



Application

Narrative

Cash Transmittal

Development Standards

Board of Adjustment

Zoning Variance Project Narrative



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

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 am asking the board to deem this as a legal nonconforming structure.

Due to the peculiarities of the lot and keeping in mind, after WWII, this was the first affordable framed subdivision of homes in the city of Scottsdale built for lower income first home buyers and G'Is finding housing, which my father was.

The average home size was 960 Sq Ft with 2 or 3 bedrooms and one bath, and typically did not have a carport.

The average home today in Scottsdale is 1990 Sq Ft, with 2 car garages.

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:

I believe I am not asking for much as the carport doesn't fully cover the cars and it appears to maintain the same distance as the block, wall on the side of the property, with no concernable obscurement to the surrounding areas.

Looking at the surrounding properties, most of them permanently enclosed their carports or created additions where the carport would have been.

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:

I have measured my drive way and due to the layout of the property, with the front of the house on 71st St which is the side of the property, with limited set back, it is the shortest driveway in the neighborhood.

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

This property wasn't in my hands when it was originally erected years ago.

I am the only property in this over 130 lot subdivision, with the side lot being the front driveway and mailing address.

If the property had been placed on the legal address on 70th Place, with a driveway, there would not be an issue

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:

It has't been an issue for over a decade, since I have been here, If anything it enhances the area and neighborhood.

I did find a permitted addition with a corner side lot carport and attached storage room in the same zoning area.

I also have photographs of 3 other corner properties, which have parking structures on the property line.

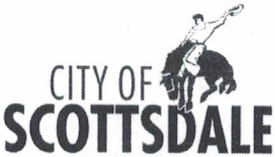
I can show these to you if you desire.

Planning and Development Services

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

Board of Adjustment

Development Application Checklist



Minimum 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 folded and 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: 674B8

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 \$ 170 (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <div> <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal </div>
<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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<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 checked="" type="checkbox"/>	<input checked="" 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 <u>Existing Conditions Photo Exhibit</u> 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. All Plans, Building Elevations, Perspectives, and Details shall be black-line drawings of suitable quality for reproduction and without gray-tones or shading, except as otherwise noted. 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 ½" x 11" - ④ copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 11" x 17" - ① color copy • 8 ½" x 11" - ① color copies 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 • 11" x 17" - ① copy • 8 ½" x 11" - ① copy • Digital - ① copy (CD/DVD, PDF format)

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Elevations <ul style="list-style-type: none">• 24" x 36" – ② copies (a gray-tone copy of the color elevations will not be accepted.)• 11" x 17" – ① copy• 8 ½" x 11" – ① copy• 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• 11" x 17" – ① copy• 8 ½" x 11" – ① copy• 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: 667 -PA- 2020 .
<input checked="" type="checkbox"/>	<input checked="" 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:

☒

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

Coordinator Name (print): Desirae Mayo Phone Number: 480-312-4218

Coordinator email: dmayo@scottsdaleaz.gov Date: 8/27/2020

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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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 type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input checked="" type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: _____

Property's Address: _____

Property's Current Zoning District Designation: _____


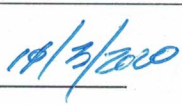
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Lee Lyons	Agent/Applicant: Lee Lyons
Company: Self	Company: Self
Address: 2820 N. 71st St	Address: 2821 N. 71st St
Phone: 480.423.5665 Fax: 480.423.7897	Phone: 480.423.5665 Fax: 480.423.7897
E-mail: leelyons@cox.net	E-mail: leelyons@cox.net
Designer: Vito Dascoli	Engineer: Gary Hart
Company: Dascoli Architecture	Company: Hart Engineering LLC
Address: Heber Arizona	Address: Phoenix Arizona
Phone: 480.241.5180 Fax:	Phone: 602.818.8588 Fax:
E-mail: vdascoli@cox.net	E-mail: gary@garyhartpe.com

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.

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input checked="" type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

 Owner Signature	 Agent/Applicant Signature
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Official Use Only	Submittal Date:	Development Application No.:
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Affidavit of Authorization to Act for Property Owner



CITY OF
SCOTTSDALE

1. This affidavit concerns the following parcel of land:
- a. Street Address: 2820 N. 70th Place

b. County Tax Assessor's Parcel Number: LOT 120

c. General Location:

d. Parcel Size: 8900 SQ Ft. APN 129.01.134

e. Legal Description: CRANBROOKE MANOR, MCR # 058-17
- (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.

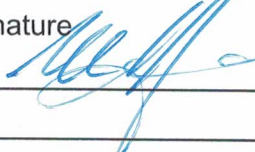
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related 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)	Date	Signature
Lee Lyons	November 2, 2020	
	, 20	
	, 20	
	, 20	

Request for Site Visits and/or Inspections
Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 667-PA- 2020

Project Name: Lyons Carport & Storage Room

Project Address: 2820 N. 70th Place, 85257

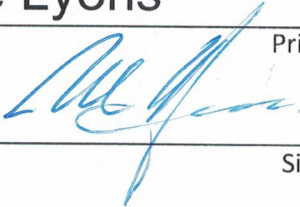
STATEMENT OF AUTHORITY:

- 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.

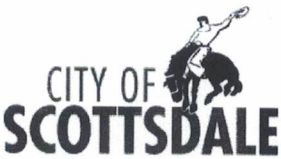
Property owner/Property owner’s agent: Lee Lyons Print Name


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	

Board of Adjustment

Zoning Variance Project Narrative



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

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:
15 foot setback on side properth to be amended to a 10' Setback on side yard.

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:

This is the only one of over 130 lots in the subdivision that has the legal address facing 70th Place, yet the property faces 71st Street.
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:

I have the shortest driveway in the subdivision. Even though the carport doesnt cover cars it helps keep sun off.
3.

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

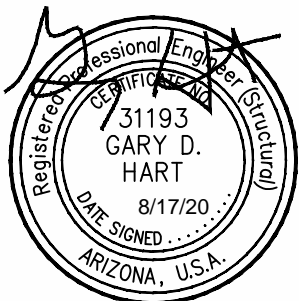
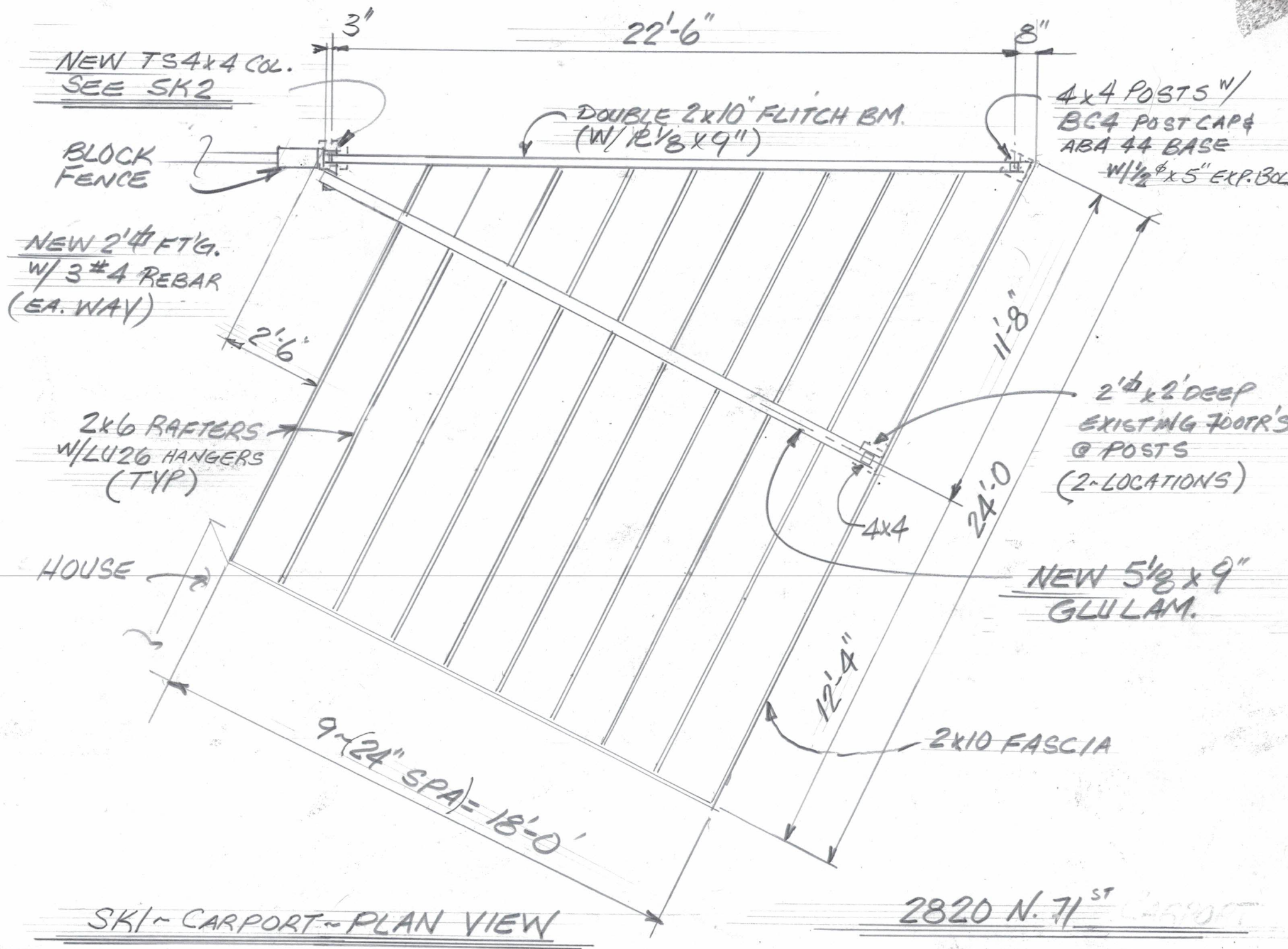
No
4.

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:

No

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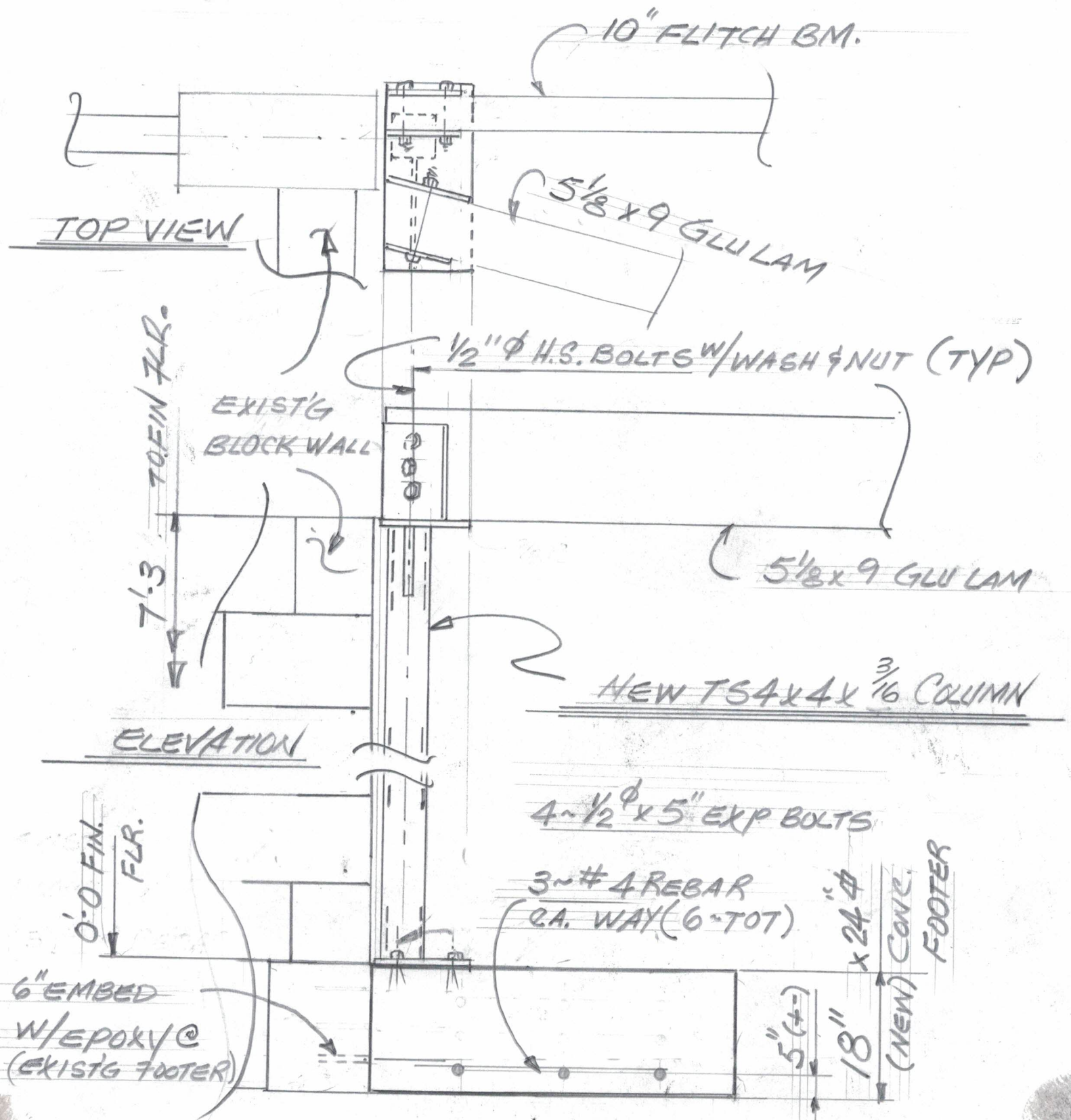
Expires 3/31/23

STRUCTURAL DRAWINGS HAVE BEEN
REVIEWED ONLY FOR CONFORMANCE
TO THE STRUCTURAL CALCULATIONS

Hart Engineering LLC Gary Hart PE
5851 E Beck Ln 602.819.8588
Scottsdale, Arizona 85254 gary@garyhartpe.com

18-BA-2020
11/19/20

NEW STEEL COLUMN.



Expires 3/31/23

STRUCTURAL DRAWINGS HAVE BEEN
REVIEWED ONLY FOR CONFORMANCE
TO THE STRUCTURAL CALCULATIONS

Hart Engineering LLC
5851 E Beck Ln
Scottsdale, Arizona 85254

Gary Hart PE
602.819.8588
gary@garyhartpe.com





07/20/2020



07/20/2020









