

Case Research



76
(9224)

73
(9221)

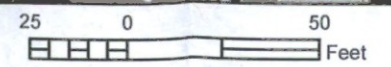
72
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70
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20' D & FC E
93/663025



Application Narrative

Ahmad Guest House Second Floor

9032 N 124th Street Scottsdale, AZ 85259

This is a request to make the guest house a conforming space and allow us to construct a second floor of livable space. **The nonconforming area is only 8.5 sq. ft.** (Tri-angular area - 1.15' x 11' connecting at a 45 angle). Since the property line is at an angle, the front end of the home is 18.5 ft. from the property line and this distances increases until it is 20 ft. and more.

The guest house (formally a garage) was in existence when we purchased the home in July 2014.

Our original plan submittal was for a double story guest house and a major remodel of the main house. After the first review, in consultation with the city project staff and our new architect, we decided to stop the review process on that permit and do the remodeling in 3 phases.

Phase 1 was to convert the garage into a guest house. Since the plan was build a second story, the architect was asked to draw plans keeping that in view in order to minimize re-work. Hence, the existing ceiling was raised and replaced with floor trusses, plumbing lines were designed & installed to enable quick connections, a fire sprinkler system was installed, the exterior brick walls on all sides of the home was re-enforced and a new larger septic tank was constructed to allow for the additional fixtures. The above work was completed under permit # 210559.

Phase 2 remodeling of the main house has also been completed under permit #'1 227646 & 211947

We are using the property as a multi generation home. With us living at the main house and our son's family living in the guest house. The current size of the guest house is too small to support my sons' growing family.

As is quite clear from the above we purchased the property to live as a multi generation family and have already spent substantial amount of monies to achieve that. Not being allowed to construct the second floor will not only be a waste of a lot of money but will also make it impossible for us to live together as a multi-generation family. I do hope the city will consider our request favorably.

6/26/16

Naser Ahmad
Owner

Date



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: AHMAD GUEST HOUSE SECOND FLOOR	
Property's Address: 9032 N 124 th ST, SCOTTSDALE, AZ 85259	APN: _____
Property's Zoning District Designation: _____	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: NASER AHMAD	Applicant: NASER AHMAD
Company: _____	Company: _____
Address: 9032 N. 124 th ST, SCOTTSDALE, AZ 85259 Address: 9032 N. 124 th ST, SCOTTSDALE, AZ 85259	
Phone: 602-625-9357 Fax: 480-247-4838 Phone: 602-625-9357 Fax: 480-247-4838	
E-mail: NASER.AHMAD2005@YAHOO.COM E-mail: NASER.AHMAD2005@YAHOO.COM	
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: 458-PA-2017
Project Coordinator: _____	



Pre-Application Request

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"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input checked="" type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 87
(No fees are changed for Historic Preservation (HP) properties.)

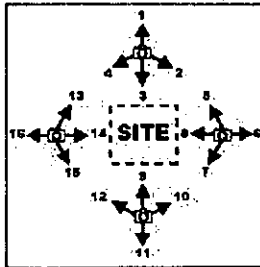
Records Packet Fee: \$ N/A
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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



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2 01036326
6/26/2017 PLN-1STOP
JOGAZ HP600G1097
6/26/2017 4:23 PM
\$87.00

Received From :

Naser Ahmad
9032 N 124TH ST
SCOTTSDALE, AZ 85255
602-625-9557

Bill To :

Naser Ahmad
9032 N 124TH ST
SCOTTSDALE, AZ 85255
602-625-9557

***** DUPLICATE *****

Reference # 458-PA-2017

Issued Date 6/26/2017

Address 9032 N 124TH ST

Paid Date 6/26/2017

Subdivision PARADISE HEIGHTS

Payment Type CREDIT CARD

Marketing Name

Lot Number 77

Cost Center

MCR 111-44

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 217-32-149

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Naser Ahmad

Net Lot Area 0

Sewer Type

9032 N 124TH ST

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85255

Density

QS 27-57

602-625-9557

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221

SIGNED BY NASER AHMAD ON 6/26/2017

Total Amount

\$87.00

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

1" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction