

**Correspondence Between
Staff and Applicant
Approval Letter**



 **FILE COPY**

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

April 11, 2016

Matthew Moric
3615 N Miller Rd
Scottsdale, AZ 85251

Re: 787-PA-2015
3-BA-2016
Moric Residence Variances

Dear Matthew Moric,

Attached you will find the signed decision forms from the April 6, 2016 Board of Adjustment hearing along with the Conditions of Approval.

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

Sincerely,

Karen Fitzpatrick
Planning Assistant
Board of Adjustment



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 787-PA-2015 / 3-BA-2016
Project Name: Moric Residence Variances – Variance #1
Location: 3615 N Miller Rd

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.504.A.1.

Scottsdale Ordinance Requires: Each lot shall have a minimum area of not less than seven thousand (7,000) square feet.

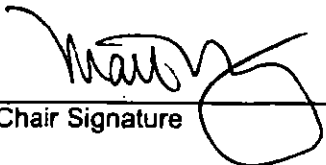
Applicant's Request: Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.A.1. pertaining to the reduction of the required lot area for Lot 18 of the subject site located at 3615 N. Miller Road with Single-family Residential (R1-7) zoning.

Amount of Variance: One-hundred (100) square feet

Board of Adjustment Decision

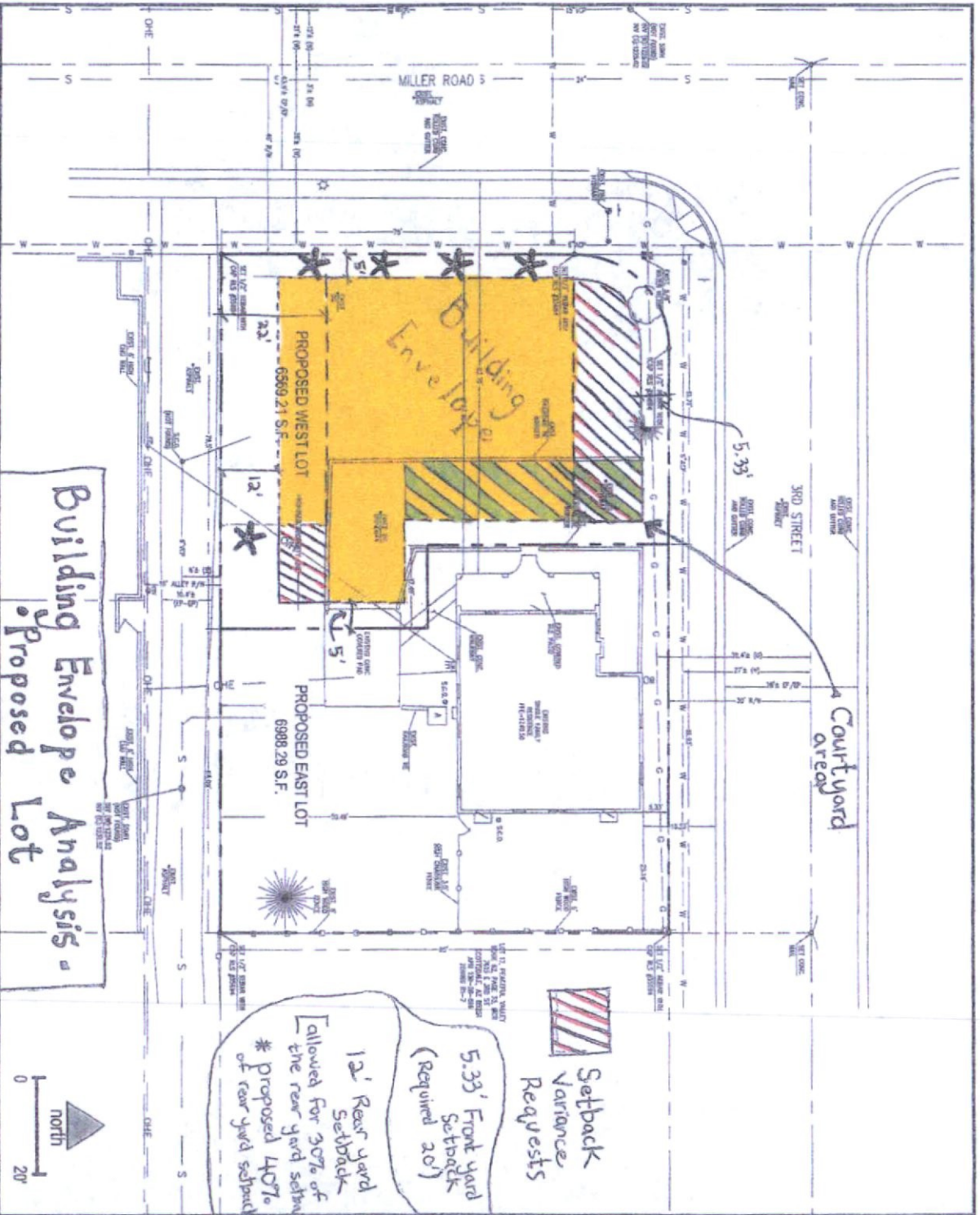
Hearing Date: April, 6, 2016

- Approved Approved with Stipulation(s): **See Attachment "A"**
 Denied Continued to:
 Other:


Chair Signature

**Conditions of Approval
3-BA-2016
Moric Residence Variances
Variance #1**

Approval is conditioned upon the adjustment of the lot lines for Lot 18 and Lot 19 in substantial conformance to the proposed site plan, as set forth in Attachment #7 of the Board of Adjustment staff report and attached and incorporated hereto as Attachment "B", pursuant to the city's approval process, as determined by the Zoning Administrator.



Building Envelope Analysis
Proposed Lot

5.33' Front yard Setback (Required 20')

12' Rear yard Setback
[allowed for 30% of the rear yard setback]
* Proposed 40% of rear yard setback

Setback Variance Requests

Matteo Moric Residence
Variance Requests
3615 North Miller Road
Scottsdale, AZ 85251





ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 787-PA-2015 / 3-BA-2016

Project Name: Moric Residence Variances – Variance #2

Location: 3615 N Miller Rd

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.504.E.1.

Scottsdale Ordinance Requires: Each lot shall have a front yard with a minimum depth of twenty (20) feet.

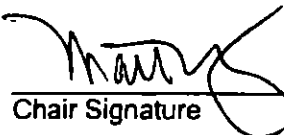
Applicant's Request: Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.E.1. pertaining to the reduction of the required front yard setback for Lot 18 of the subject site located at 3615 N. Miller Road with Single-family Residential (R1-7) zoning.

Amount of Variance: Fifteen (15) feet

Board of Adjustment Decision

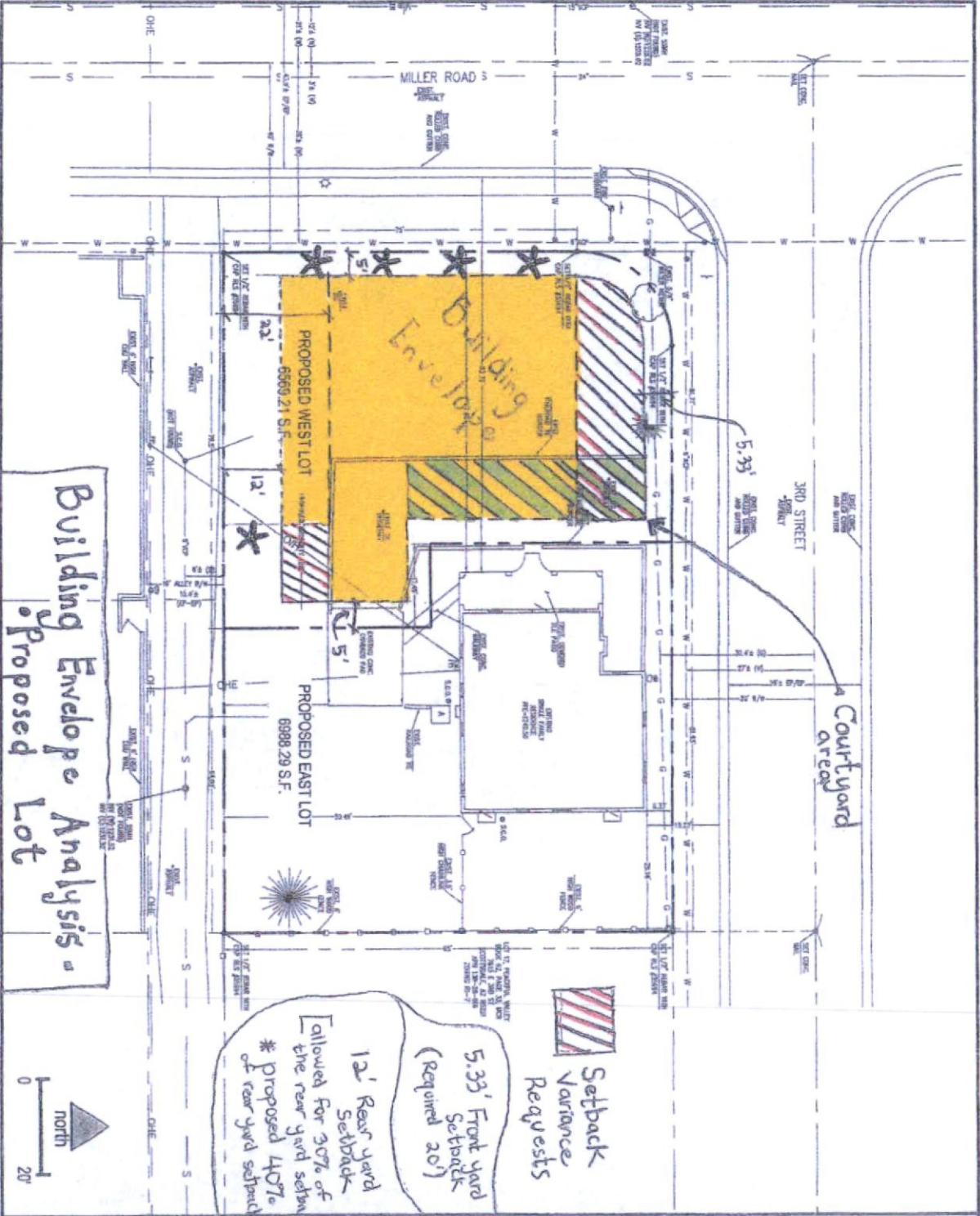
Hearing Date: April 6, 2016

- Approved Approved with Stipulation(s): **See Attachment "A"**
- Denied Continued to:
- Other:


Chair Signature

Conditions of Approval
3-BA-2016
Moric Residence Variances
Variance #2

1. Approval is conditioned upon the adjustment of the lot lines for Lot 18 and Lot 19 in substantial conformance to the proposed site plan, as set forth in Attachment #7 of the Board of Adjustment staff report and attached and incorporated hereto as Attachment "B", pursuant to the city's approval process, as determined by the Zoning Administrator.
 2. Approval is conditioned upon the substantial preservation of the original adobe house on the site, to the satisfaction of the Zoning Administrator.
-

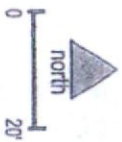


Building Envelope Analysis of Proposed Lot

Setback Variance Requests

5.33' Front yard Setback (required 20')

12' Rear yard Setback [allowed for 30% of the rear yard setback] * Proposed 40% of rear yard setback



Matteo Moric Residence
 Variance Requests
 3615 North Miller Road
 Scottsdale, AZ 85251



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 787-PA-2015 / 3-BA-2016
Project Name: Moric Residence Variances – Variance #3
Location: 3615 N Miller Rd

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.504.A.1.

Scottsdale Ordinance Requires: Each lot shall have a minimum area of not less than seven thousand (7,000) square feet.


Applicant's Request: Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.A.1. pertaining to the reduction of the required lot area for Lot 19 of the subject site located at 3615 N. Miller Road with Single-family Residential (R1-7) zoning.

Amount of Variance: One-thousand (1,000) square feet

Board of Adjustment Decision

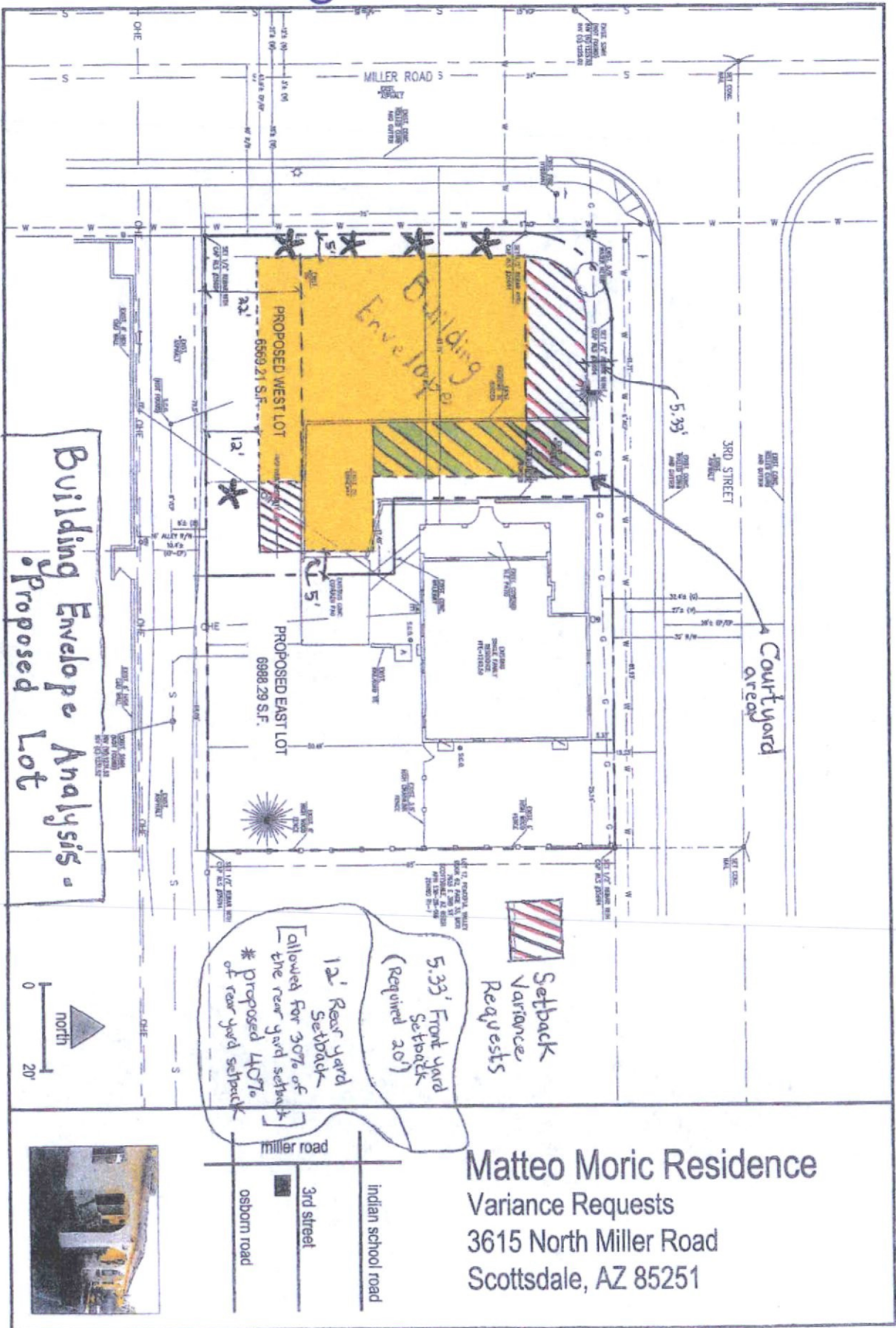
Hearing Date: April 6, 2016

- Approved Approved with Stipulation(s): **See Attachment "A"**
 Denied Continued to:
 Other:


Chair Signature

**Conditions of Approval
3-BA-2016
Moric Residence Variances
Variance #3**

Approval is conditioned upon the adjustment of the lot lines for Lot 18 and Lot 19 in substantial conformance to the proposed site plan, as set forth in Attachment #7 of the Board of Adjustment staff report and attached and incorporated hereto as Attachment "B", pursuant to the city's approval process, as determined by the Zoning Administrator.



Building Envelope Analysis of Proposed Lot

Setback Variance Requests

12' Rear yard Setback
 [allowed for 30% of the rear yard setback]
 * Proposed 40% of rear yard setback

5.33' Front yard Setback
 (Required 20')

Matteo Moric Residence
 Variance Requests
 3615 North Miller Road
 Scottsdale, AZ 85251





ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 787-PA-2015 / 3-BA-2016
Project Name: Moric Residence Variances – Variance #4
Location: 3615 N Miller Road

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.504.B.

Scottsdale Ordinance Requires: All lots shall have a minimum width of seventy (70) feet.

Applicant's Request: Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.B. pertaining to the reduction of the required lot width for Lot 19 of the subject site located at 3615 N. Miller Road with Single-family Residential (R1-7) zoning.

Amount of Variance: Fifteen (15) feet

Board of Adjustment Decision

Hearing Date: April, 6, 2016

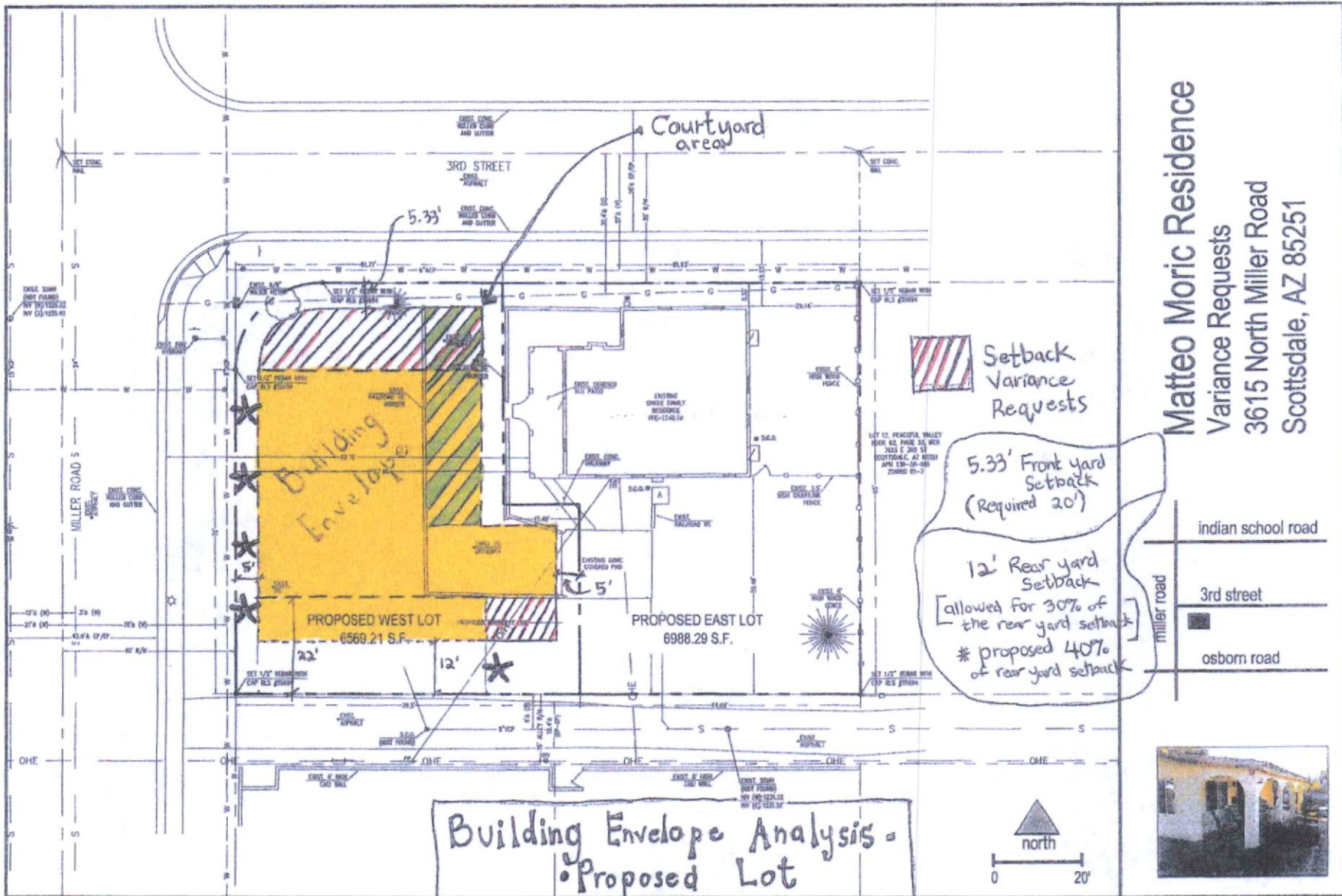
- Approved Approved with Stipulation(s): **See Attachment "A"**
 Denied Continued to:
 Other:


Chair Signature

**Conditions of Approval
3-BA-2016
Moric Residence Variances
Variance #4**

Approval is conditioned upon the adjustment of the lot lines for Lot 18 and Lot 19 in substantial conformance to the proposed site plan, as set forth in Attachment #7 of the Board of Adjustment staff report and attached and incorporated hereto as Attachment "B", pursuant to the city's approval process, as determined by the Zoning Administrator.

ATTACHMENT "B"



Matteo Moric Residence
 Variance Requests
 3615 North Miller Road
 Scottsdale, AZ 85251

indian school road
 3rd street
 osborn road
 miller road



Building Envelope Analysis - Proposed Lot

3-BA-2016
 03/04/16



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 787-PA-2015 / 3-BA-2016

Project Name: Moric Residence Variances – Variance #5

Location: 3615 N Miller Road

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.504.E.1.

Scottsdale Ordinance Requires: Each lot shall have a front yard with a minimum depth of twenty (20) feet.

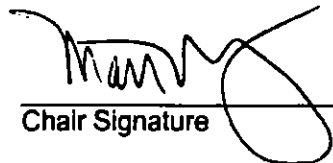
Applicant's Request: Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.E.1. pertaining to the reduction of the required front yard setback for Lot 19 of the subject site located at 3615 N. Miller Road with Single-family Residential (R1-7) zoning.

Amount of Variance: Fifteen (15) feet

Board of Adjustment Decision

Hearing Date: April, 6, 2016

- Approved Approved with Stipulation(s):
 Denied Continued to: a date to be determined by the applicant
 Other:


Chair Signature



ZONING ORDINANCE VARIANCE

Board of Adjustment Decision

Variance Request

Case Numbers: 787-PA-2015 / 3-BA-2016
Project Name: Moric Residence Variances – Variance #6
Location: 3615 N Miller Road

Single-Family Residential Multi-Family Residential Commercial Industrial

Section of the Zoning Ordinance to be varied: 5.504.H.1.b.

Scottsdale Ordinance Allows: Main buildings and additions to main buildings may extend into the rear yard if they do not occupy more than thirty (30) percent of the area of the rear yard as set forth in Section 5.504.E.


Applicant's Request: Request by owner for a variance to the City of Scottsdale Zoning Ordinance, Section 5.504.H.1.b. pertaining to an increase in the allowable area covered by additions to main buildings for Lot 19 of the subject site located at 3615 N. Miller Road with Single-family Residential (R1-7) zoning.

Amount of Variance: Ten (10) percent increase in coverage

Board of Adjustment Decision

Hearing Date: April, 6, 2016

- Approved Approved with Stipulation(s):
 Denied Continued to: a date to be determined by the applicant
 Other:


Chair Signature