

Case Research



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

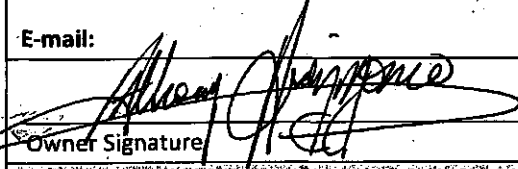
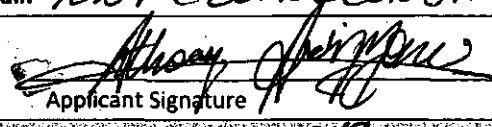
In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

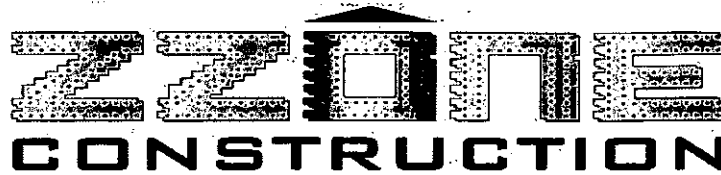
Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>CACTUS 101</u>	
Property's Address: <u>8710 E SONNYSIDE DR</u>	APN: <u>175-13-121A</u>
Property's Zoning District Designation: <u>R1-35</u>	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>CACTUS 101 LLC</u>	Applicant: <u>TONY ARDIZZONE</u>
Company:	Company: <u>2ZONE CONSTRUCTION</u>
Address:	Address: <u>9096 E BAHIA DR</u>
Phone:	Phone: <u>480-367-1901</u> Fax: <u>480-367-1914</u>
E-mail:	E-mail: <u>TONY@2ZONECONSTRUCTION.COM</u>
 Owner Signature	 Applicant Signature
Official Use Only	Submittal Date: <u>3-14-14</u> Application No: <u>249</u> PA: <u>2014</u>
Project Coordinator: <u>DORIS McCLAY</u>	

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Where Vision Is Built

9096 E. Bahia Dr. A-102

Scottsdale, AZ 85260

ROC 2611870

APPLICATION NARRATIVE

City of Scottsdale
Board of Adjustment
7447 E Indian School Ste 105
Scottsdale, AZ 85251

March 12, 2014

Re: The Property address located @ 8710 E. Sunnyside Dr. aka.. Parcel 175-13-121A

Dear Board Members,

It is with special request that the following Zoning Ordinance Variance be granted due to special circumstances regarding the above referenced land. This property was purchased from Arizona State Department of Transportation (ADOT) in August 2013 and is currently deemed vacant land.

Pursuant to the location of this property, it is classified with having two (2) street frontages. One along the North property line parallel with Cactus Road and the South property line abuts Sunnyside Drive which is a dead end cul de sac. Our property sits along the existing 101 Freeway wall. The North frontage along Cactus is a product of circumstance. By code we would not be allowed to use it as access to the property. The current frontage designation prohibits any fence wall greater than 3' in height to be installed past the BSL "Building Setback Line" of 40'.

Our request is that a variance be granted allowing a perimeter fence wall to be constructed on the property line past the North BSL in order to screen the approximate 40,000 car traffic count that passes our property on a daily basis as well as granting a variance for the wall height of 8' in height. "See Attached".

Due to the special circumstances applicable to this property, we as owners would be deprived of the privileged enjoyable use of the land not to mention the safety hazard of our newly constructed home. This circumstance is and was in no way self imposed or created by the current or past ownership.

The proposed wall location would not be detrimental nor impeded any persons residing, working or traveling in the area.

Thank you,

A handwritten signature in black ink, appearing to read "Tony Ardizzone".

Tony Ardizzone
Owner of Cactus 101, LLC



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input checked="" type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

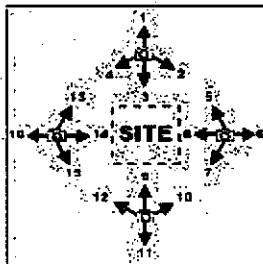
Submittal Requirements: (fees subject to change every July)

- ☒ Pre-Application Fee: \$ 87.-
- ☒ Records Packet Fee: \$ 21.-
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

- ☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

- ☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
 - Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

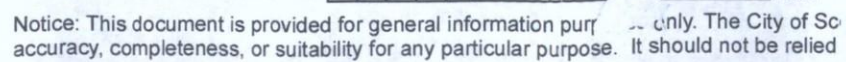
Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

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Aerial



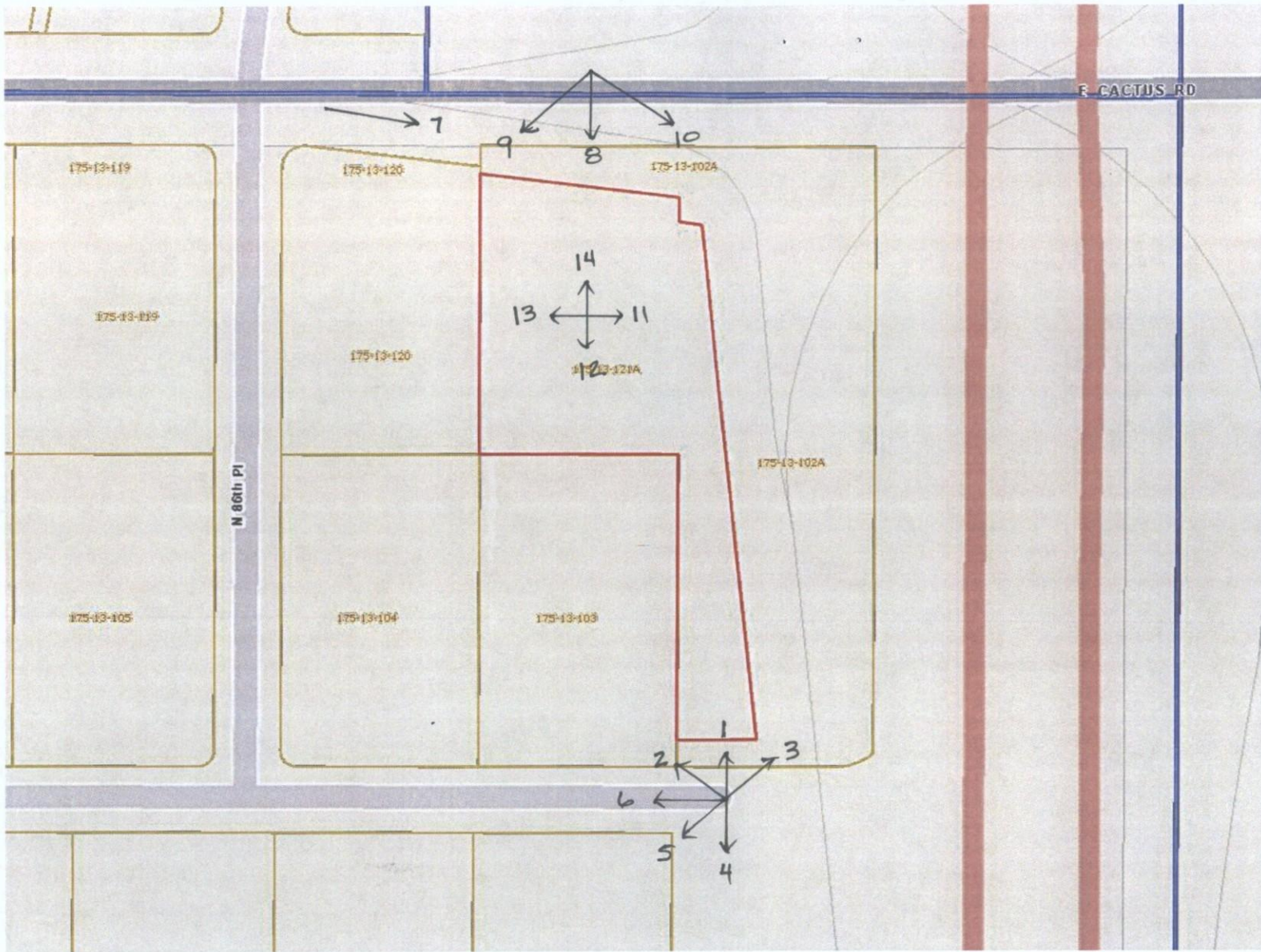


PHOTO NUMBERS





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