variance

2-BA-2012

ATTACHMENT #12