
**Correspondence Between
Staff and Applicant
Approval Letter**



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 146-PA-2017 / 3-BA-2017
Project Name: Stenzel Residence Lot Coverage Variance
Location: 8324 N. 82nd Pl.

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Amended Development Standards to be varied: Section 5.403.E.4 as amended from case 19-ZN-1977, Ordinance No. 1033.

Amended Development Standards Requires: The area covered by building(s) shall not exceed forty (40) percent of the net lot area.

Applicant's Request: 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.

Amount of Variance: 4% ~~3%~~ (2%)

Board of Adjustment Decision

Hearing Date: May 3, 2017

- Approved Approved with Stipulation(s):
 Denied Continued to:
 Other:


Chair Signature



Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

May 4, 2017

Herbert S Wagner
All Design & Build Consultants PLLC
11225 N 28Th Dr Ste B242
Phoenix, AZ 85029

Re: 146-PA-2017
3-BA-2017
Stenzel Residence Lot Coverage Variance

Dear Herbert S Wagner,

This letter is to advise you that a variance referenced above was denied at the May 3, 2017 Board of Adjustment meeting. A second motion for approval of a 3% lot coverage variance was approved. Enclosed is a copy of the signed Zoning Ordinance Variance Decision Form for your records.

You have the option to appeal this decision with the Maricopa County Superior Court; any appeal must be made to the Court within 30 days of the Board's decision. The special action is filed as a civil matter at the Court Clerk's office counters at the following locations:

Downtown Phoenix: 201 W Jefferson

Southeast Campus (Mesa): 222 E Javalina

For more information on fees and where to file a special action, visit www.maricopa.gov/clkcourt/ or contact the Clerk of the Superior Court, Michael Jeanes at 602-506-3676.

If you have any questions, or would like to request a copy of the DVD of the hearing, please feel free to call me at 480-312-7015.

Sincerely,

Steve Perone
Planning Assistant
Board of Adjustment



Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

3/22/2017

Herbert S Wagner
All Design & Build Consultants PLLC
11225 N 28Th Dr Ste B242
Phoenix, AZ 85029

RE: Board of Adjustment hearing determination.

Dear Mr. Wagner,

Your case 3-BA-2017, Terry & Lesley Stenzel residence is scheduled for the May 3rd, 2017 Board of Adjustment hearing.

You will be required to make a presentation to the Board of Adjustment. If you choose to present your application to the Board of Adjustment utilizing a Power Point presentation, the electronic file shall be submitted to me by 1:00 p.m. on Monday May 1st, 2017. Your presentation is limited to a maximum of 10 minutes.

Thank you,

Katie Posler
Planner



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 3/22/17
Contact Name: HERBERT S. WAGNER
Firm name: ALL DESIGN & BUILD CONSULTANTS PLLC.
Address: 11225 N. 28TH DR. STE B242
City, State Zip: PHOENIX, AZ 85029

RE: Application Accepted for Review.

146 - PA- 2017

Dear MR. WAGNER:

It has been determined that your Development Application for TERRY & LESLEY STENDAL has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Katie Foster
Title: Planner
Phone number: 480-312-2703
Email address: Kpostera@scottsdaleaz.gov

Posler, Kathryn

From: Posler, Kathryn
Sent: Tuesday, March 14, 2017 2:57 PM
To: 'Herbert S Wagner'
Cc: Carr, Brad
Subject: RE: Canceled: 1st Submittal Meeting 146-PA-2017 (Terry & Lesley Stenzel residence)

Hi Herbert,

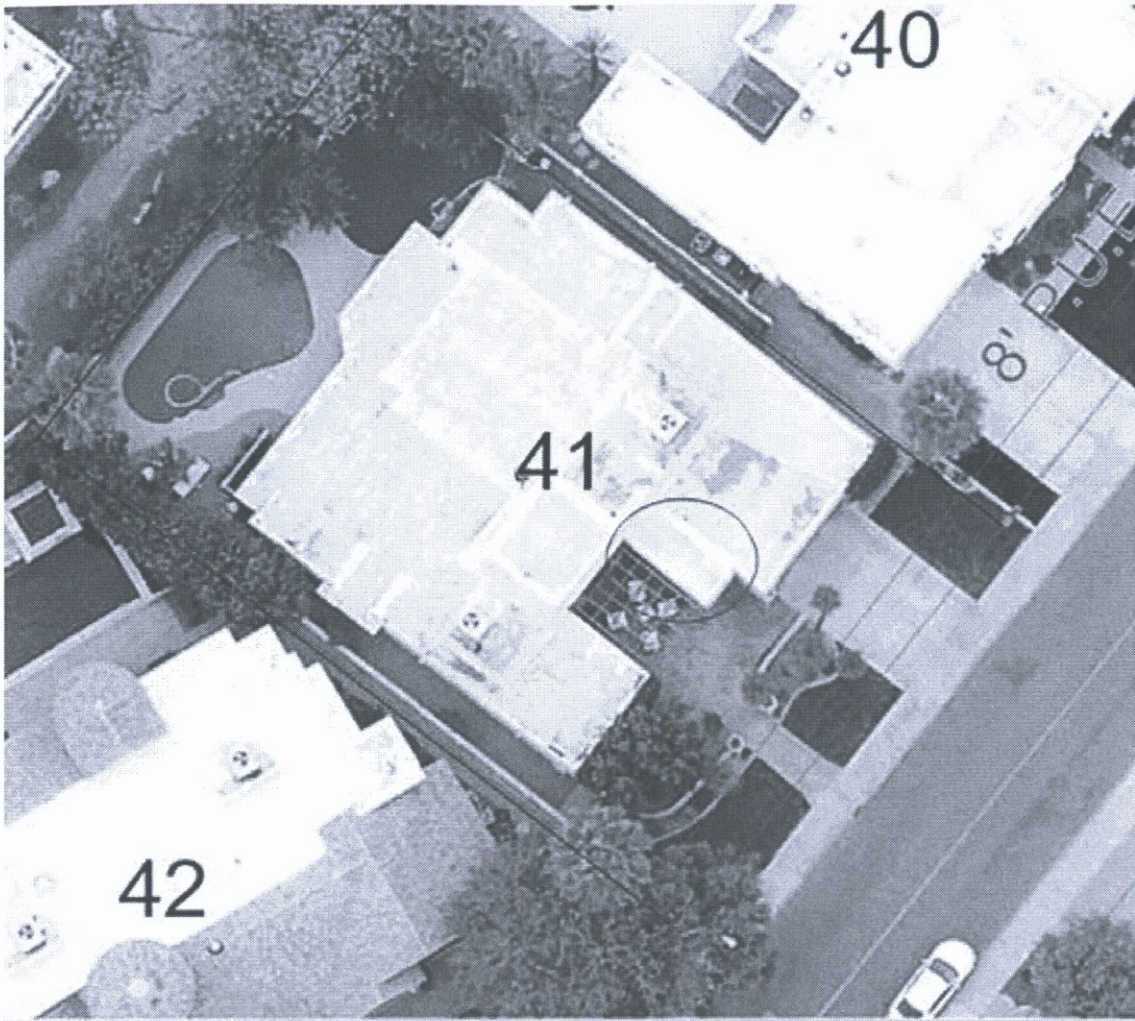
Does Wednesday (3/22) at 1:30pm work for a new submittal time?

Site Plan Updates:

Please update the site plan and coverage calculations to include all patios (not overhangs). It looks like the patio indicated below was missed. Anything with a building wall or post would be considered coverage per discussions with our Planning Director. Please also update the site plan to include the distance between main buildings on adjacent lots. The minimum is 10 feet apart.

It is important to provide accurate information to the Board of Adjustment so they know the extent of the request. (For example, better to ask for the worst case scenario in terms of lot coverage so that *if the Board does decide that all 4 criteria have been met*, the homeowner has wiggle room or even the option to do additions down the road without the same reoccurring issue.)

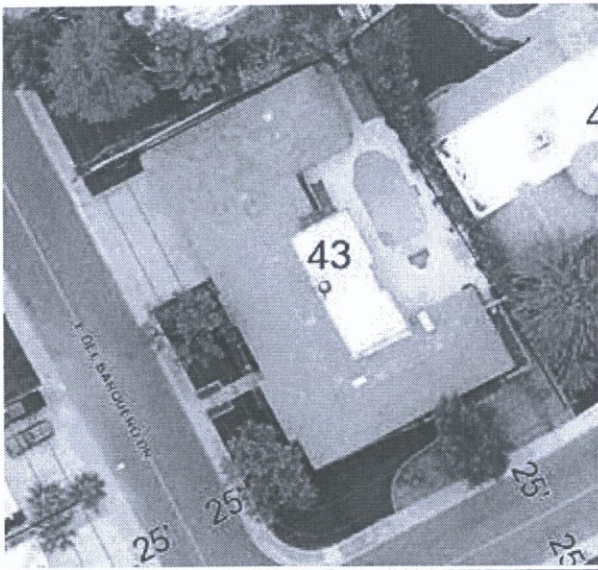
X



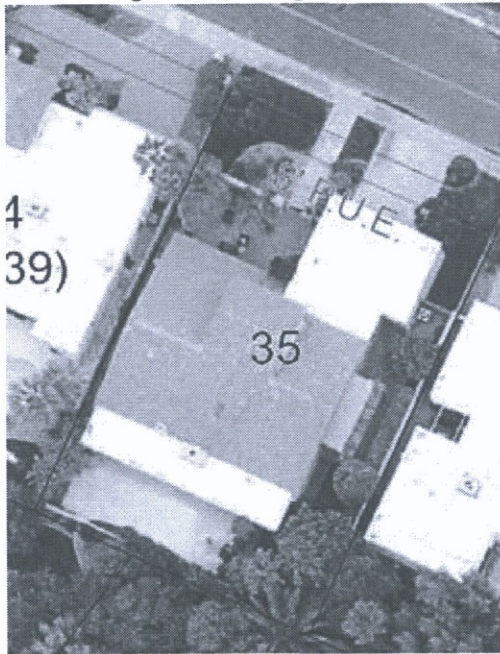


I took a look at the couple of lots you mentioned. Here is what I found:

Lot 43: We don't have any site plans on file for that residence. Looks like there was a permitted addition in 1989, but since then the footprint has stayed mostly the same. From my measurement (with roof overhangs) they come about to about 51% lot coverage.

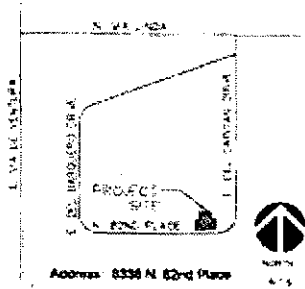


Lot 35: Original configuration of the home. No permits or site plans on file. 45% coverage. It will be noted in the BOA report that roof overhangs can typically account for 3% to 4% extra coverage. (Like you see in the image of lot 41, while I am totaling a lot coverage around 46%, your site plan indicates it is more around 43%.)



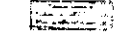
Lot 39: A permitted addition in 2008 and 2010. Permit numbers 153569 and 169502. Below is the site plan on record for the 2010 addition with coverage calculations.

VICINITY MAP

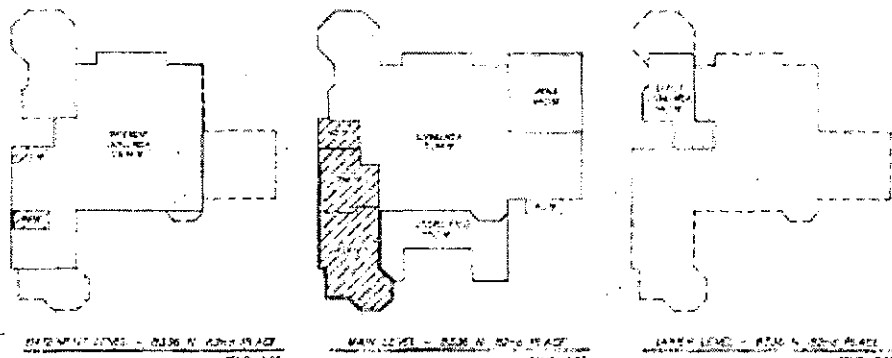


Adrian's Renewal
APPROVED
 N. THE CITY OF MINNEAPOLIS PLANNING DEPARTMENT

Adrian's Renewal
 PLAN NO. 077411
 PROJECT NO. 077411



1. ALL STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINNEAPOLIS ZONING ORDINANCE.



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: No Outdoor Plants shall be Disturbed.
 Note: All Mechanical Equipment (A/C, Heat Exch., etc.) shall be screened a minimum of 1' above the highest portion of the equipment. Run all wires and ducts in accordance with the approved building code plan for location.
 Note: Temporary retaining walls shall be repaired or re-constructed as needed and be in accordance with the Zoning Ordinance and the DS & PUL.

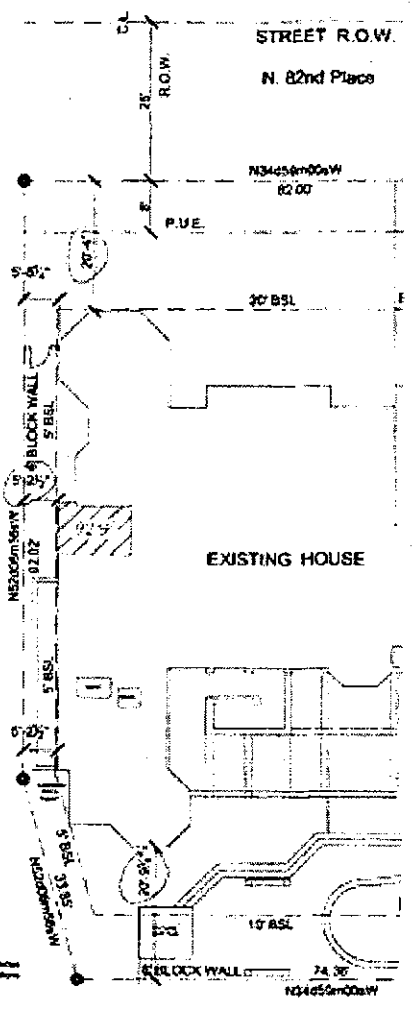
Commodity Number	Parcel Number	Parcel Date	SqFt	Folio Date	Zoning	Area Class Extension (SAD Zone, use only)
99072	1883 of 4702	9/30/2006	8	9/30/2006	TL	4.1

Note: The listed floor area(s) (single level or multi-level) on this plan are sufficiently high to provide protection from flooding caused by a 1.20 year storm, and are in accordance with: Sustainable Renewal Code, Chapter 21 - Foundation and Basement 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. - 8338 N. 8
 PARCEL: 174-03-043
 ZONING: R1-10 P20
 SUBDIVISION: 1877A 071
 LOT: 39
 05 26-47



< 40%
 includes patio

Thank you,

Katie Posler, Planner

City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

-----Original Appointment-----

From: Herbert S. Wagner [mailto:hswagner@cox.net]

Sent: Thursday, March 09, 2017 12:41 PM

To: Current Planning Mtgs; Posler, Kathryn; Acevedo, Alex; Perone, Steve; Barton, Wayland; Steinke, Casey; Castro, Lorraine

Subject: FW: Canceled: 1st Submittal Meeting 146-PA-2017 (Terry & Lesley Stenzel residence)

When: Thursday, March 09, 2017 10:30 AM-11:30 AM (UTC-07:00) Arizona.

Where: Atrium

Importance: High

<<...>> <<...>>

<<...>> <<...>> <<...>>

<< File: Application Narrative final.docx >> << File: LOT # 43 SQFT .pdf >> << File: Lot # 39 SQFT.PDF >> << File: Lot # 35 SQFT .PDF >> << File: current under roof Lot 41.PDF >>

HELLO KATIE,

THANKS YOUR TIMELY NOTIFICATION TO OUR REQUESTED DEVELOPMENT APPLICATION SUBMITTAL

FOR A ZONING ORDINANCE VARIANCE.

WE APPRECIATE YOUR PROPOSED DEPARTMENT RESEARCH IN THIS MATTER AND THE REVIEW OF

EQUALLY GRANTED OVERAGES IN LOT COVERAGE FOR OTHER PROPERTIES IN THE SAME ZONING DISTRICT.

TO SUPPORT YOU IN YOUR INVESTIGATION EFFORTS WE WOULD LIKE TO PROVIDE ADDITIONAL

DOCUMENTATION. PLEASE FIND ATTACHED:

1) THE UPDATED APPLICATION NARRATIVE WITH REFERENCE TO 3 PROPERTIES WITH OVER 40%

LOT COVERAGE. WE INCLUDE THE COVERAGES FOR THESE LOTS CURRENTLY ON FILE AT THE

MARICOPA COUNTY ASSESSOR'S OFFICE.

IT IS OBVIOUS THAT ROOF OVERHANGS WERE NOT INCLUDED IN THE CALCULATIONS FOR THESE

PROPERTIES. IF THEY WOULD BE ADDED TO THE COVERED AREAS THEN THE OVERAGES WOULD

INCREASE.

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%

2) WE ALSO INCLUDE THE UPDATED AS BUILD UNDER ROOF MEASUREMENTS FOR OUR PROPERTY

LOT 41. WE MEASURED THE CURRENT COVERAGE OF OUR RESIDENCE AND COMPARED IT WITH

THE DOCUMENTATION ON FILE AT THE MARICOPA COUNTY ASSESSOR'S OFFICE. THE TOTAL

UNDER ROOF AREAS ADD UP TO 4,223.50 SQFT BEFORE OUR ADDITION OF 99 SQFT.

3) WE ALSO INCLUDE THE UPDATED SITE PLAN WITH THE AS IS MEASUREMENTS TO THE NEIGHBOR'S

TO THE NORTH & THE SOUTH. THE ACTUAL LOT COVERAGE FOR OUR PROPERTY INCLUDING THE

NEW 99 SQFT ADDITION ENDS UP BEING 43% (TOTAL 4,322 SQFT).

IF THE COVERED BACK PATIO OF ACTUALLY 264 SQFT WOULD BE EXCLUDED FROM THE CURRENT

UNDER ROOF CALCULATION (TOTAL 4,322 SQFT) THEN OUR RESIDENCE WILL EQUAL
40.5% LOT

COVERAGE.

4) PLEASE NOTE THAT THE APPROVAL FOR OUR ADDITION BY THE ARCHITECTURE REVIEW
COMMITTEE

FOR MCCORMICK RANCH IS SCHEDULED FOR MARCH 15TH.

PLEASE NOTE THAT I WILL NOT BE AVAILABLE NEXT WEEK AFTER WEDNESDAY MARCH 15TH.

WE APPRECIATE YOUR SUPPORT AND RESEARCH IN THIS MATTER AND LOOK FORWARD TO OUR
NEXT MEETING.

CIAO FOR NOW,

HERBERT S. WAGNER

PHONE: 480.745.9555 • FAX 602.795.5388

PHOENIX | ARIZONA | U S A

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"The only limit to our realization of tomorrow will be our doubts of today." Franklin Roosevelt (1882 - 1945)

-----Original Appointment-----

From: Barton, Wayland [<mailto:WBarton@Scottsdaleaz.gov>] **On Behalf Of** Current Planning Mtgs

Sent: Wednesday, March 08, 2017 12:34 PM

To: Current Planning Mtgs; Posler, Kathryn; 'HSWAGNER@COX.NET'; Acevedo, Alex; Perone, Steve; Barton, Wayland;

Steinke, Casey; Castro, Lorraine

Subject: Canceled: 1st Submittal Meeting 146-PA-2017 (Terry & Lesley Stenzel residence)

When: Thursday, March 09, 2017 10:30 AM-11:30 AM (UTC-07:00) Arizona.

Where: Atrium

Importance: High

Hi Herbert,

Thanks for meeting with Brad and myself yesterday.

We are declining the submittal time tomorrow as Brad wants me to do some more research into the lots you mentioned during the pre-application meeting. He also wants me to look at the subdivision as a whole to see how many lots are over the 40% coverage standard.

In addition, we want to discuss the following items with our Current Planning Director:

- Of the lots you mentioned, are these over the 40% coverage?
- What do our site plans indicate?
- How were these permitted/approved/established?
- Were patio covers excluded from the calculation previously? How are we treating roof overhangs in these situations vs your application?

Brad and I set up a time to speak with our Director, Tim Curtis, on Monday when he gets back from vacation. **From that conversation, we can set up an alternative submittal time next week.** Thanks for your patience and research.

Thank you,

Katie Posler, Planner

City of Scottsdale

Planning & Development Services

7447 E. Indian School Rd., Ste. 105

Scottsdale, AZ 85251

480.312.2703

<< File: Application Narrative final.docx >> << File: LOT # 43 SQFT .pdf >> << File: Lot # 39 SQFT.PDF >> << File: Lot # 35 SQFT .PDF >>
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