

**Correspondence Between
Staff and Applicant**



Current Planning Services

One Civic Center
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

January 7, 2016

Joseph Goforth
Southwest Development Services, LLC
8655 E Via De Ventura Rd Ste G-200
Scottsdale, AZ 85258

Re: 212-PA-2015
10-BA-2015
Calfa Residence Variance

Dear Joseph Goforth,

Your request for approval of a variance to the City of Scottsdale Zoning Ordinance, Section 5.204.G pertaining to wall height within the front yard setback of a corner property located at 7101-E. Kalil Circle was Denied by the Board of Adjustment on January 6, 2016. Enclosed is a copy of the signed 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.

This information is intended only for your informational use, and does not constitute legal advice. Those who wish to file a special action may wish to retain counsel.

If you have any questions, please feel free to call me at 480-312-7015.

Sincerely,

Karen Fitzpatrick
Planning Assistant
Board of Adjustment
Cc: Claudio Calfa



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 212 - PA - 2015 / 10 - BA - 2015

Project Name: Calfa Residence Variance Request

Location: 7101 E. Kalil Circle

Description of Request:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Section of the Zoning Ordinance to be varied: Article V, Section 5.204.G.

Scottsdale Ordinance Requires: Article V, Section 5.204.G states that "Walls fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirement."

Applicant's Request: Request by applicant for a variance to the City of Scottsdale Zoning Ordinance Section 5.204.G, requesting a wall up to eight (8) feet in height setback fifteen (15) feet from the property line, within the required forty (40) foot front yard setback on the shorter street frontage.

Amount of Variance: Requesting a variance for up to five (5) feet in height to allow for an eight (8) foot tall block wall within the required front yard setback on the shorter street frontage.

Board of Adjustment Decision

Hearing Date: January 6, 2016

☐ Approved ☐ Approved with Stipulation(s): _____

☒ Denied ☐ Continued to: _____

☐ Other: _____


Chair Signature

Planning and Development Services Department

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



 **FILE COPY**

December 9, 2015

Joseph Goforth
Southwest Development Services, LLC
8655 E Via De Ventura Rd Ste G-200
Scottsdale, AZ 85258

RE: Board of Adjustment hearing determination.

Dear Mr. Goforth:

Your case 10-BA-2015, Calfa Residence Variance is scheduled for the January 6, 2016 Board of Adjustment hearing. This meeting will be held at the Community Design Studio, 7506 E. Indian School Road, Scottsdale, AZ 85251.

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, January 4, 2016. Please limit the presentation to the application. Your presentation is limited to a maximum of 10 minutes.

Thank you,



Andrew Chi
Associate Planner



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

10/30/15

Contact Name:

JOE GOFORTH

Firm name:

SOUTHWEST DEVELOPMENT

Address:

8655 E VIA DE VENTURA

City, State Zip:

SCOTTSDALE, AZ 85258

RE: Application Accepted for Review.

212 PA- 2015

Dear

MR GOFORTH

:

It has been determined that your Development Application for

10-BA-2015

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,

Andrew Chi

Name:

ANDREW CHI

Title:

PLANNER

Phone number:

Email address:

ACHI@scottsdaleaz.gov

10-BA-2015
10/30/15

Chi, Andrew

From: Chi, Andrew
Sent: Tuesday, September 08, 2015 9:13 AM
To: 'Joe Goforth'
Cc: Carr, Brad
Subject: Administratively Incomplete Letter Calfa Variance Case No. 10-BA-2015
Attachments: 10-BA-2015_Administratively_Incomplete_Letter.pdf

Good Morning Joe,

Please refer to the attached Administratively Incomplete Letter for Case No. 10-BA-2015, Calfa Variance Request. When you are ready to provide the documents to complete the formal submittal, please follow the resubmittal instructions in the attached letter. Once staff has deemed your formal application as administratively complete, we can then schedule your case to the next qualified and available Board of Adjustment hearing.

Thank you Joe, and let myself or Brad Carr know if you have any questions.

Regards,

Andrew Chi, Associate Planner

City of Scottsdale | Planning & Development Department
7447 E. Indian School Road, Suite 105 Scottsdale, AZ 85251
achi@scottsdaleaz.gov | 480.312.7828 | www.scottsdaleaz.gov/codes



September 4, 2015

Joseph Goforth
Southwest Development Services, LLC
8655 E Via De Ventura Rd Ste G-200
Scottsdale, AZ 85258



RE: Administrative Review Comments
Case Number: 10-BA-2015
Calfa Variance Request

Dear Mr. Goforth:

The Planning & Development Services Division has completed its administrative review of the above referenced development application submitted on August 28, 2015, and has determined that the application is administratively incomplete. The following is provided to assist you with a revised submittal of the application material that contains the minimal required information.

Administrative Review Comments

The following items have determined to be missing, deficient, or incomplete:

1. In accordance with the Board of Adjustment Development Application Checklist #10, please submit an Existing Conditions Photo Exhibit. The submitted application did not include an Existing Conditions Photo Exhibit.
2. In accordance with the Board of Adjustment Development Application Checklist #12, please provide an Application Narrative. The submitted application did not include an Application Narrative.
3. In accordance with the Board of Adjustment Development Application Checklist #12, please provide the responses to the four (4) hardship criteria within your Application Narrative, in accordance with Zoning Ordinance Section 1.804.A. The submitted application did not include responses to the four hardship criteria. Please also provide any supplemental evidence or documentation supporting your responses to the four hardship criteria.

Please resubmit the revised application materials identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is administratively complete. If the application is deemed administratively complete, the City may schedule your variance case to the next available Board of Adjustment hearing date.

PLEASE CALL 480-312-7828 OR EMAIL TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

These **Administrative Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305 of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink that reads "Andrew Chi". The signature is fluid and cursive, with the first name "Andrew" and the last name "Chi" clearly distinguishable.

Andrew Chi
Associate Planner

cc: Brad Carr
Board of Adjustment Liaison

ATTACHMENT A
Resubmittal Checklist

Case Number: **10-BA-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ✓ ☒ One Copy: Application Narrative
- ✓ ☒ One Copy: Responses to 4 Hardship Criteria + Any Supplemental Documents as Evidence
- ✓ ☒ One Copy: Existing Conditions Photo Exhibit

- ✓ ☒ Existing Conditions Photo Exhibit (Printed Digital Photos on 8 ½" x 11" Paper)

Color _____ 24" x 36" _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Revised Site Plan

☒ B/w/Color 4 24"x36" 1 11"x17" 1 8.5"x11"

Chi, Andrew

From: McCleary, Rita
Sent: Monday, November 30, 2015 3:40 PM
To: Chi, Andrew
Subject: William Scherer 602-885-5278 10-BA-2015 - BOA Meeting Agenda - Call Back on 12/11

William Scherer
602-885-5278
10-BA-2015

Andrew, Would like to speak with you about the details of this case. Concerned with 40' front yard setback established years ago and if the intension of the new owner has requested to change that? Other concerns please call at your earliest convenience. He does not have e-mail at this time. Thank you,

Rita
Admin Secretary
480-312-2500

