

**Marked Agendas
Approved Minutes
Approved Reports**



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 678-PA-2016 / 12-BA-2016

Project Name: Amato Residence Variance

Location: 5038 N. Chiquita Lane

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.304.E.1.a.

Scottsdale Ordinance Requires: There shall be a front yard having a depth of not less than thirty-five (35) feet.

Applicant's Request: Request by the owner for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.304.E.1.a. pertaining to the required front yard setback for the property located at 5038 N. Chiquita Lane with Single-Family Residential (R1-18) zoning.

Amount of Variance: Front yard: 7 feet

Board of Adjustment Decision

Hearing Date: 11/2/16

Approved

Approved with Stipulation(s): See Attachment 'A'

Denied

Continued to:

Other:


Chair Signature

Conditions of Approval for Case 12-BA-2016

In accordance with Section 1.804.C. of the Zoning Ordinance, the following conditions of approval are hereby set forth for case 12-BA-2016. Violation of any condition herein shall be a violation of the Zoning Ordinance and such violation shall render the variances null and void.

1. The location and extent of the variances approved for the front, side and rear yards shall be limited to those areas shown on the site plan dated 9/27/2016 and attached hereto as Exhibit 1 to Attachment 'A', as determined by the Zoning Administrator.
2. The height of the new garage shall be limited to the current height of the tallest portion of the existing home on the property at the time of variance approval, as determined by the Zoning Administrator.

ATTACHMENT 'A'


11/4/16



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 678-PA-2016 / 12-BA-2016

Project Name: Amato Residence Variance

Location: 5038 N. Chiquita Lane

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.304.E.2.

Scottsdale Ordinance Requires: There shall be a side yard on each side of a building having a width of not less than ten (10) feet.

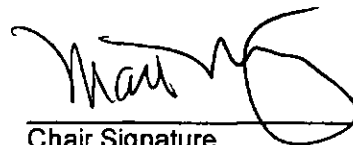
Applicant's Request: Request by the owner for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.304.E.2. pertaining to the required side yard setback for the property located at 5038 N. Chiquita Lane with Single-Family Residential (R1-18) zoning.

Amount of Variance: Side yard: 7 feet

Board of Adjustment Decision

Hearing Date: 11/2/16

- Approved Approved with Stipulation(s): See Attachment 'A'
 Denied Continued to:
 Other:


Chair Signature

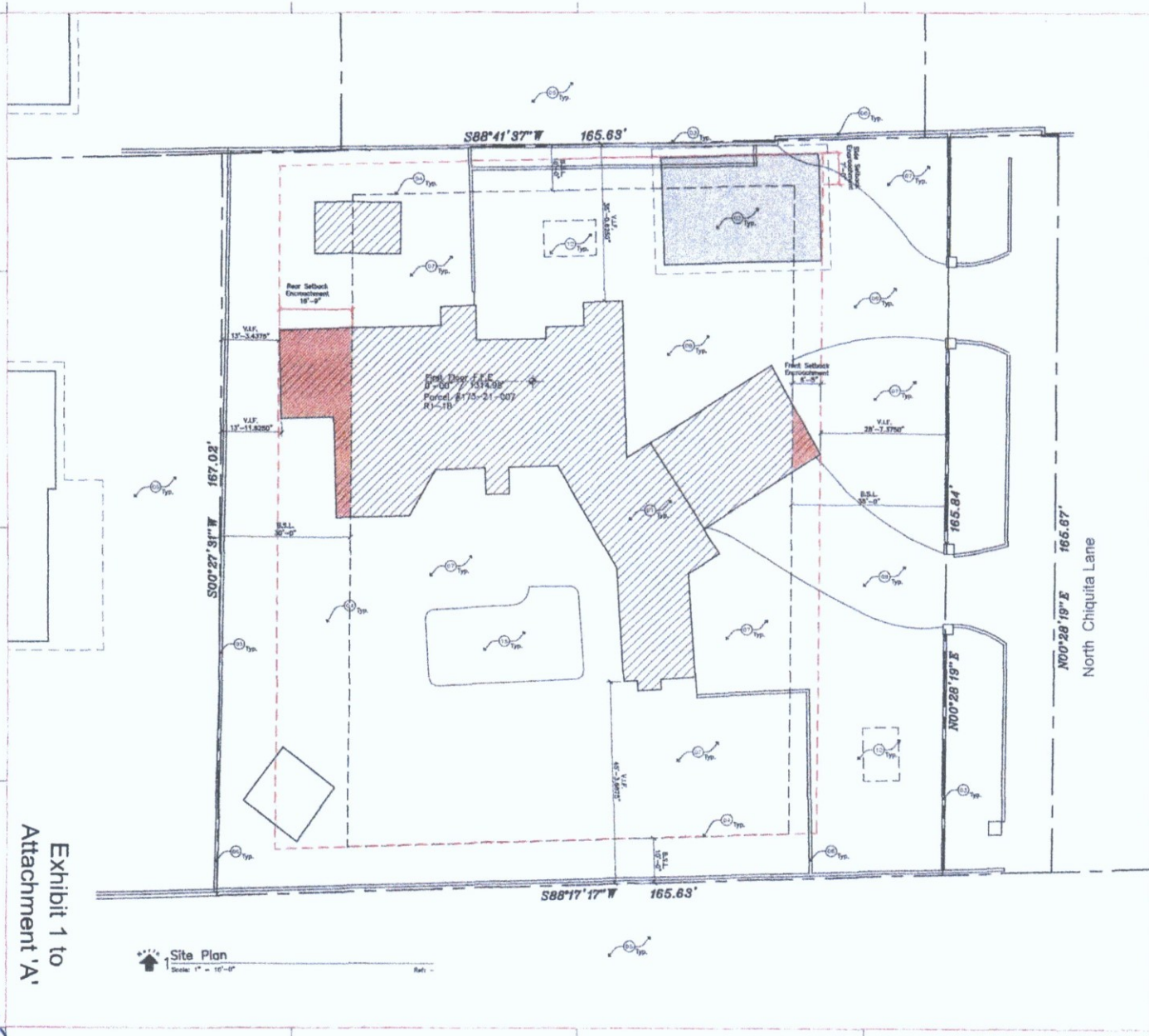
Conditions of Approval for Case 12-BA-2016

In accordance with Section 1.804.C. of the Zoning Ordinance, the following conditions of approval are hereby set forth for case 12-BA-2016. Violation of any condition herein shall be a violation of the Zoning Ordinance and such violation shall render the variances null and void.

1. The location and extent of the variances approved for the front, side and rear yards shall be limited to those areas shown on the site plan dated 9/27/2016 and attached hereto as Exhibit 1 to Attachment 'A', as determined by the Zoning Administrator.
2. The height of the new garage shall be limited to the current height of the tallest portion of the existing home on the property at the time of variance approval, as determined by the Zoning Administrator.

ATTACHMENT 'A'


11/4/16



- Site Key Notes**
- (01) Existing Structure, To Be Retain
 - (02) Proposed New Detached Garage
 - (03) Property Line
 - (04) City Of Scottsdale Building Setback Line
 - (05) Adjacent Property (N.I.C.)
 - (06) Existing GSI Site Wall, To Retain
 - (07) Existing Landscape Area, To Retain
 - (08) Existing G.P.P. Concrete Poles / Columns / Walk Slab For Other Specifications, Stay Away From Building.
 - (09) Pool Equipment
 - (10) AC Condensing On Concrete Foot
 - (11) Electrical Panel / Electric GFI Connection And Meter
 - (12) Existing Septic Tank
 - (13) Existing Gas Meter
 - (14) Existing Water Meter
 - (15) Existing Swimming Pool
 - (16) Existing Pool Equipment To Be Retained
 - (17) Adjacent Property Primary Structure (N.I.C.)

Site Plan Sheet Notes

Site Area: 27,209 s.f.

Building Area:

Existing Residence:	3,520 s.f.
Mobile Court:	130 s.f.
Proposed New Garage:	885 s.f.

Total Proposed New Area:

Garage:	1,885 s.f.
Garage:	733 s.f.
Shed:	225 s.f.

Zoning: R1-1B

Required Setbacks:

Front:	30'
Rear:	30'
Side:	10'

Maximum Building Height: 30' - 2 Stories

- Site Plan Sheet Notes**
- Contractor To Field Verify Existing E.E.L. Prior To Posting New Signs. New E.E.L. To Match Existing E.E.L. System - Contractor To Align Existing Concrete Slab With New Concrete Slab.
 - Site Plan Information For Reference Only. Contractor To Field Verify All Dimensions And Utility Locations Prior To Starting Any Work, Etc.
 - Contractor To Provide Engineering Survey Location Required Site Yard Setbacks Prior To Start Of Construction. Verify All Dimensions And Layout In Field Prior To Start Of Construction, Etc. To Confirm Project In Case Of Site Visit And Verify Requirements Prior To Commencement Of Work. Notify Designer And Owner Of Any Discrepancies Prior To Start Of Construction.
 - See General Requirements / Specifications And All Applicable Ordinances And Ordinance Thereof.
 - Concrete Landings And Walkways Shall Be Per Structural Drawings. Provide Expansion Joints As Required And Verify Locations With Designer. Provide Flashing As Required At Junction Of Landings / Walkways Slabs And Footings.
 - Slab Finished Grade Away From Footings So As To Allow Positive Drainage And Precipitate Settlement.
 - Slab Finished Grade, Curbs, Walkways, And Downspouts, Away From Footings And Structures So As To Achieve Positive Drainage And Precipitate Settlement.
 - Provide Pads And Area Drains As Required And Verify With Designer Prior To Pouring And / Or Backfilling. All Constructed Drains Shall Be Constructed Away From The Structure In An Apparent Order At 25' Minimum.
 - During Site Work, Grading, And Excavation, Contractor Shall Take Care To Control Dust By Watering.

M DE

M DE

PRELIMINARY DESIGN
DATE: 9/27/2016
BY: [Signature]

THIS DOCUMENT IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DESIGN SHALL BE MADE BY THE DESIGNER AND APPROVED BY THE CITY OF SCOTTSDALE.

PRELIMINARY DESIGN
DATE: 9/27/2016
BY: [Signature]



PRELIMINARY DESIGN
DATE: 9/27/2016
BY: [Signature]

Amato Residence
5038 N. Chiquita Lane
Paradise Valley, Arizona 85253

drawn by: zsb
checked by: 1601
job #:
file name: A100
scale: 1" = 10'-0"

issue date:
Pre Design Phase
20 September 2016

Site Plan

sheet
A100

Exhibit 1 to
Attachment 'A'

Max
11/4/16

12-BA-2016
9/27/2016



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 678-PA-2016 / 12-BA-2016

Project Name: Amato Residence Variance

Location: 5038 N. Chiquita Lane

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.304.E.3.

Scottsdale Ordinance Requires: There shall be a rear yard having a depth of not less than thirty (30) feet.

Applicant's Request: Request by the owner for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.304.E.3. pertaining to the required rear yard setback for the property located at 5038 N. Chiquita Lane with Single-Family Residential (R1-18) zoning.

Amount of Variance: Rear yard: 17 feet

Board of Adjustment Decision

Hearing Date: 11/2/16

- Approved Approved with Stipulation(s): See Attachment 'A'
- Denied Continued to:
- Other:


Chair Signature

Conditions of Approval for Case 12-BA-2016

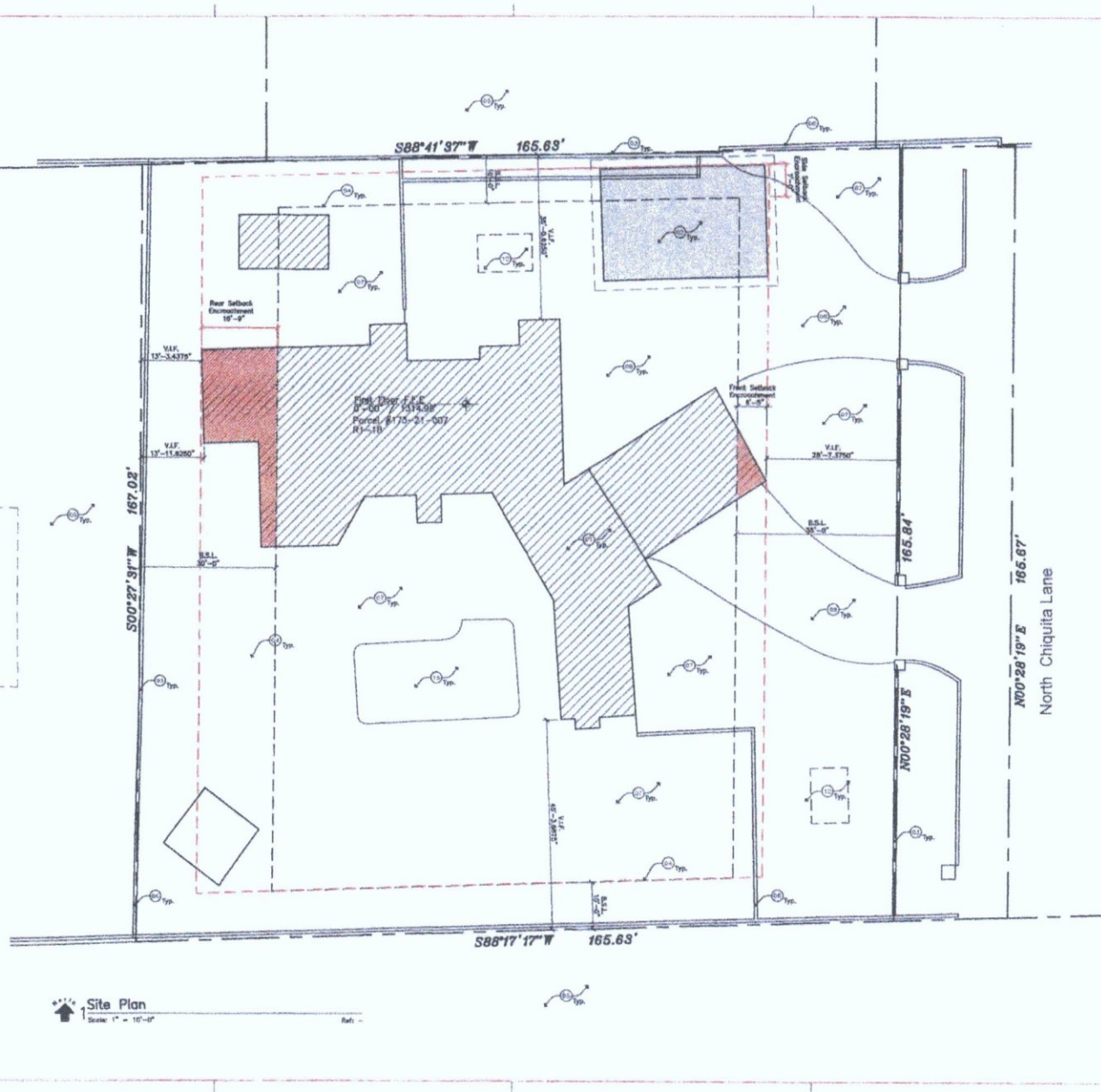
In accordance with Section 1.804.C. of the Zoning Ordinance, the following conditions of approval are hereby set forth for case 12-BA-2016. Violation of any condition herein shall be a violation of the Zoning Ordinance and such violation shall render the variances null and void.

1. The location and extent of the variances approved for the front, side and rear yards shall be limited to those areas shown on the site plan dated 9/27/2016 and attached hereto as Exhibit 1 to Attachment 'A', as determined by the Zoning Administrator.
2. The height of the new garage shall be limited to the current height of the tallest portion of the existing home on the property at the time of variance approval, as determined by the Zoning Administrator.

ATTACHMENT 'A'


11/4/16

Exhibit 1 to
Attachment 'A'



- Site Key Notes**
- (1) Existing Structure, To Be Retain
 - (2) Proposed New Detached Garage
 - (3) Property Line
 - (4) City Of Sebastia Building Setback Line
 - (5) Adjacent Property (N.L.C.)
 - (6) Existing CMU Site Wall, To Remain
 - (7) Existing Landscape Area To Remain
 - (8) Existing CLIP, Concrete Pad(s) / Delivery / Walk Slab Per Owner Specifications, Slope Away From Building, Typ.
 - (9) Pool Equipment
 - (10) AC Condensing on Concrete Pad
 - (11) Electrical Panel / Electric SDS Connection And Meter
 - (12) Existing Septic Tank
 - (13) Existing Gas Meter
 - (14) Existing Water Meter
 - (15) Existing Swimming Pool
 - (16) Existing Pool Equipment To Be Removed
 - (17) Adjacent Property Primary Structure (N.L.C.)

Site Plan Sheet Notes

Site Area: 27,200 s.f.

Building Area:
Existing: 3,530 s.f.
Garage: 730 s.f.

Proposed New Garage: 885 s.f.

Total Proposed New Area:
Garage: 885 s.f.
Carport: 130 s.f.
Shed: 225 s.f.

Zoning: R1-18

Required Setbacks:
Front: 30'
Rear: 30'
Side: 10'

Maximum Building Height: 30' - 2 Stories

- Site Plan Sheet Notes**
1. Contractor To Field Verify Existing F.F.E. Prior To Paving New Slabs. New F.F.E. To Match Existing F.F.E. Typical - Contractor To Align Existing Concrete Slab With New Septic Slab.
 2. Site Plan Information For Reference Only. Contractor To Field Verify All Dimensions And Utility Locations Prior To Starting Any Work, Typ.
 3. Contractor To Provide Engineered Survey Locating Required Site Yield Setbacks Prior To Start Of Construction. Verify All Dimensions And Layout In Field Prior To Start Of Construction, E.T. To Coordinate Project In Case Of Site Yield Set Back Requirements Prior To Commencement Of Work. Notify Designer And Owner Of Any Discrepancies Prior To Start Of Construction.
 4. See General Requirements / Specifications And All Applicable Ordinance And Section Notes.
 5. Coordinate Landscaping And Irrigation Schedules With The Structural Drawings. Provide Expansion Joints As Required And Notify Locations With Designer. Provide Footing As Required At Junction Of Landing / Delivery Slab And Footings.
 6. Slope Finished Grade Away From Footings So As To Address Possible Drainage And Precipitate Settlement.
 7. Slope Finished Grade, Gutters, Walkways, And Driveways Away From Footings And Structures So As To Address Possible Drainage And Precipitate Settlement.
 8. Provide Pads And Area Drains As Required And Verify With Designer Prior To Foundation And / Or Foundation. All Consolidated Drainage Shall Be Conducted Away From The Structure In An Approved Manner At 2% Minimum.
 10. During Site Work, Grading, And Excavation, Contractor Shall Take Care To Control Dust By Watering.

M DE

Professional Engineer

Professional Engineer
No. 11476
State of Arizona
Exp. 12/31/2016

Professional Engineer
No. 11476
State of Arizona
Exp. 12/31/2016



Amato Residence
5038 N. Chiquita Lane
Paradise Valley, Arizona 85253

drawn by: zsb
checked by: 1601
file name: A100
scale: 1" = 10'-0"

issue date:
Pre Design Phase
20 September 2016

Site Plan

sheet
A100

12-BA-2016
9/27/2016

Max
11/4/16

Exhibit 1 to Attachment 'A'



Site Plan
Scale: 1" = 10'-0"

- Site Key Notes**
- 01 Existing Structure, To Be Retain
 - 02 Proposed New Detached Garage
 - 03 Property Line
 - 04 City Of Scottsdale Building Setback Line
 - 05 Adjacent Property (N.I.C.)
 - 06 Existing CMU Site Wall, To Retain
 - 07 Existing Landscape Area To Retain
 - 08 Existing CMU Concrete Pillar / Columns / With Silt For Great Specifications, Stay Away From Building Typ.
 - 09 Post Equipment
 - 10 AC Condensing On Concrete Pad
 - 11 Electrical Panel / Electric SED Connection And Meter
 - 12 Existing Septic Tank
 - 13 Existing Gas Meter
 - 14 Existing Water Meter
 - 15 Existing Swimming Pool
 - 16 Existing Pool Equipment To Be Removed
 - 17 Adjacent Property Primary Structure (N.I.C.)

Site Plan Sheet Notes

Site Area:
27,500 s.f.

Building Area:
Existing Residence:
1,650 s.f.
Garage:
730 s.f.

Proposed New Garage:
880 s.f.

Total Proposed New Area:
1,610 s.f.
Garage:
730 s.f.
Garage:
150 s.f.

Zoning:
R1-18

Required Setbacks:
Front: 30'
Rear: 30'
Side: 10'

Maximum Building Height:
30' - 3 Stories

- Site Plan Sheet Notes**
1. Contractor To Field Verify Existing F.I.E. Refer To Permitting Dept. New F.I.E. To Match Existing F.I.E. Typical Contractor To Align Existing Concrete Slab With New Concrete Slab.
 2. Site Plan Information For Reference Only. Contractor To Field Verify All Dimensions And Utility Locations Prior To Starting Any Work, Typ.
 3. Contractor To Provide Engineered Survey Landings Required Site Yard Setbacks Prior To Start Of Construction. Verify All Dimensions And Layout In Field Prior To Start Of Construction, E.C. To Confirm Project Is Compliant With All Requirements Prior To Commencement Of Work. Notify Designer And Owner Of Any Discrepancies Prior To Start Of Construction.
 4. See General Requirements / Specifications And All Application Submittals And Details Thereof.
 5. Concrete Landings And Subways Slabs Shall Be Per Structural Drawings. Provide Expansion Joints As Required And Verify Locations With Designer. Provide Flashing As Required At Junction Of Landings / Walkways Slabs And Footings.
 6. Slope Finished Grade Away From Footings So As To Address Possible Drainage And Potential Settlement.
 7. Slope Finished Grade, Terraces, Walkways, And Driveways Away From Footings And Structures So As To Address Possible Drainage And Potential Settlement.
 8. Provide Pillar And Area Drains As Required And Verify With Designer Prior To Purchasing And / Or Installation.
 9. All Constructed Drainage Shall Be Constructed Away From The Structure In An Approved Manner At 2% Minimum.
 10. During Site Work, Grading, And Excavation, Contractor Shall Take Care To Control Dust By Watering.

M DE

M.D.E. (Professional Engineer Seal)

Professional Engineer Seal

Professional Engineer Seal

Professional Engineer Seal



Amato Residence
5038 N. Chiquita Lane
Paradise Valley, Arizona 85253

drawn by: sdp
checked by: 1601
file name: A100
scale: 1" = 10'-0"

issue date:
Pre Design Phase
20 September 2018

Site Plan

sheet
A100

12-BA-2016
9/27/2016

Handwritten signature and date: 11/4/16

Agenda and Minutes can be found at:
<http://www.scottsdaleaz.gov/boards/board-of-adjustment>

Board of Adjustment Hearing 11/02/2016

Case History

678-PA-2016

12-BA-2016

Variance