



Application

Narrative

Cash Transmittal

Development Standards

Catanese Residence Carport Variance Narrative

5110 N. 73rd St.

Scottsdale, AZ 85250

3-27-2020

Scottsdale Planning Department
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: Carport Variance Narrative

To whom it may concern,

My wife and I bought our first home at 5110 N. 73rd St. in May of 2017. We began a full "down to the studs" remodel of the house including a 500 square foot master bedroom/master bath addition. When we began the renovation it was made aware to us that the existing carport, as can be seen on the site plan and in the pictures provided, was in violation of the existing set back regulations, even though it is clearly built into the structure of the house and is also a charming characteristic of the house in general. Also, most of our onsite storage is in the attic of the carport.

It took us a year to complete our home renovation and a heap of costs. We really would like to be able to continue with new improvements and additions to this charming house including the option to enclose the existing carport. Our little neighborhood, Vista Bonita, has many home remodel and new home construction projects taking place now. All of our neighbors really love the charm of our house and we have received verbal confirmation from all of our neighbors that they would encourage us to enclose our carport if we so wish or to keep it as a carport if we want and build an additional garage or garages elsewhere on our half acre lot.

In summary we are asking that we be granted a variance to have the option to keep the carport as is and continue with new additions to the home or to enclose the carport and continue with new additions to the home. Thank you very much for your understanding and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Santo M. Catanese Jr.", with a stylized, looping flourish extending to the left.

Santo M. Catanese Jr
Scottsdale Home Owner

Board of Adjustment

Development Application Checklist



Minimal Submittal Requirements:

At your *pre*-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately and may result in additional fees. A Development Application that is received by the city is not complete until it is verified that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- The General Plan;
- The Scottsdale Revised Code, including the Zoning Ordinance;
- Stipulations of any Development Application approved before this application is submitted;
- Scenic Corridor Design Guidelines;
- Transportation Master Plan and related local plans; and
- The Design Standards & Policies Manual.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 4 of this application.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The city's full-service Records Department can assist.

Digital Submittal:

For applications submitted digitally, please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Key Code: 356Y5

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Board of Adjustment Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>170</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)

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Board of Adjustment Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Request for Site Visits and/or Inspections Form (form provided)
		7. Addressing Requirements and Addressing Request Application
<input type="checkbox"/>	<input type="checkbox"/>	8. Public Participation Step 1: Complete Neighborhood Notification Notify surrounding property owners & HOAs of the project request and description Step 2: City will post public hearing sign and provide other public notification including: <ul style="list-style-type: none"> • Mailing out postcards to property owners within 750 feet • Publishing legal ad in newspaper • Posting case information on the city website • Posting on social media • Sending to email subscribers
<input type="checkbox"/>	<input type="checkbox"/>	9. Homeowners/Property Owners Association Approval (if applicable).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper (example provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the set of prints • See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		11. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Application Narrative 8 1/2" x 11" - ④ copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 11" x 17" - ① color copy, <u>folded</u> • 8 1/2" x 11" - ① color copies (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <ul style="list-style-type: none"> <input type="checkbox"/> 750 foot radius from site <input type="checkbox"/> 1/4 mile radius from site <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Site Plan <ul style="list-style-type: none"> • 24" x 36" - ② copies, <u>folded</u> • 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) • 8 1/2" x 11" - ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD, PDF format)

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Board of Adjustment Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	15. Elevations <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	16. Floor Plans <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> black and white line drawing 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF format)
<input type="checkbox"/>	<input type="checkbox"/>	17. Other: _____ _____ _____ _____ _____ _____ _____

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number: <u>257</u> -PA- <u>2020</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon.
<input type="checkbox"/>	<input type="checkbox"/>	21. Other: _____ _____ _____ _____ _____ _____

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Board of Adjustment Development Application Checklist

☒ X

22. If you have any questions regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): Omar Smailbegovic **Phone Number: 480-312-** 3087

Coordinator email: osmailbegovic **@scottsdaleaz.gov** **Date:** 4/6/2020

Coordinator Signature: _____

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application needs a:

☒ New Project Number, or

☐ A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the city regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the city's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:
<http://www.scottsdaleaz.gov/planning-development/forms>

Planning and Development Services
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

Planning and Development Services

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SANTO M. CATANESE, JR.
2398 E. CAMELBACK RD, STE 690
PHOENIX, AZ 85016

2256

83-535/1011

4-8-2020

Date

CHECK ARMOR
TRADE COLLECTION

Pay to the Order of City of Scottsdale

\$ 170

one hundred & Seventy & 00/100

Dollars



Photo
Safe
Deposit®
Details on back



EQUITY BANK

For

Variance Application



MP

⑆101105354⑆

306035299 02256

Harland Clarke

Development Application



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"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input checked="" type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: 5110 N. 73rd Street Carport Variance

Property's Address: 5110 N. 73rd St. Scottsdale, AZ 85250

Property's Current Zoning District Designation: R1-10

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Santo M. Catanese Jr. and Elizabeth Catanese	Agent/Applicant:
Company:	Company:
Address: 5110N. 73rd St. Scottsdale, AZ 85250	Address:
Phone: 520-390-1133 Fax:	Phone: Fax:
E-mail: samjr@investmentresources.net	E-mail:
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.




Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

	Agent/Applicant Signature
Owner Signature	

Official Use Only	Submittal Date:	Development Application No.:
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Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning and Development Services

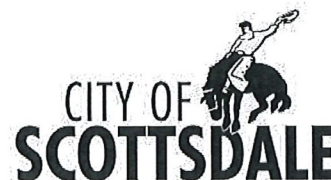
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Page 3 of 3

Revision Date: 08/23/2017

5-BA-2020
4/21/2020

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 5110 N. 73rd St.
- b. County Tax Assessor's Parcel Number: 173-23-037
- c. General Location: Southwest Corner of the Vista Bonita neighborhood which is directly Northeast of Scottsdale Rd and Chaparral.
- d. Parcel Size: 0.5 Acres
- e. Legal Description: See attached Survey for legal description

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.


Name (printed)

Santo M. Catanese Jr.

Date

April 8th, 2020
_____, 20____
_____, 20____
_____, 20____

Signature



Planning and Development Services

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

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: _____-PA-_____

Project Name: 5110 N. 73rd St. Carport Variance

Project Address: 5110 N. 73rd St. Scottsdale, AZ 85250

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: Santo M. Catanese Jr.

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

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Picture of Wall and Alley entry
To the direct South of our house as
well as the back of our neighbors house
To the East.



Neighbors house to the East



Neighbor To The North.



Shot looking west at my
Neighbors house to our North as
well as The ~~back~~ front of our house.



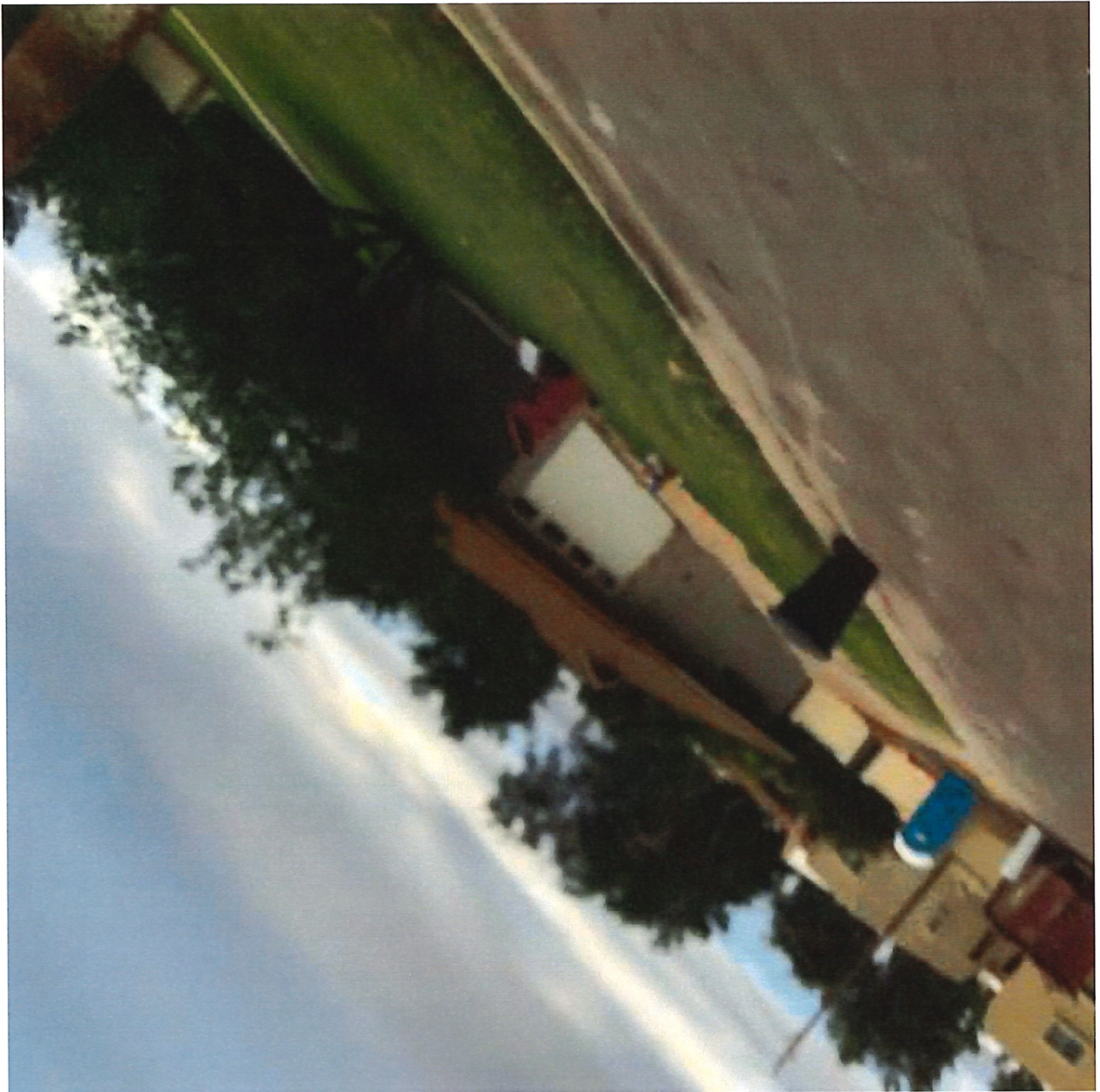
Neighbor nine house down at
the end of our block, They are
currently building a new garage that
does not meet the set backs.



View of neighbors new garage from
The front.

Does not meet the setbacks,





Neighbor on the next street over
who's garage does not meet the
set backs.



Neighbor four houses down
been remodeling this house for atleast
3 years. Has new garage.



newest new build on the block.
three car garage.



Example of what we would like to
do on our North town only adding a
garage where they are showing a gate.



Board of Adjustment

Zoning Variance Project Narrative



This document will be uploaded to a Case Fact Sheet on the City's website

The Board of Adjustment may not authorize a zoning ordinance variance unless four (4) members affirm that ALL of the following criteria are met. Please provide justification to the four (4) criteria set forth in Section 1.804 of the Zoning Ordinance; you may attach a separate sheet if you need more room.

Type of variance requested, section(s) of the Zoning Ordinance to be varied:

I would like to request a variance to legitimize our existing carport as it relates to the City of Scottsdale's set back parameters. We have been advised by the City of Scottsdale to submit for a variance to allow our existing carport to remain where it is and to give us the option to enclose the carport or to keep the carport and add a garage addition to the North Side of our house. We purchased the house in May of 2017 and the Carport has been a part of the house since the late 1980's. Without the carport we would have zero shelter for our vehicles. Removing the carport would be costly and would ruin the aesthetics of the existing house and its charm.

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

The Vista Bonita neighborhood by which our home resides is currently going through a number of home renovation's and re-builds. We moved out of the original home in October of 2018 and embarked on a year long, down to the studs, \$600K renovation of the existing home which included a 500 SF addition to the master bedroom and bathroom including all new plumbing and mechanical systems throughout the home. All in all our home is a new house with exception to the fact that we kept the exterior of the house untouched in order to keep the charm of the house the same as we purchased it. Our house is currently one of the only homes without an enclosed garage in the neighborhood aside from a few homes that are yet to be remodeled or torn down and rebuilt. The existing carport is clearly a part of the overall structure of the house and would be aesthetically damaging to the overall house if removed.

2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:

There are numerous homes in the neighborhood that have recently added garages to their homes which are not meeting the existing set back ordinance. For the safety of my wife, stepdaughter, and myself I find it necessary to be able to enclose the existing carport and add an additional garage to the north side of the house. Leaving our vehicles exposed as they are has also made our automobiles a target to random vandels and attempts of theft. All of our neighbors have said they would encourage us to continue adding to our home and believe we should be able to keep the carport, as it is an aesthetic part of the home and has been there for as long as anyone can remember and that we should be able to enclose it we deem it necessary as it will not interrupt anyone else in the neighborhood who has completed or is completing a home renovation or rebuild.

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

The existing carport was part of the house when we purchased the home and has been, according to our knowledge and our neighbors knowledge, a part of the existing home for as long as anyone can remember. We were informed by the City of Scottsdale Recently that the carport has been in existence since the late 80's/early 90's. I assume the previous owners had it installed as there would have been zero shelter for their vehicles otherwise. We would simply like the ability to keep the carport and continue with additions to the house including a separate garage and have the ability to enclose the existing carport and also continue with home additions including a separate garage

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

Our home is tucked into the Southwest corner of our neighborhood. We have one direct neighbor to our north, one neighbors driveway and the city "No entry" alleyway across the street to the East, power lines and cinder block wall with the back of the Embassy Suites and its back parking lot to the South, and an additional cinder block wall, the Hotel Adeline and the Spa Lamar back parking lots to our West. We would never, after all the time and money we have put into remodeling our home do anything to our house that would not make complete sense aesthetically and practically. We have been given verbal support by our surrounding neighbors in regards to this matter and we would be happy to get signatures of approval if requested by the counsel.

Planning and Development Services

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Board of Adjustment

Zoning Variance Project Narrative



This document will be uploaded to a Case Fact Sheet on the City's website

The Board of Adjustment may not authorize a zoning ordinance variance unless four (4) members affirm that ALL of the following criteria are met. Please provide justification to the four (4) criteria set forth in Section 1.804 of the Zoning Ordinance; you may attach a separate sheet if you need more room.

Type of variance requested, section(s) of the Zoning Ordinance to be varied:

I would like to request a variance to legitimize our existing carport as it relates to the City of Scottsdale's set back parameters. We have been advised by the City of Scottsdale to submit for a variance to allow our existing carport to remain where it is and to give us the option to enclose the carport or to keep the carport and add a garage addition to the North Side of our house. We purchased the house in May of 2017 and the Carport has been a part of the house since the late 1980's. Without the carport we would have zero shelter for our vehicles. Removing the carport would be costly and would ruin the aesthetics of the existing house and its charm.

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

The Vista Bonita neighborhood by which our home resides is currently going through a number of home renovation's and re-builds. We moved out of the original home in October of 2018 and embarked on a year long, down to the studs, \$600K renovation of the existing home which included a 500 SF addition to the master bedroom and bathroom including all new plumbing and mechanical systems throughout the home. All in all our home is a new house with exception to the fact that we kept the exterior of the house untouched in order to keep the charm of the house the same as we purchased it. Our house is currently one of the only homes without an enclosed garage in the neighborhood aside from a few homes that are yet to be remodeled or torn down and rebuilt. The existing carport is clearly a part of the overall structure of the house and would be aesthetically damaging to the overall house if removed.

2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:

There are numerous homes in the neighborhood that have recently added garages to their homes which are not meeting the existing set back ordinance. For the safety of my wife, stepdaughter, and myself I find it necessary to be able to enclose the existing carport and add an additional garage to the north side of the house. Leaving our vehicles exposed as they are has also made our automobiles a target to random vandels and attempts of theft. All of our neighbors have said they would encourage us to continue adding to our home and believe we should be able to keep the carport, as it is an aesthetic part of the home and has been there for as long as anyone can remember and that we should be able to enclose it we deem it necessary as it will not interrupt anyone else in the neighborhood who has completed or is completing a home renovation or rebuild.

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

The existing carport was part of the house when we purchased the home and has been, according to our knowledge and our neighbors knowledge, a part of the existing home for as long as anyone can remember. We were informed by the City of Scottsdale Recently that the carport has been in existence since the late 80's/early 90's. I assume the previous owners had it installed as there would have been zero shelter for their vehicles otherwise. We would simply like the ability to keep the carport and continue with additions to the house including a separate garage and have the ability to enclose the existing carport and also continue with home additions including a separate garage

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

Our home is tucked into the Southwest corner of our neighborhood. We have one direct neighbor to our north, one neighbors driveway and the city "No entry" alleyway across the street to the East, power lines and cinder block wall with the back of the Embassey Suites and its back parking lot to the South, and an additional cinder block wall, the Hotel Adeline and the Spa Lamar back parking lots to our West. We would never, after all the time and money we have put into remodeling our home do anything to our house that would not make complete sense aesthetically and practically. We have been given verbal support by our surrounding neighbors in regards to this matter and we would be happy to get signatures of approval if requested by the counsel.

Planning and Development Services

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Board of Adjustment

Zoning Variance Project Narrative



This document will be uploaded to a Case Fact Sheet on the City's website

The Board of Adjustment may not authorize a zoning ordinance variance unless four (4) members affirm that ALL of the following criteria are met. Please provide justification to the four (4) criteria set forth in Section 1.804 of the Zoning Ordinance; you may attach a separate sheet if you need more room.

Type of variance requested, section(s) of the Zoning Ordinance to be varied:

I would like to request a variance to legitimize our existing carport as it relates to the City of Scottsdale's set back parameters. We have been advised by the City of Scottsdale to submit for a variance to allow our existing carport to remain where it is and to give us the option to enclose the carport or to keep the carport and add a garage addition to the North Side of our house. We purchased the house in May of 2017 and the Carport has been a part of the house since the late 1980's. Without the carport we would have zero shelter for our vehicles. Removing the carport would be costly and would ruin the aesthetics of the existing house and its charm.

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

The Vista Bonita neighborhood by which our home resides is currently going through a number of home renovation's and re-builds. We moved out of the original home in October of 2018 and embarked on a year long, down to the studs, \$600K renovation of the existing home which included a 500 SF addition to the master bedroom and bathroom including all new plumbing and mechanical systems throughout the home. All in all our home is a new house with exception to the fact that we kept the exterior of the house untouched in order to keep the charm of the house the same as we purchased it. Our house is currently one of the only homes without an enclosed garage in the neighborhood aside from a few homes that are yet to be remodeled or torn down and rebuilt. The existing carport is clearly a part of the overall structure of the house and would be aesthetically damaging to the overall house if removed.

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