

Marked Agendas
Approved Minutes
Approved Reports

The May 3, 2017 Board of Adjustment Meeting Agenda and Minutes can be found at

<http://www.scottsdaleaz.gov/boards/board-of-adjustment>

BOARD OF ADJUSTMENT REPORT



Meeting Date: 5/3/2017
Item No.: 2

ACTION

Stenzel Residence Lot Coverage Variance 3-BA-2017

Request to consider the following:

1. Request by property owner for approval of a variance to the amended development standards pertaining to lot coverage for a property with Single-family Residential, Planned Community District (R1-10 PCD) zoning arising from case 19-ZN-1977, Ordinance No. 1033, located at 8324 N. 82nd Place.

OWNER

Terry and Lesley Stenzel

APPLICANT CONTACT

Herbert S. Wagner
480-745-9555

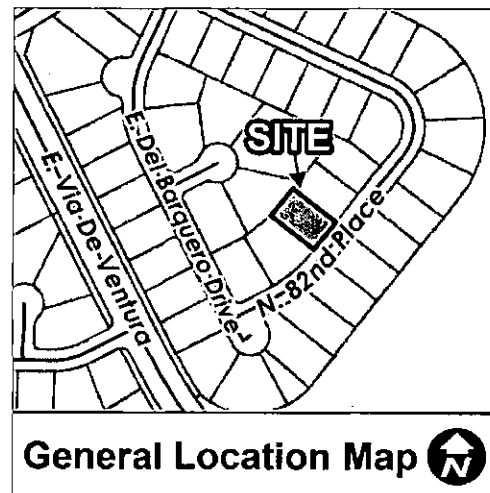
LOCATION

8324 N. 82nd Place

BACKGROUND

History

The subject site is lot 41 of the Vista Del Lago subdivision, which is a part of the McCormick Ranch Master Planned Community. The subdivision and surrounding area were annexed in the City of Scottsdale in 1967, through Ordinance No. 333. The McCormick Ranch Community was then rezoned from multiple zoning districts, including R1-35, R1-43, and C-3, to PCD, Planned Community District through case 33-ZN-1973. In 1977, case 19-ZN-1977 further amended the original McCormick Ranch zoning case and created the R1-10 PCD zoning district which included amended development standards (see attachment #5).



General Location Map 

Zoning/Development Context

The subject site is zoned Single-family Residential, Planning Community District (R1-10 PCD) and is located east of the northeast corner of E. Del Barquero Drive and N. 82nd Place.

The subject property is surrounded by other R1-10 PCD zoned properties, with existing single family residences, within the Vista Del Lago subdivision on all sides (see attachment #4).

Zoning Ordinance Requirements

Pursuant to Section 5.403.E.4. of the Amended Development Standards: The area covered by building(s) shall not exceed forty (40) percent of the net lot area.

The property owner is requesting a variance of four (4) percent to change the maximum lot coverage to forty-four (44) percent of the net lot area.

“Building(s)” include any area covered by exterior building walls and patio posts. Roof overhangs are not included in lot coverage calculation.

Discussion

According to Maricopa County Recorders, the main residence was constructed in 1981. In 2007, an addition was permitted along the northeast side of the residence. The approved 464 square foot addition brought the lot coverage from forty (40) percent to forty-three (43) percent, creating a nonconforming situation (see attachment #6).

The Board has the option to approve a variance for three (3) percent to change the maximum lot coverage to forty-three (43) percent and bring the existing residence into conformance.

Proposal

The property owner wishes to build a 99 square foot attached bathroom addition onto the main residence (see attachment #7). The proposed addition would bring the lot coverage to forty-four (44) percent. The amended development standards state that the area covered by building(s) shall not exceed forty (40) percent of the net lot area.

Code Enforcement Activity

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

Community Input

Notification was sent to properties within 750 feet of the subject site. Staff had received one email asking about more information on the case as of writing this report.

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:**

Applicant States:

The Zoning Ordinance deprives the property from privileges (maximum lot coverage 40%) that are enjoyed by other properties of the same qualification in the same zoning district.

Staff Analysis:

Per the amended development standards for the R1-10 PCD zoning district, there is no minimum lot size. The minimum lot size for R1-10 zoning districts following the zoning ordinance requirements (without amended standards) is 10,000 square feet. The subject site's lot size is approximately 10,000 square feet, and the average lot size for the Vista Del Lago subdivision is slightly greater at approximately 11,000 square feet.

A majority of the lots in the subdivision are rectangular in shape and range from 9,000 to 11,000 square feet. However, there are a small handful of cul-de-sac properties with larger lot sizes ranging from 15,000 to 25,000 square feet. The shape, topography, location, and surroundings of the subject site are very consistent with the numerous other interior mid-block lots in the Vista Del Lago subdivision (see attachment #4).

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:**

Applicant States:

The authorization of the variance is necessary to preserve the rights enjoyed by other properties of the same qualification in the same zoning district and doesn't grant any special privileges.

Instead it represents equal privileges that were granted for properties of the same qualification in the same zoning district of Vista Del Lago.

Property APN 174-03-039, Lot 35 – 44% lot coverage > 40%

Property APN 174-03-043, Lot 39 – 43% lot coverage > 40%

Property APN 174-03-047, Lot 43 – 46% lot coverage > 40%

We included the calculation of overages that were granted for other properties in the same zoning district with our request of a Zoning Ordinance Variance.

Staff Analysis:

The rights of the R1-10 PCD zoning district consist of single family residence, which currently exists on the lot. The applicant is requesting to build an attached bathroom addition onto the front of the main residence that exceeds the allowed forty (40) lot coverage per the amended development standards approved by case 19-ZN-1977. The Zoning Ordinance R1-10 standards do not have an overall lot coverage requirement.

Based on approximate measurements from city aerial mapping systems, it would appear that fifteen (15) out of forty-nine (49) residences in the subdivision may be exceeding the forty (40) percent lot coverage requirement.

In response to the examples the applicant provided:

Lot 35 – The City has no site plan or permit records on file for the property. The residence appears to have been built in 1981. No major footprint changes have occurred.

Lot 39 – The City has an approved site plan for an addition in 2010 that identifies a lot coverage of 39.9%.

Lot 43 – There was a permitted addition in 1989 but the City has no site plan on file.

Another viable option, other than a variance request, would be to strike or revise the maximum forty (40) percent lot coverage requirement from the amended development standards for the entire subdivision. This would require a zoning district map amendment request and would be subject to Planning Commission and City Council hearings. The request would typically require a majority of the subdivision's support, but if approved, the zoning district map amendment would eliminate the need for individual properties in the Vista Del Lago subdivision to request variances for lot coverage from the Board of Adjustment in the future.

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

Applicant States:

The special circumstances are not self-imposed, the main coverage was already created by the former property owner and it was approved with 43% lot coverage by the City of Scottsdale Development Department and the HOA for McCormick Ranch. We purchased the property in April 2016 as is.

Staff Analysis:

In 1977, the subject property was rezoned to R1-10 PCD with amended development standards and created by the Vista Del Lago final plat. The amended development standards included a maximum forty (40) percent lot coverage requirement.

In 1981, the main residence was built and in 2007, an addition was approved by the City. The addition was approved in error and caused the lot coverage to increase from forty (40) to forty-three (43) percent, creating a nonconforming situation. The Board has the option to approve a variance of three (3) percent to increase the maximum lot coverage to forty-three (43) percent, which would bring the existing residence into conformance.

The current property owner purchased the residence in April of 2016 in the existing condition and footprint. The property owner is requesting a variance to allow for a maximum forty-four (44) percent lot coverage requirement in order to build a 99 square foot attached bathroom addition on the front of the residence.

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:

Applicant States:

The authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent properties, the neighborhood, or to the public welfare in general.

The 99 square foot bathroom addition will just increase the currently approved lot coverage from 43% to 44%. The placement will not effect of limit adjacent properties in the neighborhood.

Staff Analysis:

The proposed bathroom addition meets all of the amended development standards, except for the maximum forty (40) percent lot coverage requirement. The proposed work is setback further than the required five (5) foot side yard setback and ten (10) foot livable front yard setback (see attachment #7). The proposed addition is ten (10) feet tall and lower than the existing roofline (see attachment #9). The proposal is not located near the 82nd Place street frontage and is approved by the HOA (see attachment #10). Staff has only received one general inquiry on the case at the time of writing the report.

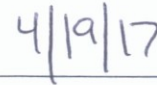
SUMMARY

Based on the facts presented by the applicant, the evidence would support a finding that the property may not have special circumstances that would warrant relief from the strict application of the Zoning Ordinance requirements. The size, shape, topography or configuration of the property is not unique and applicable. The applicant's proposed variance does not appear that it would be detrimental to persons residing or working in the surrounding neighborhood. However, the decision about whether the criteria have been met is for the Board to make after hearing all the evidence at the hearing.

APPROVED BY



Katie Posler, Report Author
480-312-2703, kposler@scottsdaleaz.gov



Date



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




Date



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



Date


Randy Grant, Zoning Administrator
480-312-2664, rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

1. Applicant's Narrative & Provided Examples
2. Context Aerial
3. Aerial Close-Up
4. Zoning Map
5. Amended Development Standards
6. City Approved Site Plan of Attached Addition in 2007
7. Applicant's Proposed Site Plan
8. Applicant's Proposed Floor Plan
9. Applicant's Proposed Elevations
10. HOA Approval Letter

APPLICATION NARRATIVE

PROPERTY: Bathroom addition of 99 sqft, AP# 174-03-9397, Vista Del Largo,
Zoning R1-10 PCD, 8324 N 82nd Place, Scottsdale AZ 85258

OWNER: Terry & Lesley Stenzel,
8324 N 82nd Place, Scottsdale AZ 85258
Phone # 925-963-9397, E-mail: lesley.stenzel@att.net

REGARDING:

We hereby request a **Zoning Ordinance Variance** for a 99 sf bathroom addition.

1. The Zoning Ordinance deprives our property from privileges (max lot coverage 40%) that are enjoyed by other properties of the same qualification in the same zoning district.
2. The authorization of the Variance is necessary to preserve the rights enjoyed by other properties of the same qualification in the same zoning district & doesn't grant any special privileges.
Instead it represents equal privileges that were granted for properties of the same qualification in the same zoning district of Vista Del Largo. (Lot coverage greater than 40%)

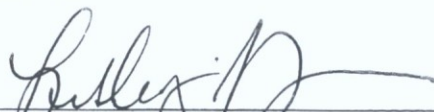
Property APN # 174-03-047, Lot 43 - with app. **46% lot coverage > 40%**
Property APN # 174-03-039, Lot 35 - with app. **44% lot coverage > 40%**
Property APN # 174-03-043, Lot 39 - with app. **43% lot coverage > 40%**

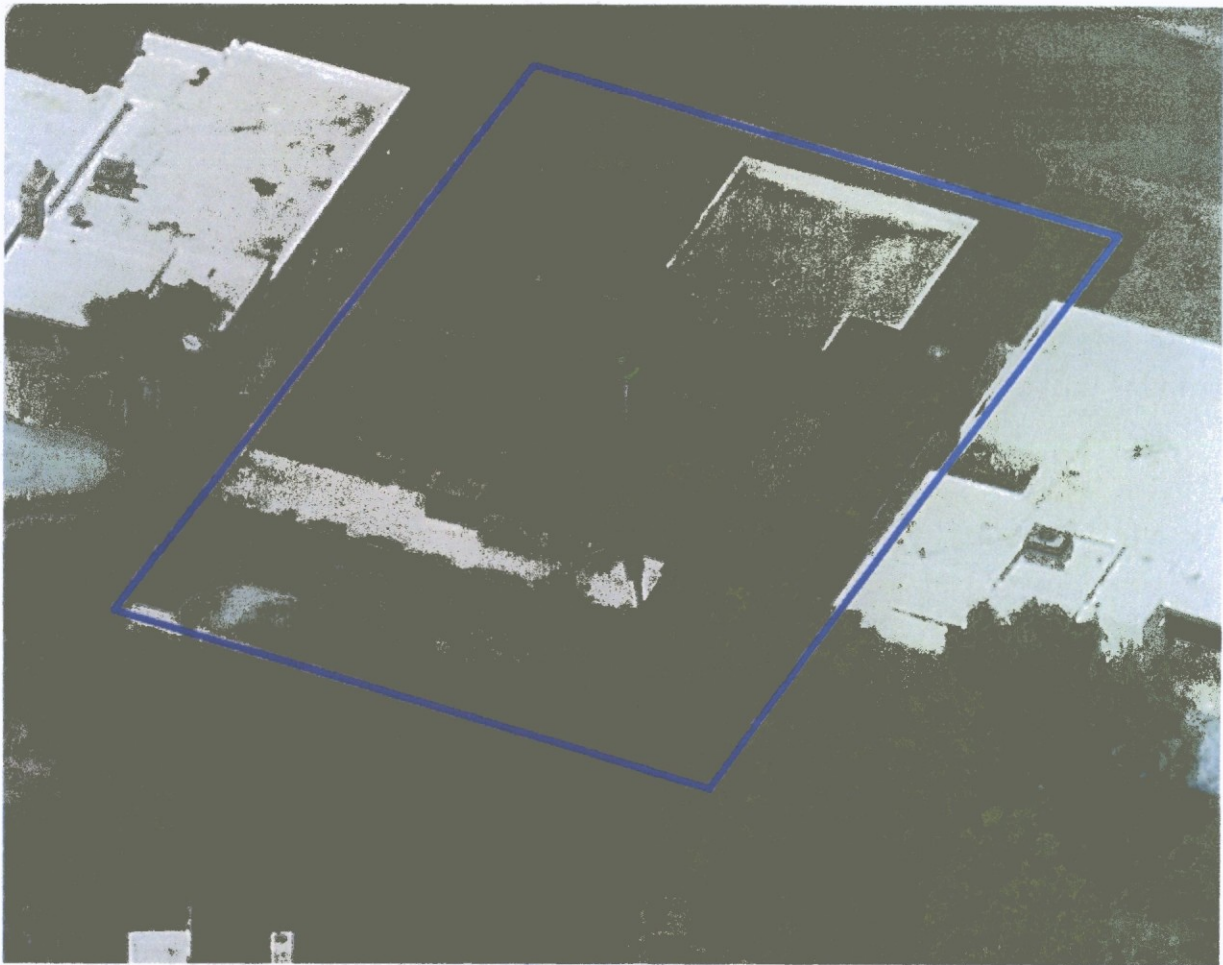
We include the calculation of overages that were granted for other properties in the same zoning district with our request of a Zoning Ordinance Variance.

3. The special circumstances are not self-imposed. The main overage was already created by the former property owner. And it was approved with 43% lot coverage by City of Scottsdale Development Department and the HOA for McCormick Ranch. We purchased the property in April 2016 as is.
4. The authorization of the Variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent properties, the neighborhood, or to public welfare in general.
Our 99 sf bathroom addition will just increase the currently approved lot coverage from 43% to 44%. Its placement will not affect or limit adjacent properties in the neighborhood.

We hope that we were able to address all issues in this application. We appreciate the support and cooperation for our proposed addition in advance.

March 9th 2017


Owner (SIGNATURE)



Address or Intersection

Feature Information

174 03 039

Owner Information
 Owner Name: TRIPPE JOHN W JR/JOYCE A TR
 Property Address: 8145 E DEL CAPITAN DR
 Address: SCOTTSDALE 85258
 Mailing Address: 8145 DEL CAPITAN DR SCOTTSDALE
 Address: AZ 85258
 Deed Number: 980605303
 Sale Date: 6/30/1998
 Sale Price: \$325,000

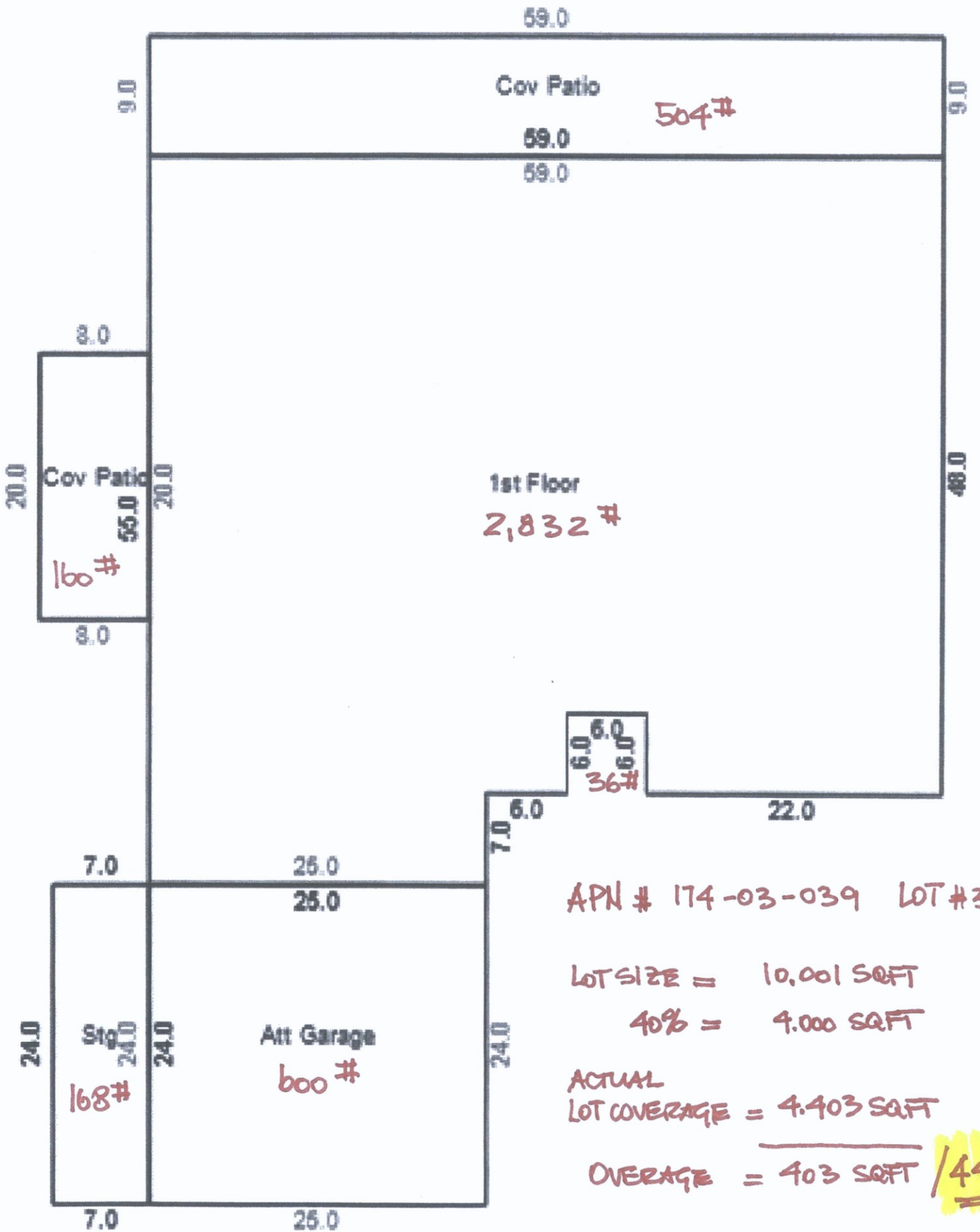
Property Information
 Lat/Long: 33.557746, -111.905103
 S/T/R: 36 3N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: R1-10
 Lot Size (sq ft): 10,001
 MCR #: 189-38
 Subdivision: VISTA DEL LACO LOT 1-49 TR
 A&B
 Lot #: 35
 Floor: 1
 Construction Year: 1981
 Living Space (sq ft): 2,971

Valuation Information

| | | |
|-----------|-----------|-----------|
| Tax Year: | 2018 | 2017 |
| FCV: | \$609,300 | \$600,700 |
| LPV: | \$591,466 | \$563,301 |

Click here for more parcel information

LOT 35



APN # 174-03-039 LOT #35

LOT SIZE = 10,001 SQFT

40% = 4,000 SQFT

ACTUAL
LOT COVERAGE = 4,403 SQFT

OVERAGE = 403 SQFT / 44%



Address or Intersection

Feature Information
174 03 043

Owner Information
Owner Name: GREENWALD RICHARD E
Property: 8336 N 82ND PL, SCOTTSDALE
Address: 85258
Mailing: 8336 N 82ND PL, SCOTTSDALE, AZ
Address: 85258
Deed Number: 04021041
Sale Date: 2/29/2004
Sale Price: \$766,000

Property Information
Lat/Long: 33.557217, -111.904597
S/T/R: 36 3N 4E
Jurisdiction: SCOTTSDALE
Zoning: R1-10
Lot Size (sq ft): 10,132
MCR #: 189-38
Subdivision: VISTA DEL LACO LOT 1-49 TR
A&B
Lot #: 39
Floor: 1
Construction Year: 1981
Living Space (sq ft): 5,633

Valuation Information
Tax Year: 2016 2017
FCV: \$788,800 \$762,000
LPV: \$721,160 \$686,819

Click here for more parcel information

An aerial photograph of the same property, overlaid with white text labels for lot numbers. Lot 39 is labeled on the central building, and Lot 40 is labeled on the lower-left building. The interface includes a search bar and various navigation icons.

LOT 39

APN # 174-03-043 LOT # 39

LOT SIZE = 10.132 SQ FT

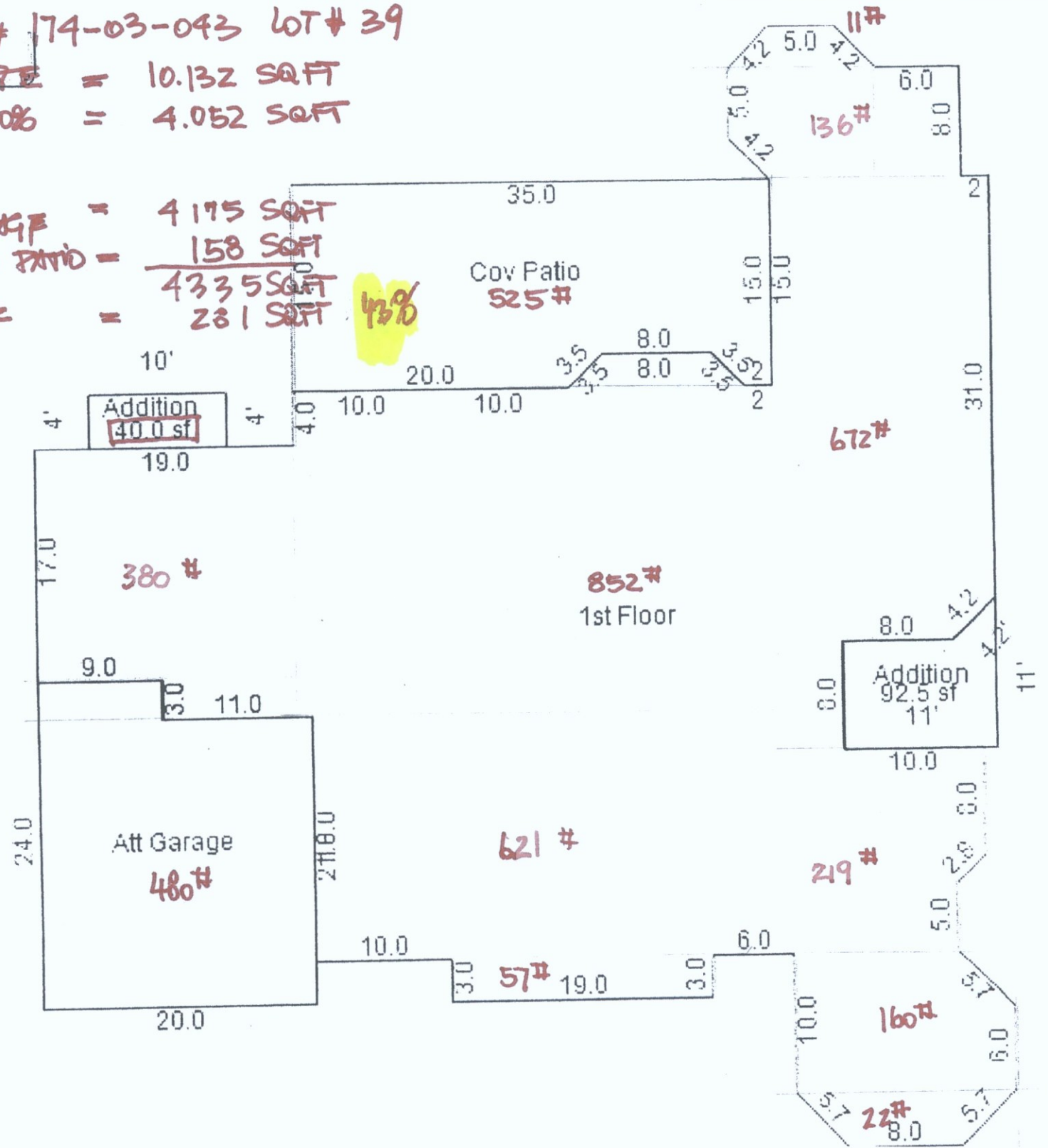
40% = 4.052 SQ FT

ACTUAL LAT COVERAGE = 4.175 SQ FT

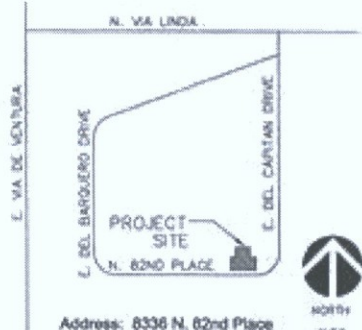
COVERED PATIO = 158 SQ FT

OVERAGE = 433.5 SQ FT

OVERAGE = 281 SQ FT 43%



VICINITY MAP



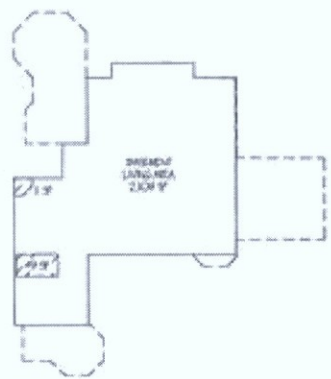
Address: 8336 N. 82nd Place

Addition & Renovation
SITE PLAN
APPROVED
 BY THE CITY OF BOOTHBALE PROJECT REVIEW
 Planning 07/24/10 Engineering

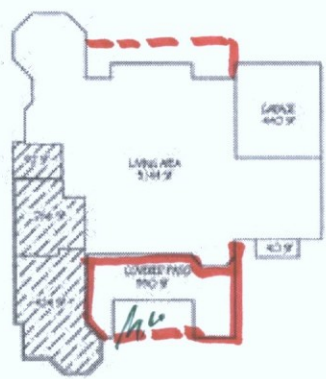
Notes to be made by the applicant and the applicant's engineer.

NOTE: All outdoor light fixtures that contain light bulbs greater than 100 watts shall be shielded and directed downward.

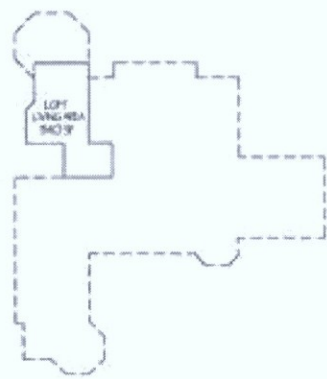
NOTE: No prohibited signs or posters will be affected by construction.



BASEMENT LEVEL - 8336 N. 82nd PLACE
SCALE: 1/8" = 1'-0"



MAIN LEVEL - 8336 N. 82nd PLACE
SCALE: 1/8" = 1'-0"

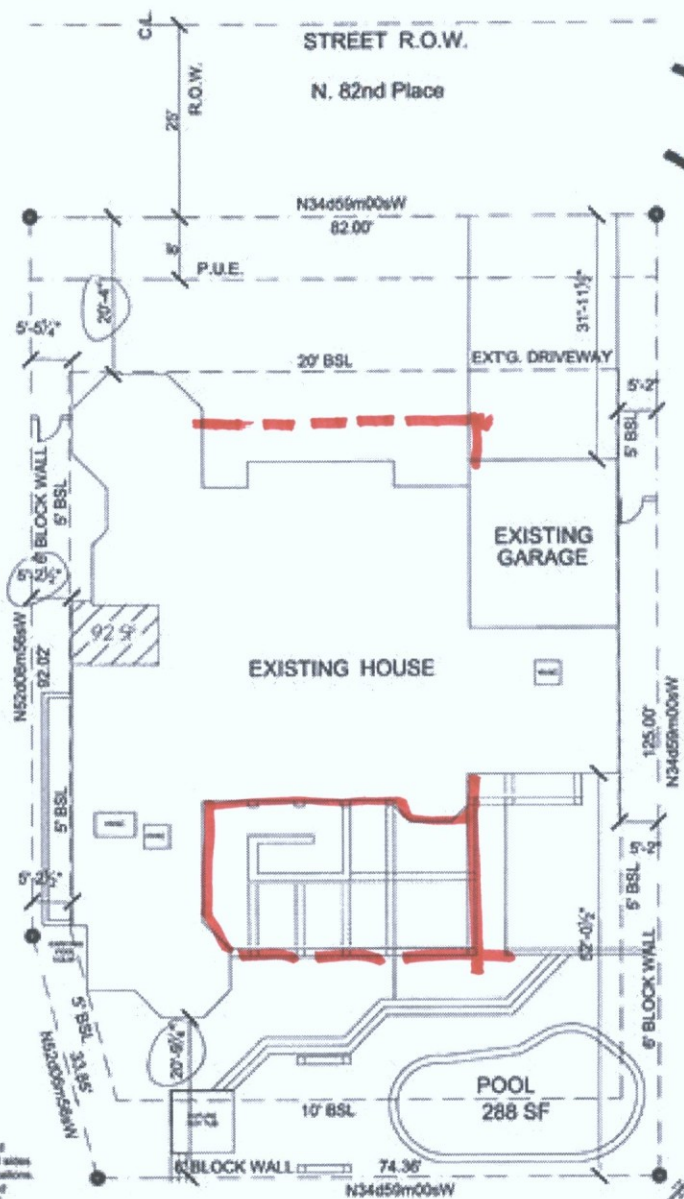


UPPER LEVEL - 8336 N. 82nd PLACE
SCALE: 1/8" = 1'-0"

AREA OF ADDITION (92 SF Total)
 Involving Structural, Electrical, Plumbing or HVAC Work

AREA OF RENOVATION (740 SF Total)
 Involving Structural, Electrical, Plumbing or HVAC Work

Note: All Native Plants Will Be Countered
 Note: All Mechanical Equipment (A/C, Pool Equip., etc.) shall be screened a minimum of 1' above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. See plan for locations.
 Note: Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the DS & PM.



| Community Number | Parcel Number | Parcel Date | Suffix | FIRM Date | FIRM Zone | Base Flood Elevation (AG Zone, use depth) |
|------------------|---------------|-------------|--------|-----------|-----------|---|
| 040042 | 1685 of 4390 | 9/30/2005 | F | 9/30/2005 | X | +1 |

Note: The lowest floor elevation(s) and/or flood proofing elevation(s) on this plan are sufficiently high to provide protection from flooding caused by a 100-year storm, and are in accordance with Boothbale Revised Code, Chapter 37 - Floodplain and Stormwater Regulation.

Existing House: 3,094 SF
 Addition Area: 92 SF
 Garage Area: 440 SF
 Covered Patio: 420 SF
 Proposed Total: 4,046 SF

Lot Area: 10,132 SF
 Lot Coverage: 40% Max.
 Max. Allowed: 4,053 SF

LOT INFO. - 8336 N. 82nd PLACE
 PARCEL: 174-03-043 SCALE: 1/8" = 1'-0"
 ZONING: R1-10 PCD
 SUBDIVISION: WSTA DEL LAGO LOT 1-49 TR A&B
 LOT: 39
 OS: 26-47

7/24/10
 Greenwald Residence | TouchStone Design, PLC
 3215 AP

LOT 43

Address or Intersection

Feature Information

174 03 047

Owner Information

Owner Name: CONNELL JOE H/RHONDA R
Property Address: 8176 E DEL BARQUERO DR SCOTTSDALE 85258
Mailing Address: 8176 E DEL BARQUERO DR SCOTTSDALE AZ 85258
Deed Number: 060581781
Sale Date: 4/30/2006
Sale Price: \$1,360,000

Property Information

Lat/Long: 33.556545, -111.905386
S/T/R: 36 3N 4E
Jurisdiction: SCOTTSDALE
Zoning: R1-10
Lot Size (sq ft): 11,757
MCR #: 189-38
Subdivision: VISTA DEL LAGO LOT 1-49 TR A&B
Lot #: 43
Floor: 1
Construction Year: 1981
Living Space (sq ft): 3,315

Valuation Information

| Tax Year: | 2018 | 2017 |
|-----------|-----------|-----------|
| FCV: | \$734,700 | \$717,700 |
| LPV: | \$702,928 | \$669,455 |

[Click here for more parcel information](#)

PAPAGO 77 LOT 1-82
174-43-047

43

42

E Del Barquero Dr

N62°39'12"E

130.53'

53.24'

33.556632 -111.904968 Degrees

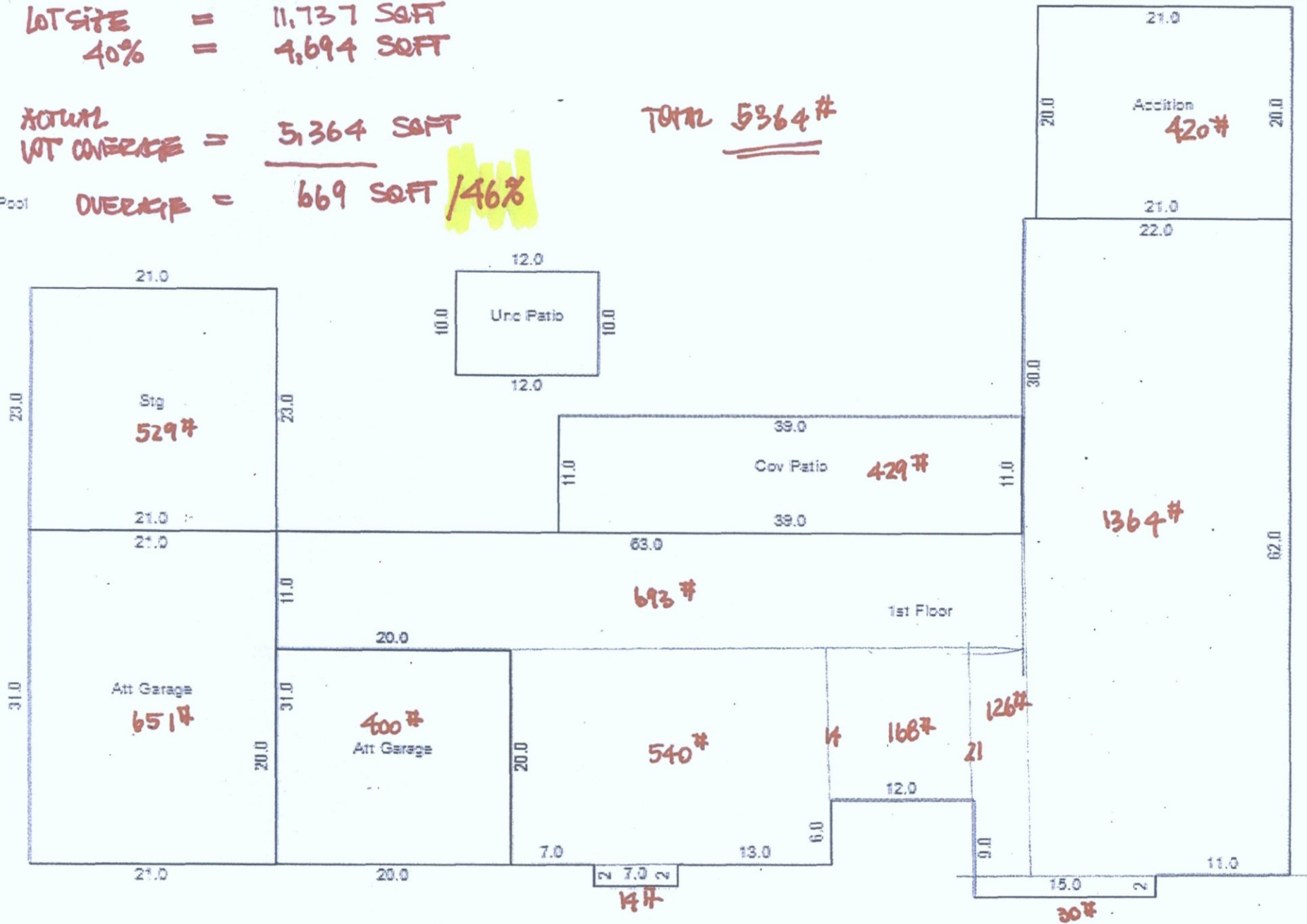
APN # 174-03-047 LOT # 43

LOTSITE = 11,737 SQFT
40% = 4,694 SQFT

ACTUAL
WT COVERAGE = 5,364 SQFT

TOTAL 5364#

Pool OVERAGE = 669 SQFT / 46%





Terry & Lesley Stenzel Residence

3-BA-2017



Terry & Lesley Stenzel Residence

3-BA-2017



Terry & Lesley Stenzel Residence

3-BA-2017

ARTICLE V - DISTRICT REGULATIONS

Section 5.400 (R1-10) PCD Single-Family Residential District

Section 5.401 Purpose

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Section 5.402 Use Regulations

A. Permitted Uses

Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (Section 5.102 A)

B. Permitted Uses by Conditional Use Permit

Any use permitted by conditional use permit in the (R1-43) single-family residential district. (Section 5.102 B)

Section 5.403 Property Development Standards

THE FOLLOWING PROPERTY DEVELOPMENT STANDARDS SHALL APPLY TO ALL LAND AND BUILDINGS IN THE R1-10 PCD DISTRICT.

A. Lot Area

1. THERE SHALL BE NO MINIMUM LOT AREA. MAXIMUM DENSITY AS SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE GOVERNING FACTOR TO DETERMINE THE NUMBER OF DWELLING UNITS IN ANY SUBDIVISION.

B. Lot Dimension

1. Width

THERE SHALL BE NO MINIMUM LOT WIDTH. DENSITY AND SUBDIVISION DESIGN SHALL DETERMINE MINIMUM LOT WIDTH.

C. Density

There shall not be more than one single-family dwelling unit on any one lot.

D. Building Height

No building shall exceed thirty (30) feet in height, except as otherwise provided in Article VII.

E. Yards

1. Front Yards

- a. THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN TEN (10) FEET EXCEPT WHERE A GARAGE OR CARPORT PARALLELS THE STREET. THEN THE GARAGE OR CARPORT MUST MAINTAIN A TWENTY (20) FOOT SETBACK.
- b. WHERE LOTS HAVE A DOUBLE FRONTAGE ON TWO STREETS, THE REQUIRED FRONT YARD OF TEN (10) FEET SHALL BE PROVIDED ON BOTH STREETS. THESE REQUIREMENTS APPLY TO THE SETBACKS ONLY AND FENCES, POOLS AND ACCESSORY BUILDINGS CAN BE MAINTAINED IN ONE YARD.
- c. WHERE A LOT IS LOCATED AT THE INTERSECTION OF TWO OR MORE STREETS, THERE SHALL BE A YARD CONFORMING TO THE FRONT YARD REQUIREMENTS ON ALL STREETS.

2. Side Yard

- a. THERE SHALL BE SIDE YARDS HAVING AN AGGREGATE WIDTH OF NOT LESS THAN TEN (10) FEET. ZERO LOT LINES SHALL BE PERMISSIBLE. HOWEVER, IF A YARD IS MAINTAINED IT SHALL NOT BE LESS THAN FIVE (5) FEET.
- b. NO ACCESSORY BUILDING SHALL BE LOCATED IN THE REQUIRED SIDE YARD ABUTTING THE STREET. A PRIVATE GARAGE, WHETHER ATTACHED OR DETACHED, HAVING PERPENDICULAR ACCESS FROM THE SIDE STREET SHALL BE LOCATED NOT LESS THAN TWENTY (20) FEET FROM THE SIDE PROPERTY LINE ABUTTING SAID STREET.
- c. NO "COMMON" WALL UNITS WILL BE ALLOWED, EXCEPT AS APPROVED BY DEVELOPMENT REVIEW.

3. Rear Yard

THERE SHALL BE A REAR YARD HAVING A MINIMUM DEPTH OF TEN (10) FEET.

4. Building Coverage

THE AREA COVERED BY BUILDING(S) SHALL NOT EXCEED FORTY (40) PERCENT OF THE NET LOT AREA.

5. Other requirements and exceptions as specified in Article VII.

F. Distance Between Buildings

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT LOTS SHALL NOT BE LESS THAN TEN (10) FEET.

G. Buildings, Walls, Fences and Landscaping

1. WALLS, FENCES AND HEDGES NOT TO EXCEED EIGHT (8) FEET IN HEIGHT SHALL BE PERMITTED ON THE PROPERTY LINE OR WITHIN THE REQUIRED SIDE OR REAR YARD. WALLS, FENCES AND HEDGES SHALL NOT EXCEED THREE (3) FEET IN HEIGHT ON THE FRONT PROPERTY LINE OR WITHIN THE REQUIRED FRONT YARD EXCEPT AS PROVIDED IN ARTICLE VII AND SUBSECTION 2 BELOW. THE HEIGHT OF THE WALL OR FENCE IS MEASURED FROM INSIDE THE ENCLOSURE.
2. IN THE FRONT YARD WALLS AND FENCES OF MAXIMUM SIX (6) FEET IN HEIGHT ARE ALLOWED PROVIDING:
 - a. THE WALL OR FENCES SHALL BE SET BACK THREE (3) FEET FROM THE FRONT PROPERTY LINE.
 - b. THE PROVISIONS OF SECTION 7.104 SHALL APPLY ON CORNER LOTS.
3. IN THE REQUIRED FRONT YARD PATIO COVERS ARE ALLOWED WHEN IN CONJUNCTION WITH THE ENCLOSURE OF THE FRONT YARD SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - a. THE AREA ENCOMPASSED BY THE PATIO COVER SHALL NOT INCLUDE MORE THAN TWENTY (20) PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.
 - b. THE PATIO COVER SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT PROPERTY LINE.
 - c. THE PATIO COVER SHALL BE STRUCTURALLY INTEGRATED WITH SIMILAR OR COMPATIBLE BUILDING MATERIALS TO THE ROOF SYSTEM OF THE MAIN BUILDING.
 - d. THE PATIO COVER SHALL BE CONSTRUCTED SO THAT A MINIMUM OF FIFTY (50) PERCENT OF THE ROOF STRUCTURE IS OPEN AND UNOBSTRUCTED TO THE SKY.
4. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half (4½) feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by use of self-closing gates with self-latching devices. Swimming pools shall be permitted in front yards.

H. Access

All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Section 5.404 Off-Street Parking

The provisions of Article IX shall apply.

Section 5.405 Signs

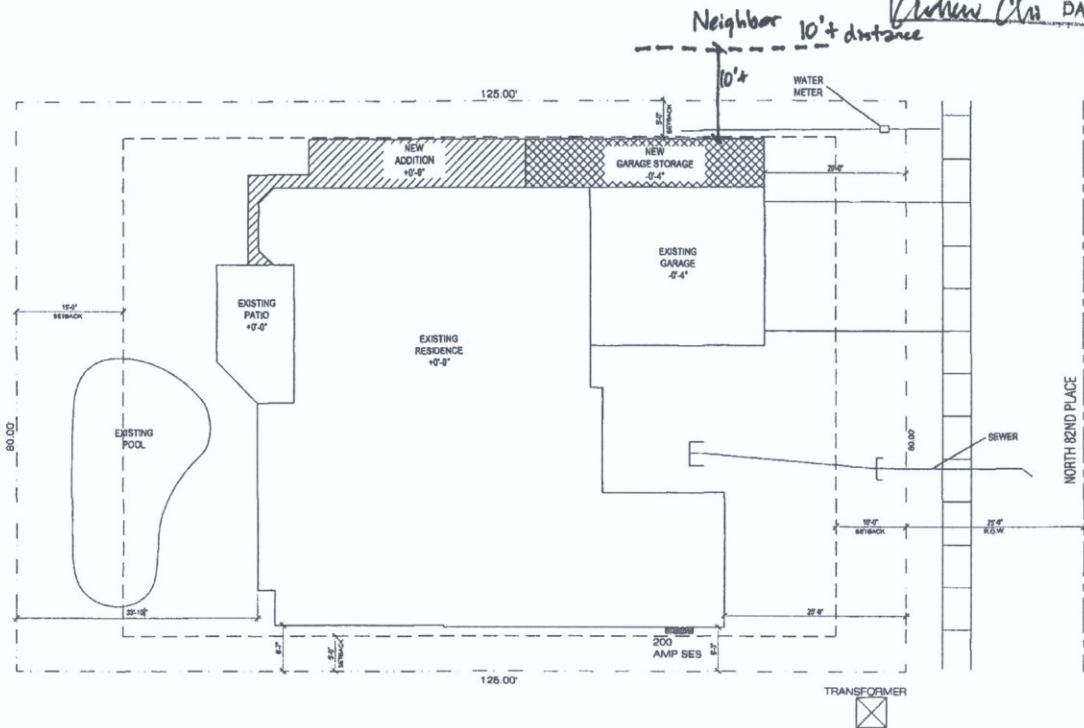
The provisions of Article VIII shall apply.

*404 Addition

APPROVAL FOR:
 SETBACKS
 FENCES
 FINISH FLOOR
 OTHER

Andrew Chn DATE 09/13/07

Planning Reviewed By:
 Andrew Chn (480) 312-7823
 email: achn@scottsdaleaz.gov



NOTE:
 CALL BLUE STAKE PRIOR TO ANY DIGGING
 1,800.STAKE.IT

FEMA BLOCK: FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| Community No. | Panel No. | Panel Date | Suffix | Firm Date | Firm Zone | Base Flood Elev. |
|---------------|--------------|------------|--------|-----------|-----------|------------------|
| 045012 | 1695 of 4350 | 09/30/05 | H | 09/30/05 | X | N/A |



AREA TOTALS

| | |
|---------------------------|---------|
| EXISTING LIVABLE AREA | 424sf |
| EXISTING GARAGE & STORAGE | 642sf |
| EXISTING PATIO | 195sf |
| TOTAL LOT AREA | 10000sf |
| | |
| NEW LIVABLE AREA | 240sf |
| NEW GARAGE & STORAGE | 224sf |
| TOTAL LIVABLE AREA | 3382sf |
| TOTAL GARAGE & STORAGE | 766sf |
| TOTAL PATIOS | 195sf |

SHEET INDEX

- T01 TITLE SHEET
- A01 SITE PLAN
- A02 FOUNDATION PLAN
- A03 FLOOR PLAN
- A04 ROOF PLAN
- A05 FRAMING PLAN
- A06 ELEVATIONS
- A07 DETAILS

PROJECT INFORMATION

PROPERTY INFORMATION
 8324 NORTH 82ND PLACE
 PARCEL NO. 174-03-045
 ZONING R1-10 PCD
 VISTA DE LAGO LOT 42
 MCR 189-38

OWNER
 THOMAS RICHARDS
 8021 EAST DEL CAVERNA
 SCOTTSDALE, AZ 85258

CITY OF SCOTTSDALE
 BUILDING PLANS
 THESE PLANS HAVE BEEN REVIEWED
 AND ARE READY FOR A PERMIT
 AND ARE NOT AUTHORIZE VIOLATIONS OF ANY
 CODE OR ORDINANCE

NOTE:
 FIRE SPRINKLER SYSTEM REQUIRED

NOTE:
 NO NATIVE PLANTS
 BEING DISTURBED

43210

PLANNING

RICHARDS RESIDENCE
 8324 N 82ND PL
 SCOTTSDALE, AZ 85258

Drawing Set:
 Preliminary
 Bid Set
 City Staff
 Connection Set

Revision:

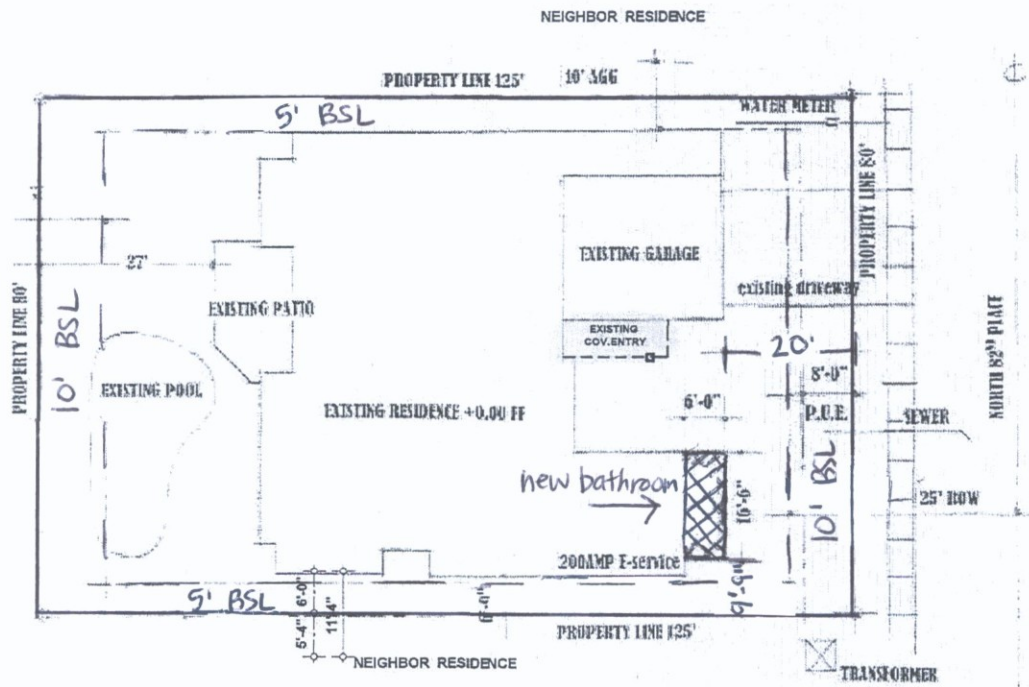
Date: 09/13/07
 Scale: 1/8" = 1'

SITE PLAN

Sheet

A01

5220-01



SITE PLAN SCALE: 1" = 20'-0"



SHEET INDEX:

- A00 SITE PLAN
- A01 CURRENT FLOOR PLAN
- A02 FLOOR PLAN
- A03 FOUNDATION
- A04 ELEVATIONS
- A05 ROOFING/ELECTRICAL
- CS1 COVER SHEET
- GN1 GENERAL NOTES
- GN2 GENERAL NOTES
- S1 FRAMING/SECTION
- S2 DETAILS
- S3 DETAILS

NOTE:

LEGAL DESCRIPTION

VISTA DEL LAGO A SUBDIVISION OF A PORTION OF THE SW¼ OF SECTION 36 T-3-N, R-4-E, G.8.S.R.B.8.M. MARICOPA COUNTY, ARIZONA, LOT 1,

OWNER INFO:

TERRY & LESLEY STENZEL RESIDENCE
 8324 N 82ND PL, SCOTTSDALE AZ 85258
 PHONE # (925) 963 - 9397
 E MAIL: LESLEY.STENZEL@ATT.NET

PROPERTY INFO:

APN # 174-03-045
 ADDRESS: 8324 N 82ND PL, SCOTTSDALE AZ 85258

| | |
|-------------------------------|-----------|
| ZONING : | R1-10 PCD |
| LOT SIZE : | 10,001 SF |
| EXISTING BLDG : | 3,382 SF |
| ADDITIONAL LIVABLE : | 99 SF |
| TOTAL LIVABLE : | 3,481 SF |
| EXISTING GARAGE & STORAGE : | 577SF |
| EXISTING BACK PATIOS : | 264 SF |
| EXISTING COVERED ENTRY : | 80.5 SF |
| TOTAL UNDER ROOF NEW : | 4,402.5SF |
| BUILDING LOT COVERAGE : | MAX 40% |
| TOTAL LOT COVERAGE PROVIDED : | 44 % |

LEGEND :

- EXISTING BUILDING AREAS
- ADDITIONAL BUILDING AREAS
- PROPERTY LINE
- 6' BLOCK FENCE
- PROPERTY CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- SETBACK LINE

NOTE :

THE RESIDENCE BLDG IS NOT EQUIPPED WITH A FIRE SPRINKLER SYSTEM

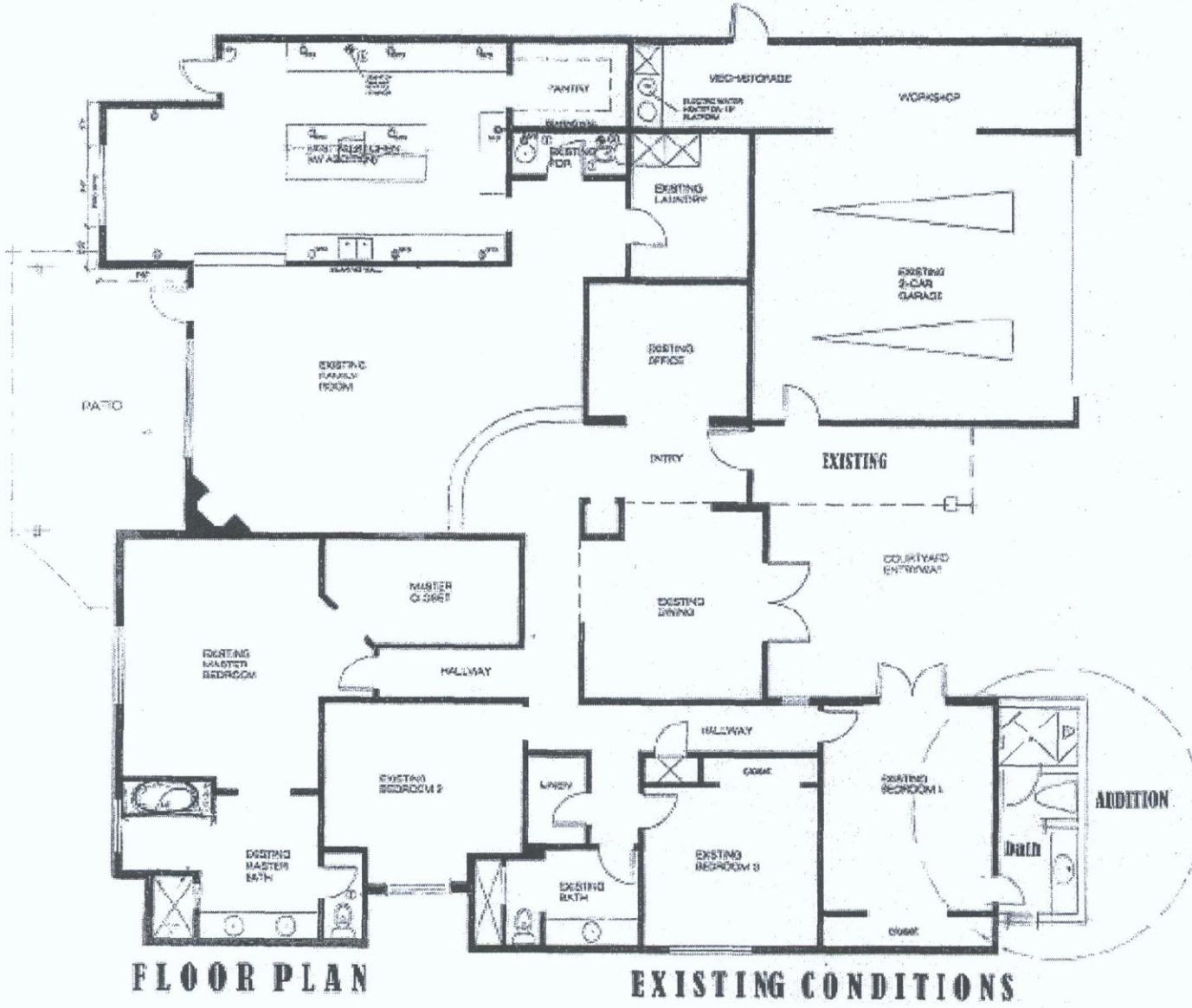
NOTE :

NO NATIVE PLANTS WILL BE DISTURBED DURING THE CONSTRUCTION PROCESS



TERRY & LESLEY STENZEL RESIDENCE
 8324 N 82ND PL, SCOTTSDALE AZ 85258
 PHONE # (925) 963 - 9397
 E MAIL: LESLEY.STENZEL@ATT.NET

IGN & BUILD
 TANTS PLLC.
 1718 N 242 PHOENIX, AZ 85029
 PHONE # (602) 962-795-5388
 ign@ign-build.com



SCALE 1/8" = 1'-0"

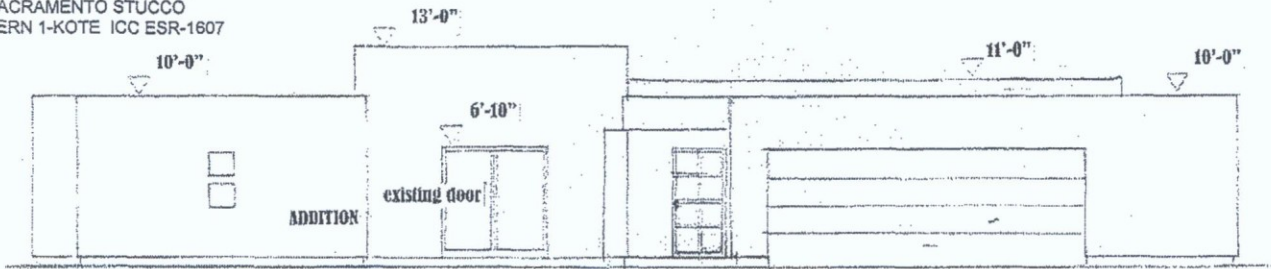


TERRY & LESLEY STENZEL RESIDENCE
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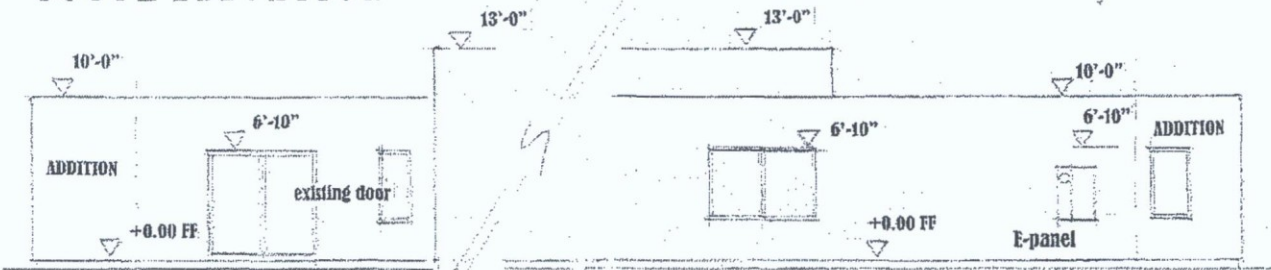
ALL DESIGN & BUILD CONSULTANTS PLLC.
 11225 N. 28th DRIVE STE B 242 PHOENIX, AZ 85029
 TEL: 480-745-9555 or 602-284-1992 FAX: 602-795-5388
 E - MAIL: all.consultants.llc@gmail.com

FLOOR PLAN
A02

EXTERIOR STUCCO SYSTEM
SACRAMENTO STUCCO
WESTERN 1-KOTE ICC ESR-1607



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

EXTERIOR STUCCO SYSTEM
SACRAMENTO STUCCO
WESTERN 1-KOTE ICC ESR-1607



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180-745-9555 or 602-284-1992 FAX: 602-795-5388
E - MAIL: all.consultants.llc@gmail.com

McCormick Ranch Property Owners' Association, Inc.

9248 N 94TH ST
SCOTTSDALE, AZ 85258
Phone: 480-860-1122 Fax: 480-860-1530

3/20/2017

TERRY L. & LESLEY A. STENZEL
8324 N 82ND PL
SCOTTSDALE, AZ 85258

Re: Architectural Submittal for 8324 N 82ND PL

Dear Homeowner:

The Architectural Control Committee for McCormick Ranch Property Owners' Association, Inc. has reviewed and **APPROVED** the architectural submittal for your bathroom addition per the plans submitted.

This approval by the MRPOA Architectural Control Committee shall be null and void if City of Scottsdale permits are required and have not been obtained prior to commencement of work, or if such permits were denied. No project approved by the Architectural Control Committee shall be deemed final until all required permits have been obtained and copies thereof have been received by the MRPOA office.

If you have any questions, please contact the Association at (480)860-1122, ext. 200, or by email at admin@mrpoa.com.

All construction must commence within forty-five (45) days of this approval letter. If the project is not started within forty-five (45) calendar days, it must be resubmitted to the Committee unless prior authorization from the Committee is otherwise received. The project must be completed within sixty (60) calendar days, unless prior authorization from the Committee is otherwise received. If approval was a result of a violation issued against the property, applicant will have fifteen (15) calendar days to bring the property into compliance.

ACC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ACC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ACC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ACC, the Association, the Board of Directors or the Association or any Members thereof, nor the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated.

Best regards,

McCormick Ranch Property Owners' Association, Inc.

ATTACHMENT #10

3-BA-2017
3/22/2017