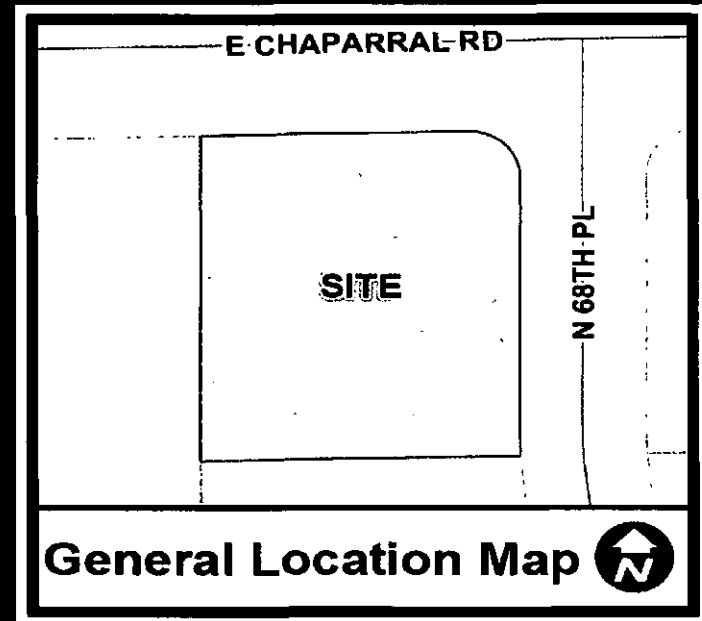


Simulations
Records Packet
Photos
All Graphics (no plans)

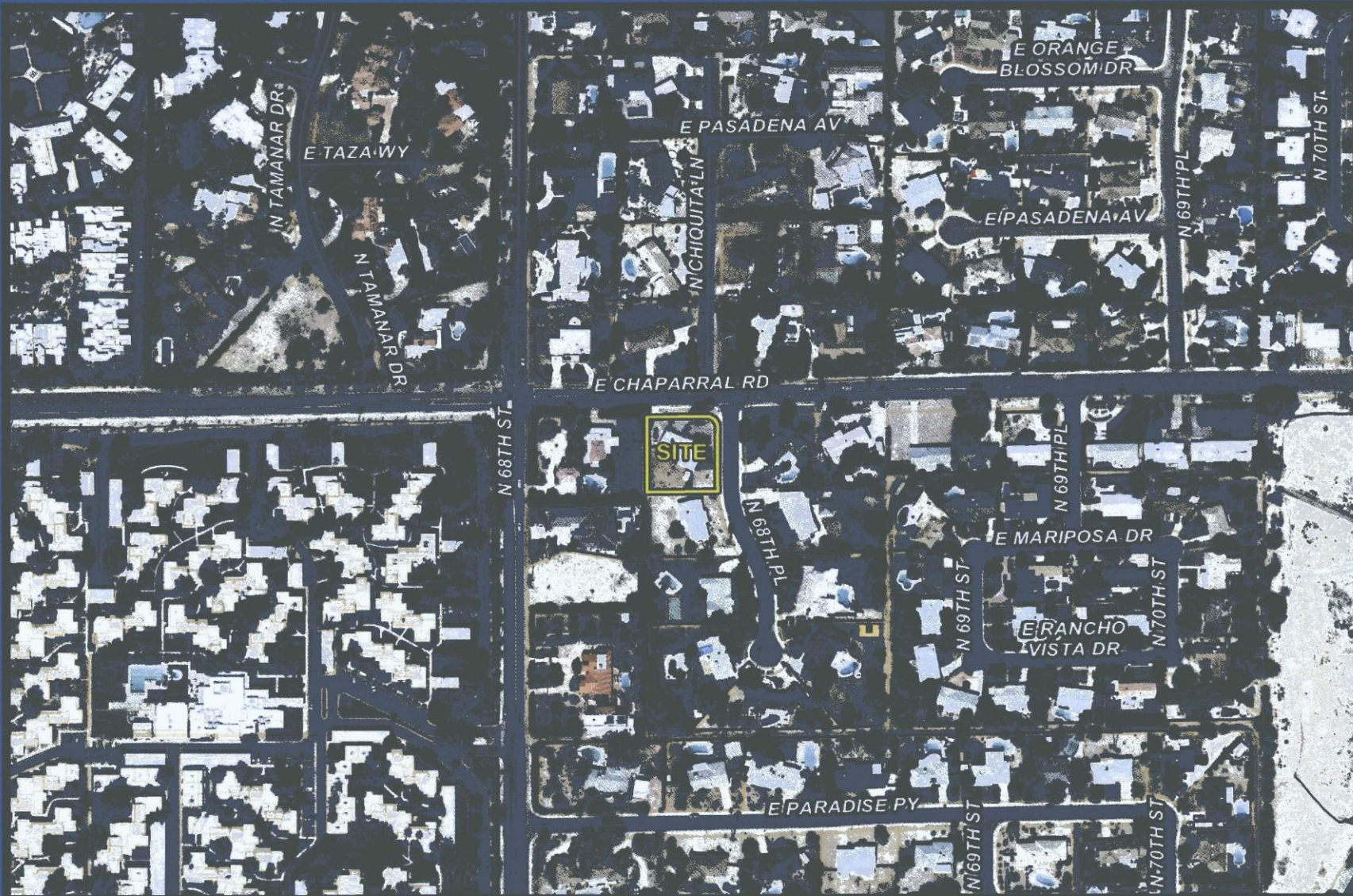
Cartwright Variance



5-BA-2013

Request variances from:
Sections 5.304.E.1 and 5.304.G
Coordinator: Doris McClay

Contextual Aerial Photo



Close Aerial Photo



Zoning



Requests

- To approve variances from the following sections:
 - Section 5.304.E.1a.
pertaining to front yard setback, minimum 35 feet
 - Section 5.304.E.1c.
pertaining to front yard setback on a corner lot,
minimum 35 feet provided on each street
 - Section 5.304.G
pertaining to the height of walls in the required front yard,
minimum height allowed 3 feet

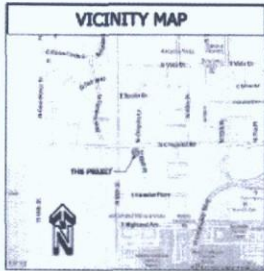
Setback Exhibit



Neighborhood Context



Site plan



Four Criteria

- 1: That there are special circumstances applying to the property which do not apply to other properties in the District. The special circumstances must relate to the size, shape, topography, location or surroundings of the property.
- *Applicant: Existing structure built in 1959 under County standards which were different than City of Scottsdale R1-18. House located at an angle on the lot. Their lot is one of the smallest in the subdivision. The curved street (N. 68th Place) reduced the size of their lot.*
- Existing structure is a legal non-conforming lot. Structure placed on lot at an angle encroaching into front yard setbacks on north and east sides. Lot is similar in shape, size and topography as other properties in the neighborhood.
- *Option – Existing structure can be expanded in the rear under the property's non-conforming status.*