

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

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%)

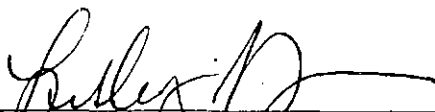
Property APN # 174-03-047, Lot 43 - with app. **46% lot coverage > 40%**
Property APN # 174-03-039, Lot 35 - with app. **44% lot coverage > 40%**
Property APN # 174-03-043, Lot 39 - with app. **43% lot coverage > 40%**

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)

3-BA-2017
3/22/2017

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 146-PA-17

Project Name: TERRY & LESLEY STENZEL RESIDENCE

Project Address: 8324 N. 82ND PLACE

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: LESLEY STENZEL
Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

Rev. 02/02/2015

3-BA-2017
3/22/2017



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, KATIE POSEY
at the following number 480-312-2703.

Signature: _____ Date: 03/09/17

Printed Name: LESLEY STENZEL

Check box if signature refused

Copy of Bill of Rights left at: Lesley M

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: TERRY & LESLEY STENZEL RESIDENCE

Property's Address: 8324 N 82ND PLACE

Property's Current Zoning District Designation:

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: TERRY & LESLEY STENZEL

Agent/Applicant: HERBERT WAGNER

Company:

Company: AU DESIGN & BUILD CONSULTANTS PUC

Address: 8324 N 82ND PLACE

Address: 11225 N 28TH DR STE 242 PHX 85029

Phone: 925-963-9397 Fax:

Phone: 480.745.9555 Fax: 602.795.5388

E-mail: LESLEY.STENZEL@ATT.NET

E-mail: AU.CONSUANTS.ULC@GMAIL.COM

Designer: H.S. WAGNER

Engineer: PETER TAKAGH

Company: AU DESIGN & BUILD CONSULTANTS PUC

Company: TAKAGH DESIGN & BLDG SERVICES INC

Address: 11225 N. 28TH DR STE B242 PHX 85029

Address: 5318 E. LE MARCHIE AVE, SCOTTSDALE

Phone: 480.745.9555 Fax: 602.795.5388

Phone: 602.284.1992 Fax: 480.684.2508

E-mail: HSWAGNER@COX.NET

E-mail: PTAKAGH@AOL.COM

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.

Lesley Stenzel
Owner Signature

Herbert Wagner
Agent/Applicant Signature

Official Use Only

Submission Date:

Development Application No.:

3-BA-2017
3/22/2017

Planning and Development Services

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

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.

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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 checked="" type="checkbox"/>	2. Application Fee \$ <u>153</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

3-BA-2017
3/22/2017

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Board of Adjustment Application Checklist

<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	6. Request for Site Visits and/or Inspections Form (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	7. Addressing Requirements and Addressing Request Application (forms 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Homeowners/Property Owners Association Approval (if applicable).
<input checked="" type="checkbox"/>	<input checked="" 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 • <u>See attached Existing Conditions Photo Exhibit</u> 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.
<input type="checkbox"/>	<input type="checkbox"/>	11. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" = X copies 2 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 checked="" type="checkbox"/>	14. Site Plan	<ul style="list-style-type: none"> • 24" x 36" - 2 copies, folded • 11" x 17" - 2 copy (quality suitable for reproduction) • 8 1/2" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Elevations	<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" - 2 black and white line drawing copy, folded (quality suitable for reproduction) • 8 1/2" 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 checked="" type="checkbox"/>	16. Floor Plans	<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 1/2" 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 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>146</u> -PA- <u>17</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): Katie Poster Phone Number: 480-312-2703

Coordinator email: kposter@scottsdale Date: 3/7/17
az.gov

Coordinator Signature: [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 and Development Services, 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 and Development Services Director. 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 and Development Services' One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services
One Stop Shop
Planning and Development Services Director
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



City of Scottsdale Cash Transmittal

110100

110100
 1 01009557
 3/22/2017 PLN-18TOP
 KHANAS HPDC600552
 3/22/2017 1:51 PM
 \$153.00

Received From :
 TERRY & LESLEY STENZEL
 8324 N 82ND PL
 SCOTTSDALE, AZ 85260

Bill To :

Reference # 146-PA-2017
Address 8324 N 82ND PL
Subdivision VISTA DEL LAGO

Issued Date 3/22/2017
Paid Date 3/22/2017
Payment Type CHECK

Marketing Name
MCR 189-38
APN 174-03-045

Lot Number 41
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 25-47

Owner Information
 TERRY & LESLEY STENZEL
 8324 N 82ND PL
 SCOTTSDALE, AZ 85260

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

SIGNED BY HERBERT S. WAGNER ON 3/22/2017

3-BA-2017
3/22/2017

Total Amount **\$153.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 110100