
**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Development Application

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 (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input checked="" type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: AMATO Residence VARIANCE

Property's Address: 5038 N Chiquita Lane Scottsdale AZ 85253

Property's Current Zoning District Designation: R1-18

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>RYAN AMATO</u>	Agent/Applicant:
Company:	Company:
Address: <u>5038 N Chiquita Lane</u>	Address:
Phone: <u>602 751 8971</u> Fax:	Phone: Fax:
E-mail: <u>wamato@sprynet.com</u>	E-mail:
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature: [Signature] Agent/Applicant Signature: _____

Official Use Only Submittal Date: _____ Development Application No.: _____

12-BA-2016
9/27/2016



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Arizona Revised Statues Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



Board of Adjustment

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 4 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Board of Adjustment Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>153</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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Board of Adjustment Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Request for Site Visits and/or Inspections Form (form provided)
		7. Addressing Requirements (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
<input type="checkbox"/>	<input type="checkbox"/>	9. Homeowners/Property Owners Association Approval (if applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper (example provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		11. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" – 4 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 1/2" x 11" – 1 color copies (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>

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Board of Adjustment Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Site Plan <ul style="list-style-type: none"> • 24" x 36" – 4 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	15. Elevations <i>if you have them</i> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies <i>(a grayscale copy of the color elevations will not be accepted.)</i> • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	16. Floor Plans <i>if you have them</i> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	17. Other: <hr/> <hr/> <hr/>

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>678 -PA- 2016</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input type="checkbox"/>	<input type="checkbox"/>	21. Other: <hr/> <hr/>

Planning and Development Services

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Board of Adjustment Application Checklist



22. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): Jeff Barnes Phone Number: 480-312-2376

Coordinator email: jbarnes@scottsdaleaz.gov Date: 8/26/16

Coordinator Signature: 

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application needs a: New Project Number, or

A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

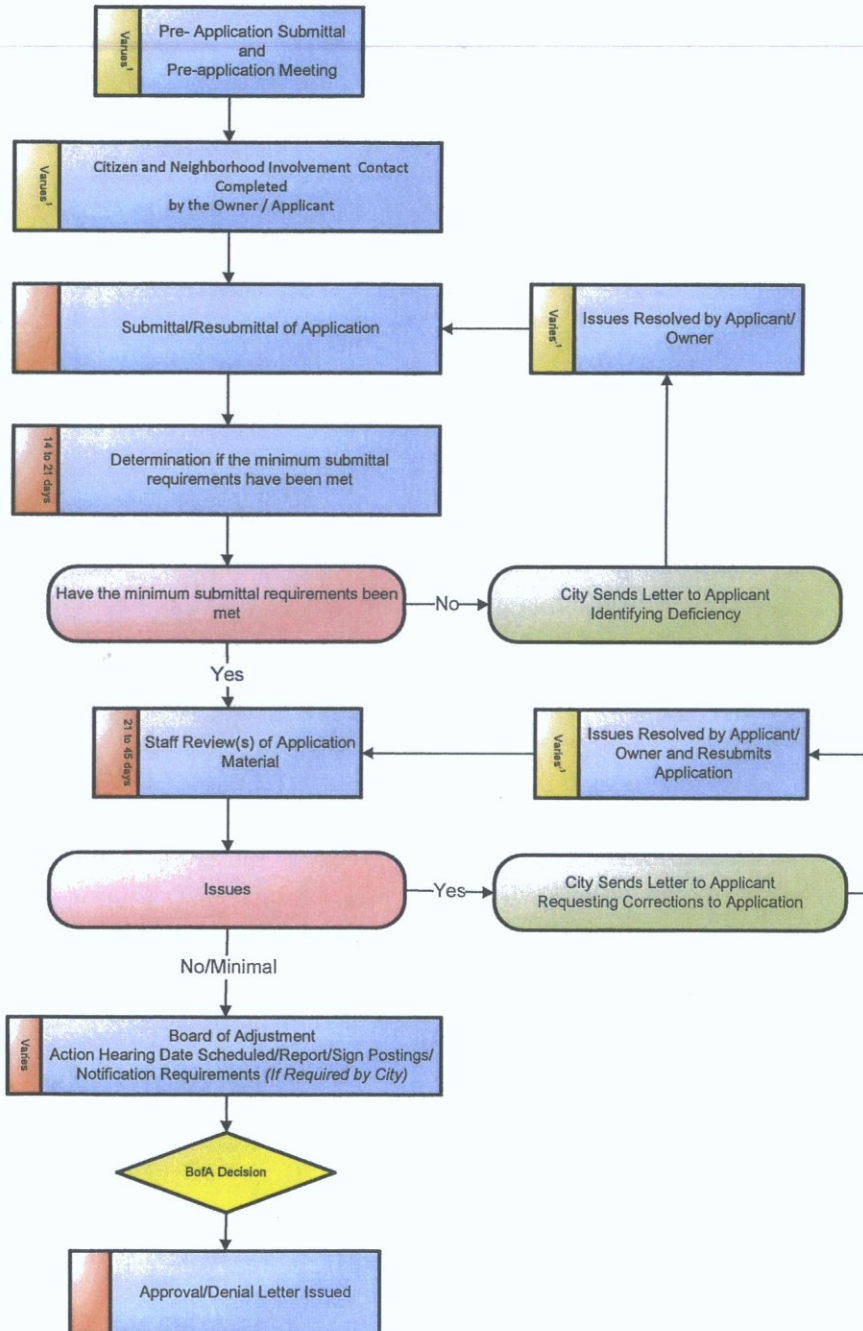
Planning and Development Services

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



Development Applications Process

Board of Adjustment Application (BA)



Note:

1. Time period determined by owner/applicant.



City of Scottsdale Cash Transmittal

108038

108038
00934664
9/27/2016 PLN 1830F
DHSJL HPTC600512
9/27/2016 11:44 PM
\$153.00

Received From :

RYAN AMATO
5038 N CHIQUITA LN
PARADISE VALLEY, AZ 85253

Bill To :

Reference #	678-PA-2016	Issued Date	9/27/2016
Address	5038 N CHIQUITA LN	Paid Date	9/27/2016
Subdivision	ARCADIA VISTA UNIT NO. 02	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	021-33	County	No
APN	173-21-007E	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Ryan Amato		Net Lot Area	
5038 N Chiquita Lane		Number of Units	1
Paradise Valley, AZ 85253		Density	
602-751-8971		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	19-44

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$0.00	100-21300-44221
3140	BOARD OF ADJUSTMENT FEES		1	\$153.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 9/27/2016 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 56692
Receipt: 00936604 Date: 9/27/2016 1:44 PM
108038 \$0.00
3150 PRELIMINARY PLAT \$153.00
3140 DEV APPLICATION FEES

TENDERED AMOUNTS:

Check Tendered: \$153.00
Chk #: 1566 RYAN W AMATO
Transaction Total: \$153.00

Thank you for your payment.
Have a nice day!

Applicant Signature

Total Amount **\$153.00**

(When a credit card is used as payment I agree to pay the above total amount according to the C...
TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSI

12-BA-2016
9/27/2016

NARRATIVE REPORT

A Variance Request for Ryan and Laurie Amato

Location: 5038 N Chiquita Lane
Paradise Valley AZ 85253

Project: 678-PA-2016

Amato Residence Aerial



Purpose of Request:

This is a variance request to bring the existing home located at 5038 North Chiquita Lane also known as Maricopa County Assessor's Parcel Number 173-21-007 E, into compliance with front and rear yard setbacks and a variance for the side yard setback to the north property boundary in order to construct a detached garage.

Via this application I am requesting a variance from Section 5.304.E.1.a (front yard), 5.304.E.2 (side yard), and 5.304.E.3 (rear yard) of the City of Scottsdale Zoning Ordinance.

In particular, I am requesting to bring the encroachment of the front and rear of the home, as it was originally constructed in 1958, into compliance. The leading edge of the homes carport was originally constructed at a 28.5' setback (35' required) and the rear of the home was originally constructed at a 13.97' setback (30' required). I am requesting a variance to allow a reduction of the side yard setback on the north property boundary to 3' (10' required).

Description of Project

Proposed detached garage on the north side of a residential property in Arcadia Estates 2.

Relationship To and Character Of Surrounding Properties

This property is surrounded on all sides by similar residential parcels that are also in the R1-18 zoning district. The surrounding properties can be generally characterized as an established residential area with homes that are well maintained. Considering the age of the neighborhood (1950's era) it remains vibrant and stable. It is apparent that the majority of the lots within Arcadia Vista 2 do not comply with Scottsdale's current development standards for setbacks.

Special Circumstances and Conditions

This property has special circumstances and conditions that provide appropriate rationale and justification for approving the variances as requested. Those special circumstances and conditions are presented as follows:

1. Regarding the request to allow a reduction of the side yard setback on the north property boundary to 4':

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, I offer the following reasons:

- This home was built in 1958. At that time, public rights-of-ways were dedicated at approved alignments. Over the years as homes were built and lots developed, it appears that at some point, construction of Chiquita Lane deviated from the original master subdivision plan and was built as a dead end street without a cul de sac. This distinctive condition resulted in a road that simply terminates at the rear yard of a residence. As a result of the design of the

street, any vehicles which attempt to cut through the neighborhood and unknowingly turn down Chiquita Lane end up at a dead end with no way to easily turn around. Vehicles either have to reverse back down the street or turn into the subject property's north driveway to initiate a 3 point maneuver. This happens quite often and throughout both day and night. Routine trash/recycle service, daily mail delivery, meter readers, general maintenance services and neighborhood events are impacted by the design of the street as all of these vehicles must reverse down the street in order to exit the area.

The front yard of the home faces the neighbor's side yard. This issue is exclusive to the property as the dead end condition exists only in my front yard. Line of sight visibility to the proposed garage from any direction is very limited given the layout and topography.



Without a side yard variance, a fully enclosed garage would have to be constructed so close to the existing carport that the angle of the carport would be a hindrance and would not allow enough room for vehicles to exit the property by circling the driveway and would result in the elimination of the north driveway. Maneuverability out of the driveway could only be achieved by reversing vehicles down the south driveway and into Chiquita Lane where other vehicles are frequently reversing simultaneously, which would result in a problematic and chronic safety issue.

- The proposed variance is for the north *side yard* of the subject property. The north property boundary is unique in that it is also the *rear yard* of the neighbor (Craig and Susan Harris /

6815 E Bonita) to the north. The required 10' side yard setback exists to prevent homes and/or structures being constructed too close to each other. Given that this is the neighbor's rear yard property boundary, there would remain approximately 63' of separation between the rear of their home and the proposed garage and approximately 50' of separation between their garage and the proposed garage. Additionally, this neighbor has a row of 15-20' high oleanders that border this property line.

- Once again, the north property boundary is unique in that it is also the *rear yard* of the neighbor (Dr Seth and Allison Oesch / 6823 E Bonita) to the north. Given that this is the neighbor's rear yard property boundary, there would remain approximately 40' of minimum separation between the garage in their rear yard and my proposed garage.



- There are two older septic tanks on the property which preclude the construction of a detached structure on top of or directly adjacent to them. The first septic tank is located just north of the home with a 4 inch PVC pipe that runs approximately 25' to the northwest into a seepage pit. The second septic tank is located on the southern part of the home and is designed differently than the first. It includes an underground 4" perforated pipe that runs approximately 40' to the south of the septic tank into a leach field. Any heavy

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 I offer the following reasons:

- The majority of homes in the neighborhood were originally built during the same time frame and were built to a different set of development standards making them similarly non-conforming. By way of example;
- Neighbor at 5024 Chiquita Ln has a fully enclosed garage built to a 20' front yard setback
- Neighbor at 5015 Chiquita Ln has a fully enclosed garage built to a 7' side yard setback.
- Neighbor at 5025 Chiquita Ln has a fully enclosed garage built to a 5' side yard setback.
- Neighbors to the north have fully enclosed garages in the rear yard within the required rear yard setback.

- Every home on Chiquita Lane with the exception of only one, have fully enclosed garages.

- In 2009, there was an attempted home invasion at the subject property. The responding police officers explained that the unique characteristics and design of the dead end street may have contributed to the break in attempt due to very limited neighbor visibility. A detached garage would allow for the storage of vehicles in a safe and secure structure.

- The immediate neighbor to the South rents their home on a short term rental website called "Airbnb" which is currently in violation of the City of Scottsdale R1-18 zoning code. However, the recent passage of Senate Bill 1350 will allow this use in residential zoning districts commencing Jan 1, 2017. My neighborhood has experienced many problems with transient short term renters. Given the size of the homes in this neighborhood, many short term, transient renters host large parties that frequently consist of more than 30+ cars which often times end up parking in the dead end as well as up and down the street. As of the date this narrative was written, the Scottsdale Police Department has responded to this home three times in the last sixty days. The passage of this bill will allow for any neighbor to open their homes to short term transient renters, further requiring the need to enclose vehicles and property for safety and security purposes.

I am asking to be able to enjoy the same rights and privileges that the majority of my neighbors have and as such do not believe this would provide me with special privilege.

That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant I offer the following reasons:

- This existing home was originally built in 1958 and was annexed from Maricopa County by the City of Scottsdale in 1979; in 1980 the City of Scottsdale changed the zoning to R1-18, per ordinance 1275. Research did not lead to the previous zoning so it is assumed that the design guidelines and setback restrictions were different at that time. The home was purchased by the current owner in 2007.

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:

- In an effort to ensure the requested side yard variance would not be detrimental to or adversely impact the neighbor living to the North at 6815 E Bonita, I have proactively engaged in several discussions with said neighbors (Craig and Susan Harris) as well as many other neighbors. It is clear the Harris' property would be most impacted by the proposed side yard variance as the side yard of the subject property line is also the Harris' rear yard property line. In addition, a written statement of Craig and Susan Harris' support is also included with this application along with other letters of support.
- The construction of the proposed garage will match the integrity of the existing house and will be done in such a manner as to enhance the existing home.

2. Regarding the request to bring the existing encroachment of the home in the front yard setback currently constructed at 28.5' (35' required) and the existing encroachment of the home in the rear yard setback currently constructed at 13.97' (30' required) into compliance, I offer the following reasons.

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 I offer the following reasons.

When I realized the home was built within the current setbacks, I initially submitted a pre application for a partial abandonment of Chiquita Lane. I met with the City of Scottsdale during the pre-application meeting and realized that an abandonment was not enough to correct all of the non-conformance issues regarding the front and rear yard setbacks. Scottsdale code allows a 10% minor variance process that would grant 3.5' of variance to the front yard setback but that doesn't fix the rear yard setback and neither does the abandonment process. The comprehensive variance that I am requesting however, encompasses all issues and is the most complete if you approve it.

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 I offer the following reasons:

- The majority of my neighbor's homes were originally built during the same time frame and were built to a different set of development standards and do not comply with Scottsdale's current development standards, making them similarly non-conforming. Every other home on the street except for one, have enclosed garages. In fact, the majority of my immediate neighbors built their garages to a 20' front yard setback and currently remain at 20'. By way of example; Neighbor at address 5024 Chiquita has a garage built at 20' front yard setback. Neighbor at 5020 Chiquita Lane has a garage built at 18' front yard setback. Neighbor at 6812 Chaparral has a garage built at 27' front yard setback. Neighbor at address 6850 Pasadena has a home built at 2' rear yard setback. Neighbor at 6833 E Pasadena (Project # 256-PA-2013) was granted a similar variance in 2013. I am asking to be able to enjoy the

- same rights and privileges that the majority of my neighbors have and as such do not believe this would provide me with special privilege.

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

- This existing home was originally built in 1958 and was annexed from Maricopa County by the City of Scottsdale in 1979; in 1980 the City of Scottsdale changed the zoning to R1-18, per ordinance 1275. Research did not lead to the previous zoning so it is assumed that the design guidelines and setback restrictions were different at that time. The home was purchased the current owner in 2007.

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:

- In an effort to ensure the requested side yard variance would not be detrimental to or adversely impact the neighbor living to the North at 6815 E Bonita, I have proactively engaged in several discussions with said neighbors (Craig and Susan Harris) as well as many other neighbors. It is clear the Harris' property would be most impacted by the proposed side yard variance as the side yard of the subject property line is also the Harris' rear yard property line. In addition, a written statement of Craig and Susan Harris' support is also included with this application along with other letters of support. At the time of this submittal I have not been made aware of any neighbor opposition.
- The construction of the proposed garage will match the integrity of the existing house and will be done in such a manner as to enhance the existing home.

The special circumstances and conditions that justify granting the requested variances were not created by the owner. The dynamic of the situation is a result of decades of historic lot development and home construction. In some cases, these deviations have been formally permitted by the City of Scottsdale via its plan review/ approval process. Accordingly, I simply want to enjoy the same property use as the other homeowners in Arcadia Vista 2.

Without the granting of the requested variances, I will not be able to enjoy my reasonable and substantial property rights to use and improve this property - like many other dwellings existing in the area. Enforcement of the current building setbacks would not allow me to effectively use my property. Authorization of this variance request will not be materially detrimental to persons in the vicinity, adjacent homes, the neighborhood, or adversely impact the public welfare. This parcel is surrounded by many existing residential properties that do not consistently conform to the City of Scottsdale standards for building setbacks.

Additionally, the aforementioned nonconformance of existing homes in Arcadia Vista 2 has not negatively impacted the neighborhood. I would note that Arcadia Vista 2 is one of the most well maintained and vibrant residential neighborhoods in the City of Scottsdale. Stable/increasing property values and ongoing investment in these existing homes are a clear indicator that prior reductions in building setbacks has not been detrimental in any form.

Exhibit A
Aerials / Photographs



5038 N Chiquita Lane Aerial

Subject Property overview



5038 N Chiquita Ln

Google earth

© 2016 Google

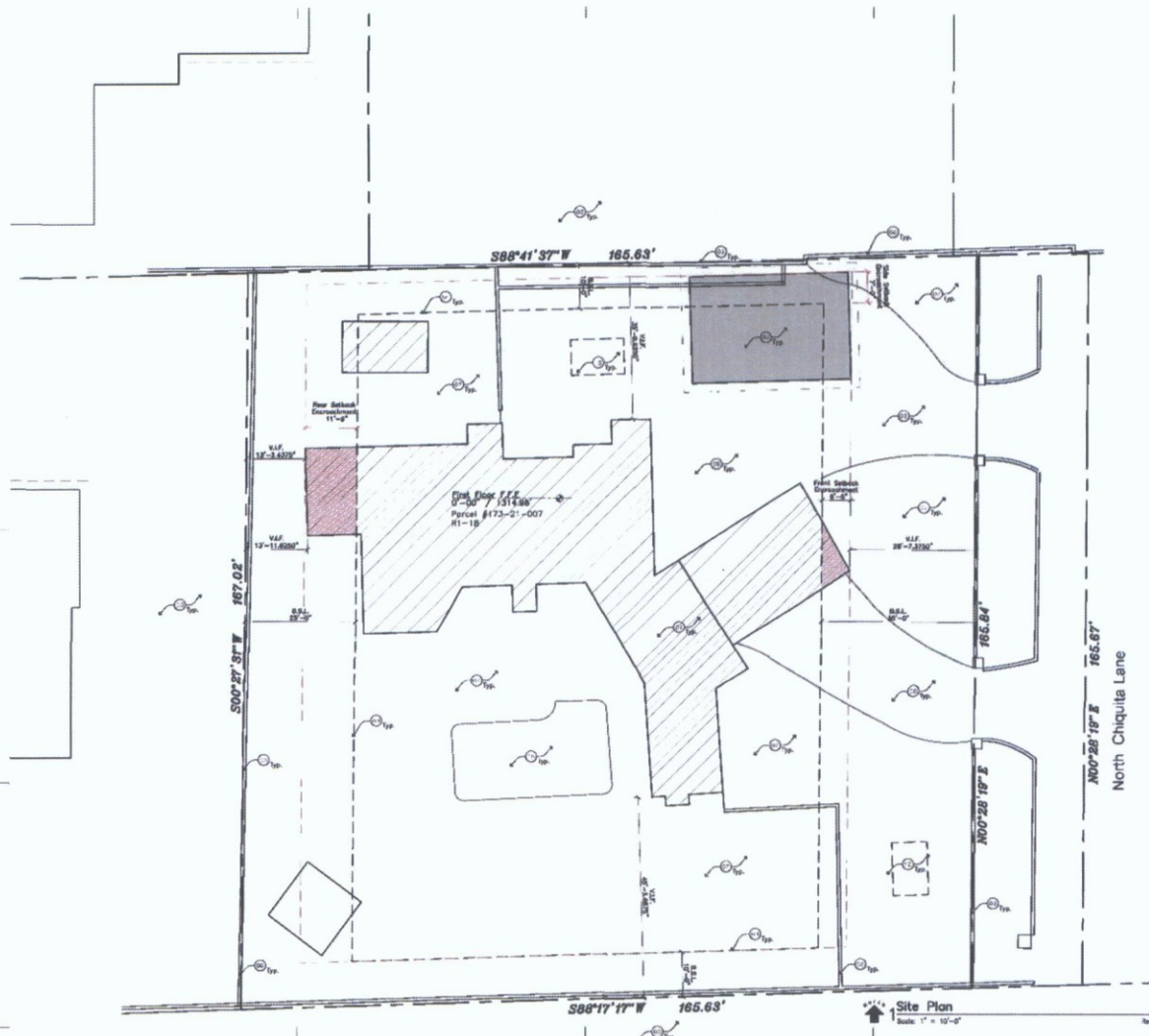
100 ft











- Site Key Notes**
- 1. Existing Structure, To Be Demol.
 - 2. Proposed New Detached Garage
 - 3. Property Line
 - 4. City Of Goshute Building Setback Line
 - 5. Adjacent Property (D.I.C.)
 - 6. Existing 200' Dia. Well, To Be Demol.
 - 7. Existing Landscape Area, To Be Maint.
 - 8. Existing C&G Concrete Footing / Foundation / Walk Slab For Clear Specifications, Slope Away From Building.
 - 9. Pool Equipment
 - 10. All Concrete On Concrete Foot
 - 11. Electrical Panel / Electric 575 Connection Area Meter
 - 12. Existing Septic Tank
 - 13. Existing One Meter
 - 14. Existing Water Meter
 - 15. Existing Swimming Pool
 - 16. Existing Pool Equipment To Be Retained
 - 17. Adjacent Property (Hwy Structure (D.I.C.))

Site Plan Sheet Notes

Site Area: 27,350 s.f.

Building Area: 1,430 s.f.

Lot Area: 1,230 s.f.

Proposed New Garage: 800 s.f.

Total Proposed New Area: 1,430 s.f.

Lot Area: 1,230 s.f.

Garage: 800 s.f.

Concrete: 1,210 s.f.

Shrub: 200 s.f.

Septic: 27' x 11'

Proposed Setback: Front: 20' Side: 10'

Minimum Building Height: 20' - 1' Above

- Site Plan Sheet Notes**
1. Contractor To File Utility Easement (U.E.) Prior To Starting New Work. New U.E. To Match Existing U.E. Lines - Contractor To Mark Existing Concrete Slab With New Concrete Sub.
 2. Site Plan Information For Reference Only. Contractor To Field Verify All Dimensions And Utility Locations Prior To Starting Any Work. City - and Survey Station - Required Site Post Submittal Prior To Start Of Construction.
 3. Contractor - Verify All Dimensions And Layout A Year Prior To Start Of Construction. E.G. To Confirm Project Is Clear Of State-Set Back Requirements Prior To Commencement Of Work. Utility Engineer And Owner Of Any Dimensions Prior To Start Of Construction.
 4. See General Requirements / Conditions And All Applicable Ordinances And Building Standards.
 5. Complete Landscaping And Retention Walls And Site Per Required Landscaping. Provide Landscaping Details And Plans For Approval. Provide Landscaping Details And Plans For Approval. Provide Details Of Landscaping / Retention Walls And Fringing.
 6. Slope Finished Grade Away From Footing. Be As To Achieve Positive Drainage And Prevent Settlement.
 7. Show Finished Grade, Terrain, Utilities, And Drainage. Show Foundation And Structure On Lot To Achieve Positive Drainage And Foundation Settlement.
 8. Provide Final And Area Grading As Required And Verify All Grading Prior To Finishing One (1) Of Foundation. All Construction To Be Approved Under A CC Permit.
 9. Verify Site Work, Grading, And Foundation. Contractor Shall Verify Data To Confirm Data By Working.

MODE

ARCHITECTURE

700 Design Phase - 002070

700 Design Phase - 002070



Amato Residence
5008 N. Chiquita Lane
Paradise Valley, Arizona 85223

Drawn By: zsb
Checked By: 1901
Site Title: A100
Scale: 1" = 10'-0"

Issue date:
700 Design Phase
23 September 2010

Site Plan

Sheet
A100

Exhibit B
Proposed location of detached garage / Survey

Exhibit C
Neighbor Mailer

Dear Neighbor,

Project: 678-PA-2016

The purpose of this letter is to inform you that my wife and I, Ryan and Laurie Amato will be submitting a variance request to the Board of Adjustment with the City of Scottsdale in order to construct a detached garage. Part of this process requires me to send you this letter of notification. My home is located at 5038 North Chiquita Lane, Paradise Valley, AZ 85253.

Variance Requests:

- **Proposed front and rear yard setback variance. The home was built in 1958 and is currently legal non-conforming due to a change in the setbacks since the time the home was built. The purpose of this variance is to allow the existing structure to become compliant.**

- **Proposed side yard variance. The purpose of this variance is to allow for the required area to construct a garage due to special circumstances with respect to existing structures on the property as well as the ability to construct a garage with a functional standard depth.**

A hearing date has not yet been set. The City will notice you by mail once the date is known. You are welcome to contact me at any time to discuss further via email or phone.

Ryan / Laurie Amato
5038 N Chiquita Lane
PV AZ 85253

wamato@sprynet.com
602 751 8971

Owner Name	Mailing Address1	Mailing Ad: Mai	Mailing Ad:
BARTON JEFFREY E/JULIANNE J TR	6802 E VISTA DR	PARADISE 'AZ	85253
VARGAS CARMEN PEREZ	6818 E VISTA DR	PARADISE 'AZ	85253
SHANKS MICHAEL A/CHRISTINE M	6832 E VISTA DR	PARADISE 'AZ	85253
RYAN W AMATO AND LAURIE D AMATO TRUST	5038 N CHIQUITA LN	PARADISE 'AZ	85253
PHILLIPS CRAIG L/TERRY E	5037 N MONTE VISTA DR	SCOTTSDAI AZ	85253
LEONARD FAMILY REVOCABLE LIVING TRUST	6834 E PASADENA AVE	PARADISE 'AZ	85253
JENNIFER DREYFUS REVOCABLE TRUST	6850 E PASADENA AVE	PARADISE 'AZ	85253
TALLE ARMAN/CHESHANI MILA E	6849 E PASADENA AVE	PARADISE 'AZ	85253
BENJUNIE TRUST	10623 E TERRA DR	SCOTTSDAI AZ	85258
JEFFERMAN JAMES P & KATHRYN Z	5025 N 68TH ST	SCOTTSDAI AZ	85253
HOY DANE	5024 N CHIQUITA LN	PARADISE 'AZ	85253
AKSAMIT THOMAS J	2230 MESA CIR	KINGMAN AZ	86401
LEVANTE 1998 TRUST	769 LAKEVIEW WY	REDWOOD CA	94062
ESPINASSE MARLYS/PIERRE	6802 E CHAPARRAL RD	PARADISE 'AZ	85253
BASSOLINO JOSEPH/DECINQUE JAMES	205 RAYMOND RD	PRINCETON NY	8540
MICHUNOVICH MARKO/ZLATA	5001 N CHIQUITA LN	SCOTTSDAI AZ	85253
MCKINLEY TOD	5500 NE WINDERMERE RD	SEATTLE WA	98105
BIANCHI REVOCABLE TRUST	4715 N 68TH ST	SCOTTSDAI AZ	85251
MICHUNOVICH MARKO/ZLATA/HANLINE JOYCE J	6848 E CHAPARRAL RD	PARADISE 'AZ	85253
BORSENIK JOEL/JYAMME	5001 N CHIQUITA LN	PARADISE 'AZ	85253
MCFADDEN TATIANA MARIA/BRACHTL MARK CA	6841 E VISTA DR	PARADISE 'AZ	85253
ALMOND CAROL A	6831 E VISTA DR	PARADISE 'AZ	85253
SCHUMACHER FAMILY TRUST	6821 E VISTA DR	PARADISE 'AZ	85253
RAUSCHER GLENDA M	5149 N MONTE VISTA DR	PARADISE 'AZ	85253
MILLER JANE M	5129 N 68TH ST	SCOTTSDAI AZ	8.53E+08
NGUYEN ALLAN TRUNG TRAN	6802 E BONITA DR	SCOTTSDAI AZ	85253
SALEM MARCUS J/CYNTHIA SCHWAB	6812 E BONITA DR	PARADISE 'AZ	85253
COURY JONATHAN A	5128 N 68TH PL	PARADISE 'AZ	85253
DILLER KIRK W/NICOLE L TR	5136 N 68TH PL	PARADISE 'AZ	85253
VANDEVENTER DIRK & NATALIE BROWN	5146 N 68TH PL	SCOTTSDAI AZ	85253
ROCKWELL LIVING TRUST	5139 N 68TH PL	PARADISE 'AZ	85253
PETITI MORGAN/PHARO MARSHA	304 PARK BLVD	MILLBRAE CA	94030
WORDINGHAM SARA E	6840 E BONITA DR	PARADISE 'AZ	85253
CHARLIE M AND VIRGINIA A AGEE LIVING TRUST	6833 E BONITA DR	PARADISE 'AZ	85253
OESCH ALISON A/SETH D	6823 E BONITA DR	PARADISE 'AZ	85253
CRAIG K AND SUSAN D HARRIS JOINT TRUST	6815 E BONITA DR	SCOTTSDAI AZ	85253
MANJI KALEIM/DAVISON ELIZABETH	7121 E RANCHO VISTA DR U	SCOTTSDAI AZ	85251
IDSARDI JAMES R/LUISAAN N	6912 E CHAPARRAL RD	PARADISE 'AZ	85253
BOBBE HENRY C/DEBRA MARIE	6902 E CORONADO RD	PARADISE 'AZ	85253
LUX THOMAS C/GAY A	6901 E PASADENA AVE	PARADISE 'AZ	85253
SUZANNE PARELMAN TRUST/SAPAKIE ALAN	6915 E PASADENA AVE	PARADISE 'AZ	85253
PRUITT DENISE DIONE TR	6923 E PASADENA AVE	PARADISE 'AZ	85253
GALLAGHER SEAN W/ROXANN S	6924 E PASADENA AVE	SCOTTSDAI AZ	85253
FALLON MICHAEL O/SANDRA J TR	6912 E PASADENA AVE	SCOTTSDAI AZ	85251
MARTHA E OTONDO TRUST AGREEMENT	6902 E PASADENA AVE	SCOTTSDAI AZ	85253
JACKSON CRAIG H TR	7400 E MONTE CRISTO AVE	SCOTTSDAI AZ	85260

ALBERT TABAH AND BONNY W TABAH TRUST	6915 E ORANGE BLOSSOM C	PARADISE 'AZ	85253
WOZENCRAFT FAMILY TRUST	6923 E ORANGE BLOSSOM C	PARADISE 'AZ	85253
BOL KEITH DAVIS	6612 N IRONWOOD	SCOTTSDAI AZ	85253
MOORE JUSTIN	4341 N 68TH ST	SCOTTSDAI AZ	85251
PIASKOSKI PAUL A/WENDY M	6902 E ORANGE BLOSSOM C	PARADISE 'AZ	85253
KEITH R AND JENNIFER A MAKI LIVING TRUST	5126 N 69TH PL	PARADISE 'AZ	85253
HART PHILLIP/BRIANA	2556 E CAROB DR	CHANDLER AZ	85286
MLL FAMILY TRUST	6923 E ORANGE BLOSSOM L	PARADISE 'AZ	85253
GARDNER CARL	6918 E ORANGE BLOSSOM L	PARADISE 'AZ	85253
NAUGHTON DENNIS M/KATHLEEN C GREEN	5134 N 69TH PL	PARADISE 'AZ	85253
KANGWANSHIRATHADA CHITTI/NANCY	5144 N 69TH PL	PARADISE 'AZ	85253
SCHWIMMER JEFFREY L TR	9425 RIVERSIDE DR APT 131	SANDY UT	8.41E+08
KOLIOPOULOS PETER M/LYNN K	6909 E CHAPARRAL RD	SCOTTSDAI AZ	85253
CARTWRIGHT ERICA K/DUSTIN B	6819 E CHAPARRAL RD	SCOTTSDAI AZ	85253
MATHES WILLIAM O/DAVID	4830 N 68TH PL	SCOTTSDAI AZ	85251
KIRKPATRICK GERALD L/TANYA C	6901 E CHAPARRAL RD	SCOTTSDAI AZ	85253
FALLER ROBERT F/JAMES C	3773 E SWEETWATER AVE	PHOENIX AZ	85032
CASA BLANCA CLUB ASSN	16441 N 91ST STR STE 104	SCOTTSDAI AZ	85260
HART BRUCE H/NADINE A	5219 N CASA BLANCA	PARADISE 'AZ	85253
HAUGLAND GORDON/AMY J L	9083 E LOS GATOS DR	SCOTTSDAI AZ	85255
DOUGLAS ELVIN HELTNE REVOCABLE TRUST	5131 W SAFI WAY	PARADISE 'AZ	85253
MOORE R C/ELIZABETH A	5115 N TAMANAR	PARADISE 'AZ	85253
BALL BARBARA ANNE TR	5101 N TAMANAR	PARADISE 'AZ	8.53E+08
CROTTY MICHAEL E/THERESA M	5045 TAMANAR WY	PARADISE 'AZ	85253
MADISON DANIEL A/KATHLEEN M	6740 E TAZA WY	PARADISE 'AZ	85253
D K EATON FAMILY TRUST	6737 E TAZA WAY	PARADISE 'AZ	85253
ROBERT J NOVAK LIVING TRUST	5013 N TAMANAR WAY	PARADISE 'AZ	85253
KLING ROBERT R/KARI S	5219 N CASA BLANCA NO 29	PARADISE 'AZ	85253
TROY W SCHUMACHER FAMILY TRUST	5002 N TAMANAR WAY	PARADISE 'AZ	85253
KOSS STEIN J/GENA M	5219 N CASA BLANCA DR	PARADISE 'AZ	85253
DANIELS MICHAEL H/JANET H	1721 SUNNYSLOPE LN	MANHATT, KS	66502
CAT FAMILY TRUST	5032 N TAMANAR DR	PARADISE 'AZ	85253
FTK 2015 TRUST	5219 N CASA BLANCA DR UN	PARADISE 'AZ	85253
LARCHER DAVID/LORI	5850 N CAMELDALE WAY	PARADISE 'AZ	85253
SCHMID ERICH A/CHERYL C TR	5219 N CASA BLANCA DR UN	PARADISE 'AZ	8.53E+08
CASA BLANCA CLUB ASSN	16441 N 91ST STR STE 104	SCOTTSDAI AZ	85260

Property St	Property St	Property St	Property City	Property Zip Code
6802 E	VISTA	DR	PARADISE VALLEY	85253
6818 E	VISTA	DR	PARADISE VALLEY	85253
6832 E	VISTA	DR	PARADISE VALLEY	85253
5038 N	CHIQUITA	LN	PARADISE VALLEY	85253
5037 N	68TH	ST	PARADISE VALLEY	85253
6834 E	PASADENA AVE		PARADISE VALLEY	85253
6850 E	PASADENA AVE		PARADISE VALLEY	85253
6849 E	PASADENA AVE		PARADISE VALLEY	85253
6833 E	PASADENA AVE		PARADISE VALLEY	85253
5025 N	68TH	ST	PARADISE VALLEY	85253
5024 N	CHIQUITA	LN	PARADISE VALLEY	85253
5021 N	68TH	ST	PARADISE VALLEY	85253
5020 N	CHIQUITA	LN	PARADISE VALLEY	85253
6802 E	CHAPARRA RD		PARADISE VALLEY	85253
6812 E	CHAPARRA RD		PARADISE VALLEY	85253
6848 E	CHAPARRA RD		PARADISE VALLEY	85253
5021 N	CHIQUITA	LN	PARADISE VALLEY	85253
5015 N	CHIQUITA	LN	PARADISE VALLEY	85253
5001 N	CHIQUITA	LN	PARADISE VALLEY	85253
6841 E	VISTA	DR	PARADISE VALLEY	85253
6831 E	VISTA	DR	PARADISE VALLEY	85253
6821 E	VISTA	DR	PARADISE VALLEY	85253
5149 N	MONTE VISO	DR	PARADISE VALLEY	85253
5129 N	68TH	ST	PARADISE VALLEY	85253
6802 E	BONITA	DR	PARADISE VALLEY	85253
6812 E	BONITA	DR	PARADISE VALLEY	85253
5128 N	68TH	PL	PARADISE VALLEY	85253
5136 N	68TH	PL	PARADISE VALLEY	85253
5146 N	68TH	PL	PARADISE VALLEY	85253
5139 N	68TH	PL	PARADISE VALLEY	85253
5117 N	68TH	PL	PARADISE VALLEY	85253
6840 E	BONITA	DR	PARADISE VALLEY	85253
6833 E	BONITA	DR	PARADISE VALLEY	85253
6823 E	BONITA	DR	PARADISE VALLEY	85253
6815 E	BONITA	DR	PARADISE VALLEY	85253
6801 E	BONITA	DR	PARADISE VALLEY	85253
6912 E	CHAPARRA RD		PARADISE VALLEY	85253
6902 E	CORONADO RD		PARADISE VALLEY	85253
6901 E	PASADENA AVE		PARADISE VALLEY	85253
6915 E	PASADENA AVE		PARADISE VALLEY	85253
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6924 E	PASADENA AVE		PARADISE VALLEY	85253
6912 E	PASADENA AVE		PARADISE VALLEY	85253
6902 E	PASADENA AVE		PARADISE VALLEY	85253
6901 E	ORANGE B	DR	PARADISE VALLEY	85253

6915 E	ORANGE B DR	PARADISE VALLEY	85253
6923 E	ORANGE B DR	PARADISE VALLEY	85253
6924 E	ORANGE B DR	PARADISE VALLEY	85253
6912 E	ORANGE B DR	PARADISE VALLEY	85253
6902 E	ORANGE B DR	PARADISE VALLEY	85253
5126 N	69TH PL	PARADISE VALLEY	85253
6915 E	ORANGE B LN	PARADISE VALLEY	85253
6923 E	ORANGE B LN	PARADISE VALLEY	85253
6918 E	ORANGE B LN	PARADISE VALLEY	85253
5134 N	69TH PL	PARADISE VALLEY	85253
5144 N	69TH PL	PARADISE VALLEY	85253
4841 N	68TH ST	SCOTTSDALE	85251
6909 E	CHAPARRA RD	PARADISE VALLEY	85253
6819 E	CHAPARRA RD	PARADISE VALLEY	85253
4830 N	68TH PL	SCOTTSDALE	85251
6901 E	CHAPARRA RD	PARADISE VALLEY	85253
6911 E	CHAPARRA RD	PARADISE VALLEY	85253
5219 N	CASA BLAN DR	PARADISE VALLEY	85253
5137 N	TAMANAR DR	PARADISE VALLEY	85253
5135 N	TAMANAR DR	PARADISE VALLEY	85253
5131 E	SAFI WY	PARADISE VALLEY	85253
5115 N	TAMANAR DR	PARADISE VALLEY	85253
5101 N	TAMANAR DR	PARADISE VALLEY	85253
5045 N	TAMANAR DR	PARADISE VALLEY	85253
6740 E	TAZA WY	PARADISE VALLEY	85253
6737 E	TAZA WY	PARADISE VALLEY	85253
5013 N	TAMANAR DR	PARADISE VALLEY	85253
5001 N	TAMANAR DR	PARADISE VALLEY	85253
5002 N	TAMANAR DR	PARADISE VALLEY	85253
5016 N	TAMANAR DR	PARADISE VALLEY	85253
5022 N	TAMANAR DR	PARADISE VALLEY	85253
5032 N	TAMANAR DR	PARADISE VALLEY	85253
5042 N	TAMANAR DR	PARADISE VALLEY	85253
5102 N	TAMANAR DR	PARADISE VALLEY	85253
5116 N	TAMANAR DR	PARADISE VALLEY	85253

Amato residence 750ft notice map

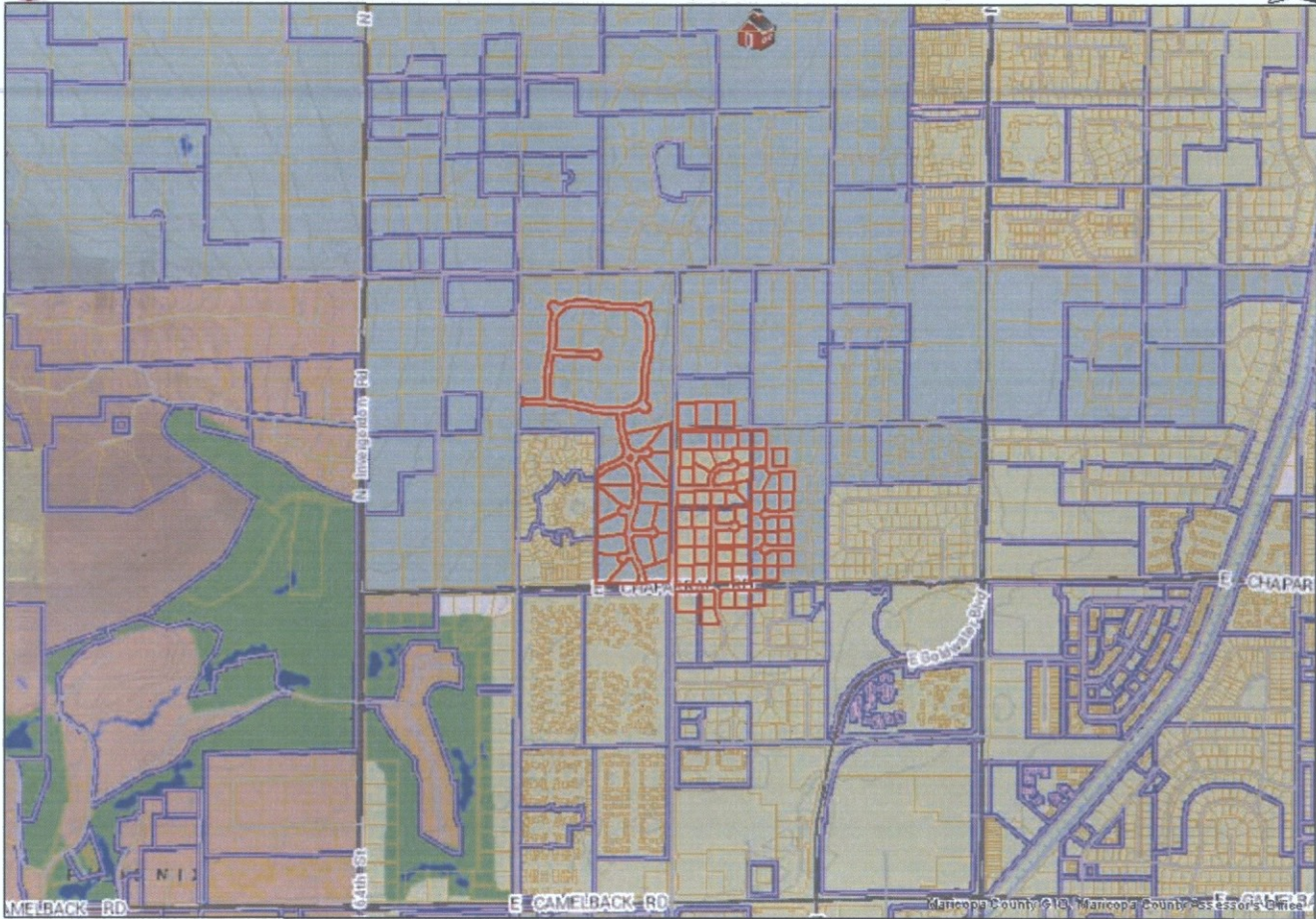


Exhibit D
Letters of Support

Craig and Susan Harris
6815 E Bonita Dr
Paradise Valley 85253

September 12, 2016

To City of Scottsdale Board of Adjustment:

I am a neighbor of Ryan and Laurie Amato. They have met with us and shared their thoughts in regard to having a side yard variance and a front and rear yard setback variance. Our property is directly North of their side yard and would be considered to be the property most affected by their variance request(s). I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way.

Sincerely,

Craig Harris



480-746-7706

James and Kathryn Heffernan
5025 North Monte Vista Drive
Scottsdale, Arizona 85253

September 14, 2016

To City of Scottsdale Board of Adjustment:

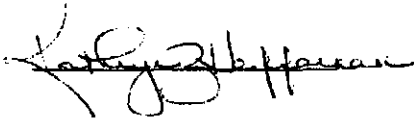
We are neighbors of Ryan and Laurie Amato. Our home is to the southwest of their property, and we share a short common side-yard property line. Ryan has described the proposed side yard variance and a front and rear yard setback variance. We do not believe that our property would be in any way affected by their variance request(s). I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way.

Sincerely,

James Heffernan

 9/14/16

Kathryn Heffernan

 9/14/16

Ryan Amato

From: Rocco Bianchi <xrocco@yahoo.com>
Sent: Friday, September 16, 2016 4:25 PM.
To: Ryan Amato
Subject: Rocco
Attachments: Blank.pdf, Untitled attachment 00071.txt

Hi Ryan,

This is the first time I've used this program on my iPad. Let me know that this came through OK.

9/16/2016

To: City of Scottsdale

Re: Amato Variance

I am a neighbor of Ryan and Laurie Amato. I met with Ryan recently to look at his proposed project. I feel the variances requested would not have a negative impact on our neighborhood. I would be in support of granting his requested variances and feel this would be an overall positive for the surrounding homes.

Best regards,

Rocco Bianchi
5015 N. Chiquita Lane
Paradise Valley, AZ 85253
480-239-7958

Paul & Susan Leonard
6834 E Pasadena Ave
Paradise Valley 85253

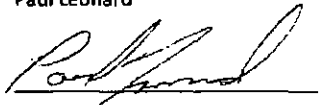
September 12, 2016

To City of Scottsdale Board of Adjustment:

I am a neighbor of Ryan and Laurie Amato. They have met with us and shared their thoughts in regard to having a side yard variance and a front and rear yard setback variance. Our property is east of Ryan's and Laurie's property. I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way.

Sincerely,

Paul Leonard

A handwritten signature in cursive script, appearing to read "Paul Leonard", written over a horizontal line.

Alfredo and Jennifer Dreyfus
6850 E. Pasadena Ave
Paradise Valley 85253

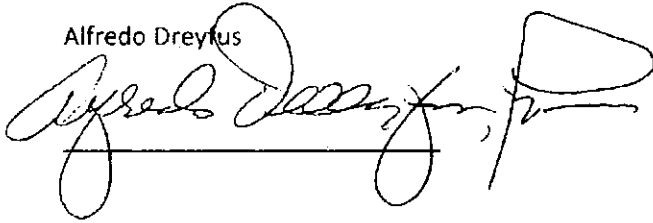
September 26, 2016

To City of Scottsdale Board of Adjustment:

My wife and I are neighbors of Ryan and Laurie Amato. They have met with us and shared their thoughts in regard to having a side yard variance and a front and rear yard setback variance. Our property is just East of their yard and would be considered a property potentially affected by their variance request(s). I am in full support of these requests and do not feel this would be granting them special privilege nor do I feel this would be detrimental to my property in any way. Please feel free to reach out to me if you'd like to discuss at further length, Cell 480-861-0420.

Thank you,

Alfredo Dreyfus

A handwritten signature in black ink, appearing to read 'Alfredo Dreyfus', with a large, stylized flourish extending to the right.