



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

I, Melissa Berry, being first duly sworn, depose and say:

That on February 12, 2020, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: February 18, 2020

Case No.	Description and Location of Project	No. of Signs	Date Posted
2-BA-2020	Windrose Wall Variance, 7748 E Windrose Dr	1	2/12/2020

Date of Board of Adjustment Public Meeting: March 4, 2020, AT 6:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Melissa B

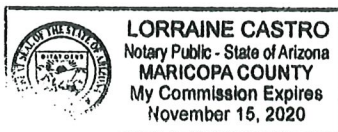
(Signature)

Acknowledged this 12th day of February 2020.

Lorraine Castro

(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

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

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 907-PA-2019

Project Name: Zufall - Variance Request to Eastern Front Set Back

Project Address: 7748 E Windrose Dr, Scottsdale, AZ 85260

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: Daniel Zufall
Print Name

[Signature]
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



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, _____
at the following number _____.

Signature:  Date: 1/16/20

Printed Name: Daniel Zufall

Check box if signature refused

Copy of Bill of Rights left at: _____

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
 2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
 3. Disclose any applicable inspection fees.
 4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
 5. Provide notice of the right to have:
 - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
 - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
 - (c) Copies of any analysis performed on samples taken during the inspection.
 6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
 7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
 2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
 3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
 2. Notwithstanding any other state law, within thirty working days after the inspection.
 3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
 - 1. Committed intentionally.
 - 2. Not correctable within a reasonable period of time as determined by the municipality.
 - 3. Evidence of a pattern of noncompliance.
 - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
 - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
 - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
 - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
 - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
 - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
 - 1. Shall not be used to exclude evidence in a criminal proceeding.
 - 2. Does not apply to a municipal inspection that is requested by the regulated person.

From: [Ruenger, Jeffrey](#)
To: [Smailbegovic, Omar](#); [Carr, Brad](#); [Berry, Melissa](#)
Subject: FW: Project Number 2-BA-2020
Date: Friday, February 14, 2020 4:20:22 PM

From: William <azbiscuitlover@hotmail.com>
Sent: Friday, February 14, 2020 2:56 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Project Number 2-BA-2020

⚠ External Email: Please use caution if opening links or attachments!

I am opposed to the proposed zoning variance at 7748 E Windrose Dr. The new wall is unsightly and need to be moved back. On behalf of the neighbors, please do not allow the wall to stand as currently constructed.

Thank you,

A Concerned Neighbor

January 15, 2020

RE: Support for variance approval

To Whom It May Concern:

This letter is in regard to the front yard wall height variance requested by my neighbors, Dan & Angela Zufall, for their property at 7748 E Windrose Drive, Scottsdale, AZ 85260.

I own the property at 7765 E Windrose Drive, Scottsdale, AZ 85260 directly across from their property, and across from the proposed wall subject to this variance. I am in full support of approval for this variance to allow the front yard wall to be built higher than the 3' limit within the 30' setback as they have proposed, and I certainly do not feel their proposed new wall height of 6' would negatively impact my property or our neighborhood in any way.

It is my hope that you will grant their approval as requested, and know that they have made extensive efforts to remodel and improve the exterior of their home with quality materials, design, and appeal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Freese', with a long horizontal flourish extending to the left.

Kyle Freese, PhD, MPH

7765 E Windrose Drive
Scottsdale, AZ 85260

Fence/Wall on Common Property Line

Neighboring Property Owner Authorization



Authorization is required to be signed by all affected property owners.

Applicant Name: Dan Zufall
Applicant Address: 7748 E Windrose Drive, Scottsdale, AZ 85260
Subject Property Address: 7748 E Windrose Drive, Scottsdale, AZ 85260

*I hereby authorize my neighbor (above) to construct a fence/wall on our common property line.
I acknowledge that the construction of such wall will require footings that extend into my
property and that workers will require access to my property during construction.*

Neighbor Name (please print): Kevin Turko
Neighboring Property Address: 7798 E Windrose Drive, Scottsdale, AZ 85260
Neighbor Signature: [Signature] Date: Dec 4, 2019

Maintenance of the fence/wall will be the responsibility of:

- Both property owners jointly
- Solely the responsibility of: _____

Neighbor Name (please print): _____
Neighboring Property Address: _____
Neighbor Signature: _____ Date: _____

Maintenance of the fence/wall will be the responsibility of:

- Both property owners jointly
- Solely the responsibility of: _____

Neighbor Name (please print): _____
Neighboring Property Address: _____
Neighbor Signature: _____ Date: _____

Maintenance of the fence/wall will be the responsibility of:

- Both property owners jointly
- Solely the responsibility of: _____

Planning & Development Services Department
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