



Full Size or Largest Size Plans

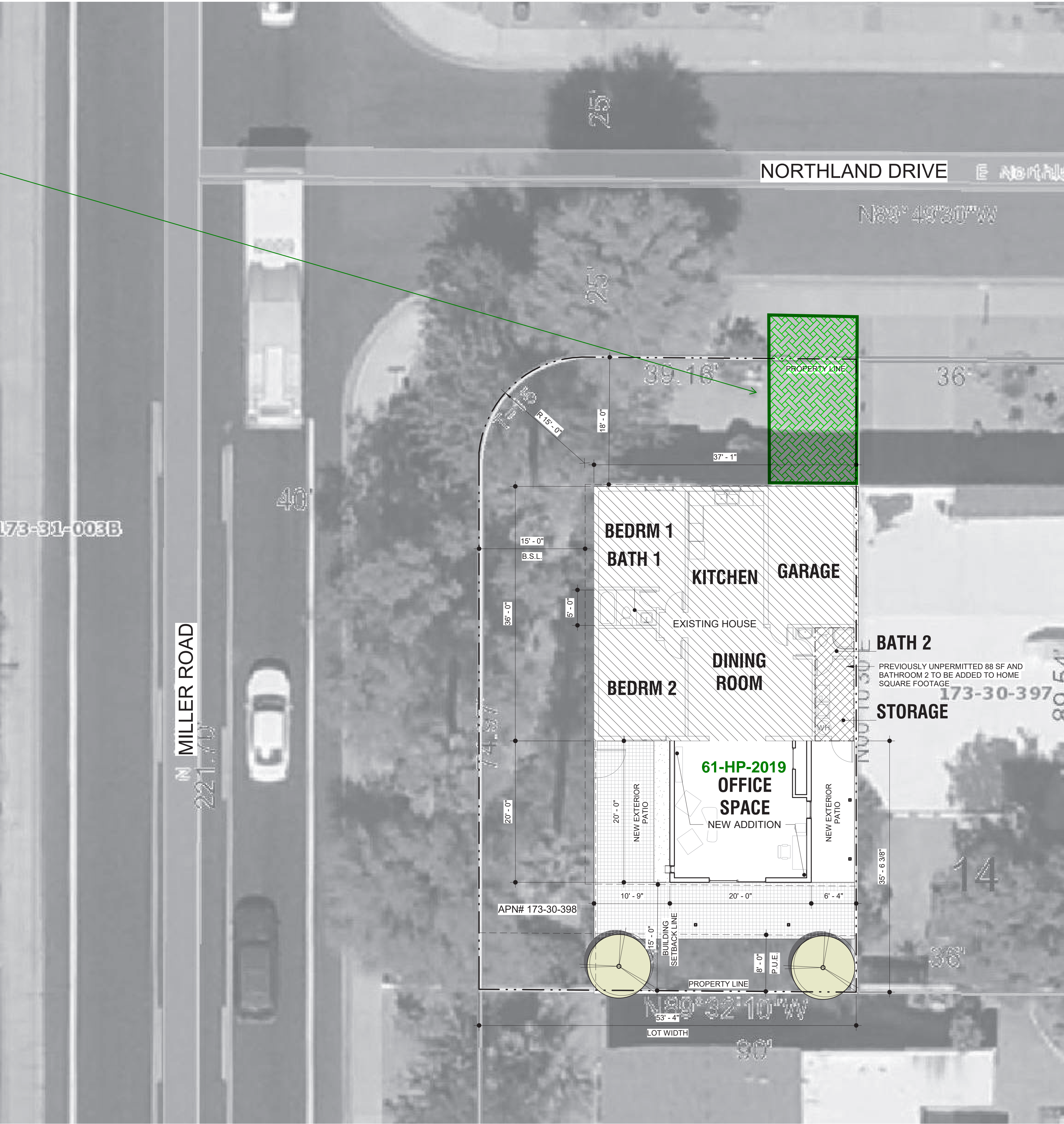
Site Plan

Landscape Plan

Elevations

# ROMAN RESIDENCE ADDITION

Request approval of a Certificate of Appropriateness-Historic Resources for the replacement of the concrete driveway with concrete pavers



**PROJECT DESCRIPTION:** TO REMODEL THE EXISTING 984 SF HOUSE TO ADD 400 SQUARE FEET. THE ESTIMATED COST OF THIS PROJECT IS \$10,000 DOLLARS, WE ARE SEEKING TO EXPEDITE THIS SUBMITTAL PER MRS. ROMAN'S REQUEST.

**APPLICABLE CODES:**

2015 International Residential Code (IRC)  
2015 International Building Code (IBC)  
2015 International Fire Code (IFC)

ANY APPROVED AMENDMENTS SHALL ALSO APPLY

project address:	7601 E. Northland Drive Scottsdale, AZ 85251
APN #:	173-30-398
zoning:	R-4
construction type:	V-B
occupancy:	R
lot area:	4,687 s.f.
lot coverage:	
existing lot coverage:	1,072/4687 = 22.8%
proposed lot coverage:	1,472/4687 = 31.4%
building height:	
proposed:	12'-0" addition is shorter than existing 14'-0" of house
existing permitted	984 s.f.
existing unpermitted to be recorded	88 s.f.
remodel addition (conditioned):	400 s.f.
New Total Square Footage	1,472 s.f.



**SITE PLAN**

Project number 19012  
Date 09.26.2019

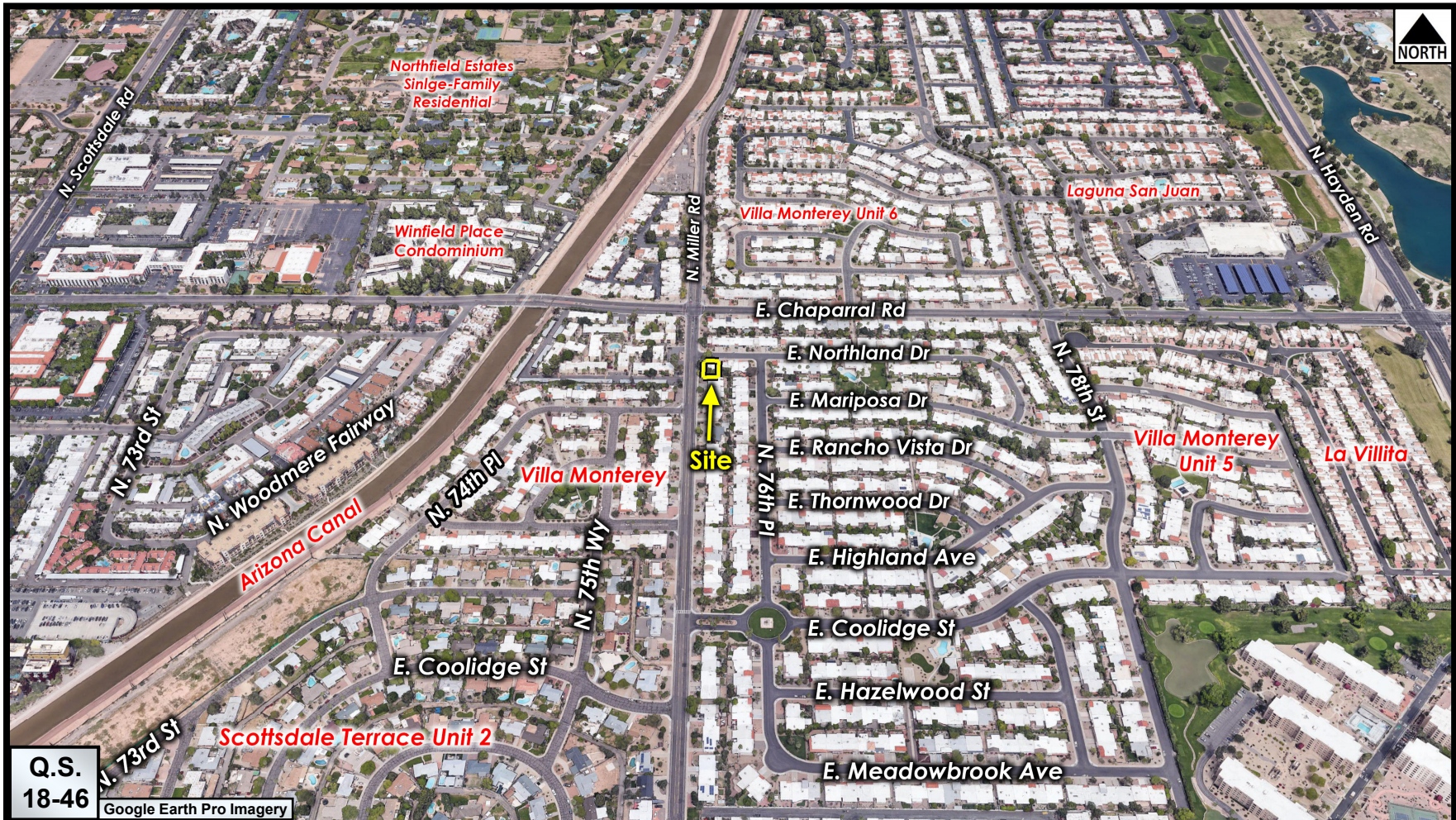




Zoning Aerial

47-HP-2020





Context Aerial

47-HP-2020





Close-up Aerial

47-HP-2020





Close-up Aerial (2D)

47-HP-2020



**Stipulations for the  
Historic Preservation Commission Application:  
Roman Townhouse Driveway Pavers  
Case Number: 47-HP-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. The location and configuration of all site improvements shall be consistent with the site plan with a city staff date of February 6, 2019
  - b. Paver materials shall be consistent with paver pamphlet with a city staff date of February 6, 2019.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable HPC cases for the subject site were: 4-HP-2010 and 13-ZN-2010.

**SITE DESIGN:**

**HPC Stipulations**

1. DRIVEWAY. Driveway improvements shall meet the following design guidelines:
  - a. The maximum linear grade of a driveway shall be 18 percent and the average grade for the length of the driveway shall be 12 percent,
  - b. Paved driveway concrete pavers must demonstrate that there would be no erosion from the surface and the construction will allow for the loading of emergency vehicles.



## **Paver Driveway Improvement Narrative**

1. I have lived in Villa Monterey since 2005, and have always loved the history of the area and its' vintage architectural elements and sunny patio home concept. Recently, I moved from a large two-story house to a smaller one level home within Villa Monterey. I wanted to add a point of interest to my new home's exterior. Looking around VM, there are several homes with paver driveways. (See attached photos of VM driveways). The paver driveways are consistent with 1960's design, add value and beauty, while keeping with the historic intent of our unique area.
2. The present driveway is cement, it is cracked and worn, the area measures 25 feet x 11.5 feet. The proposed driveway improvement does not include the carport floor, and comes up to the sidewalk (see attached drawing), and up to sides of driveway center bordering my neighbor's driveway.
3. Cement driveway would be removed, a smooth bed prepared, pavers laid, and sand for fixing pavers. The pavers would be taken from my backyard, as I am submitting a separate Development Application for a room addition, July 2, and will not need the number of pavers currently in place (see backyard photos).
4. The pavers are manufactured by Belgard, Catalina Slate, color: Sonoran Gray, they come in three sizes: 6"x 9", 6"x6", 6"x 3", they are 2 3/8" high, and are made for driveways. Here is the Belgard site showing the pavers installed, specifications: <https://www.belgard.com/products/pavers/catalina-slate>.



**VILLA MONTEREY IV  
RESORT PARK INC HOMEOWNERS ASSOCIATION**

7667 E NORTHLAND DRIVE

480-990-2529

INFO @RESORTPARK.ORG

Date: April 26, 2020

Re: Pavers to be installed in driveway

Owners: Beverly Roman

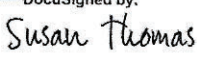
Address: 7601 E Northland Drive

The Board of Directors of Resort Park Association (AKA Villa Monterey IV) has approved your request to remove existing driveway concrete and install driveway pavers at the property located at 7601 E Northland Drive , Scottsdale, AZ 85251.

Construction details have been submitted to the Board on April 24, 2020 and are in compliance with our rules and regulations.

This approval is contingent upon the proper permitting by the City of Scottsdale and the approval of the Historic Preservation Committee. A building permit, if applicable and an approval certificate issued by the HPC must be submitted to Resort Park Association (Villa Monterey IV) via email or US mail prior to the beginning of construction.

Respectfully submitted,

DocuSigned by:  
 4/26/2020  
33EE3293C6D9402...  
Susan Thomas

President

Villa Monterey IV Board of Directors

Resort Park Association Inc.

## **Notification of Neighbors (Revised)**

I talked to five of my neighbors, two across the street from me, and three to the left of my house. Miller Road is to the right of my house.

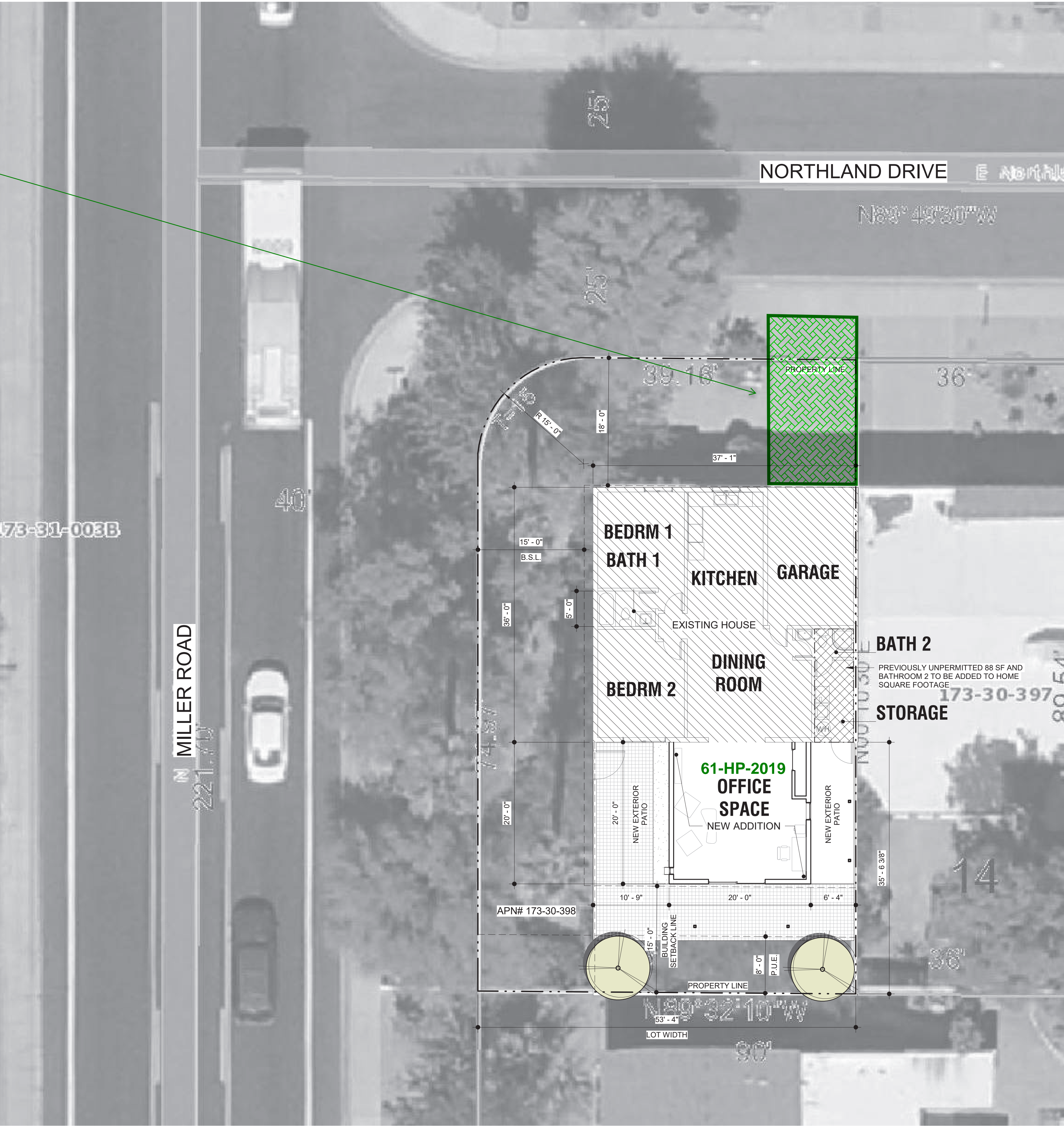
Across the street is Shirley Neeriemer, 7602 E. Northland Dr; Beth Reisner, 7608 E. Northland Drive; next door to me is Kandy Wagenbach 7607 E. Northland Drive (our houses are joined, and I share a driveway with her); Jim Bishop, 7613 E. Northland, and Charlie and Aleta Idyk, 7619 E. Northland.

Everyone was very positive and thought it would be a nice addition.



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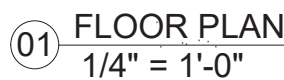
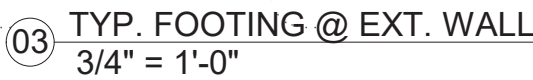
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SITE PLAN

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Date 09.26.2019

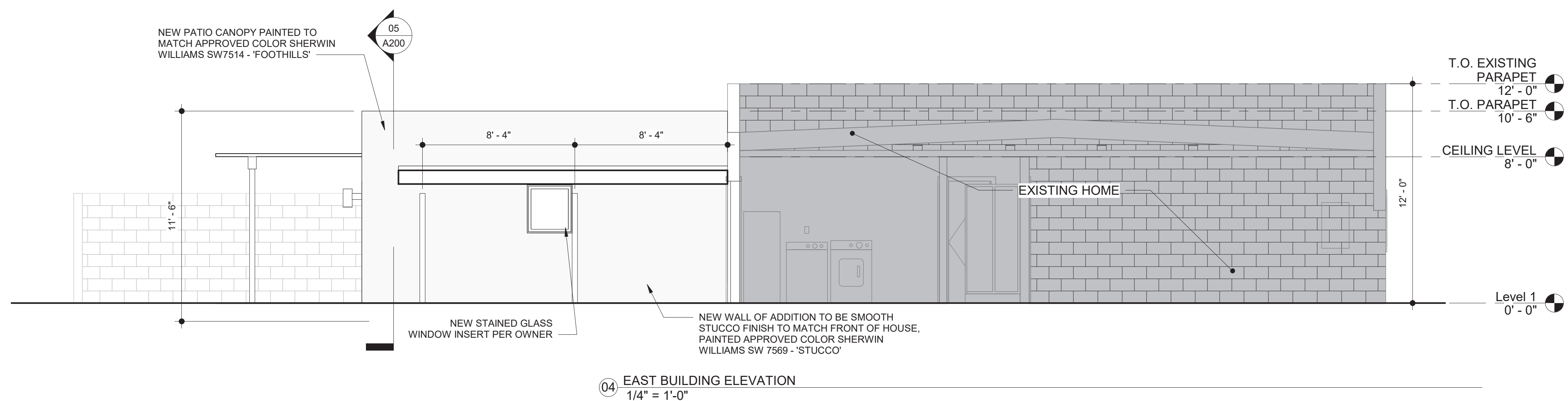
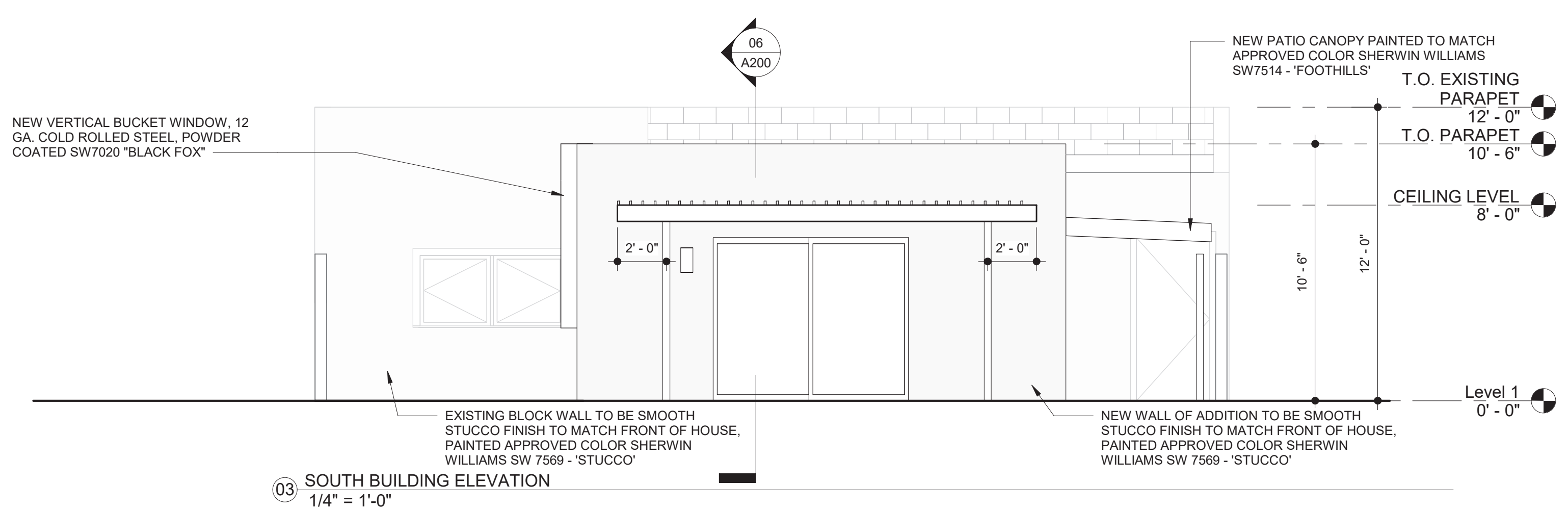
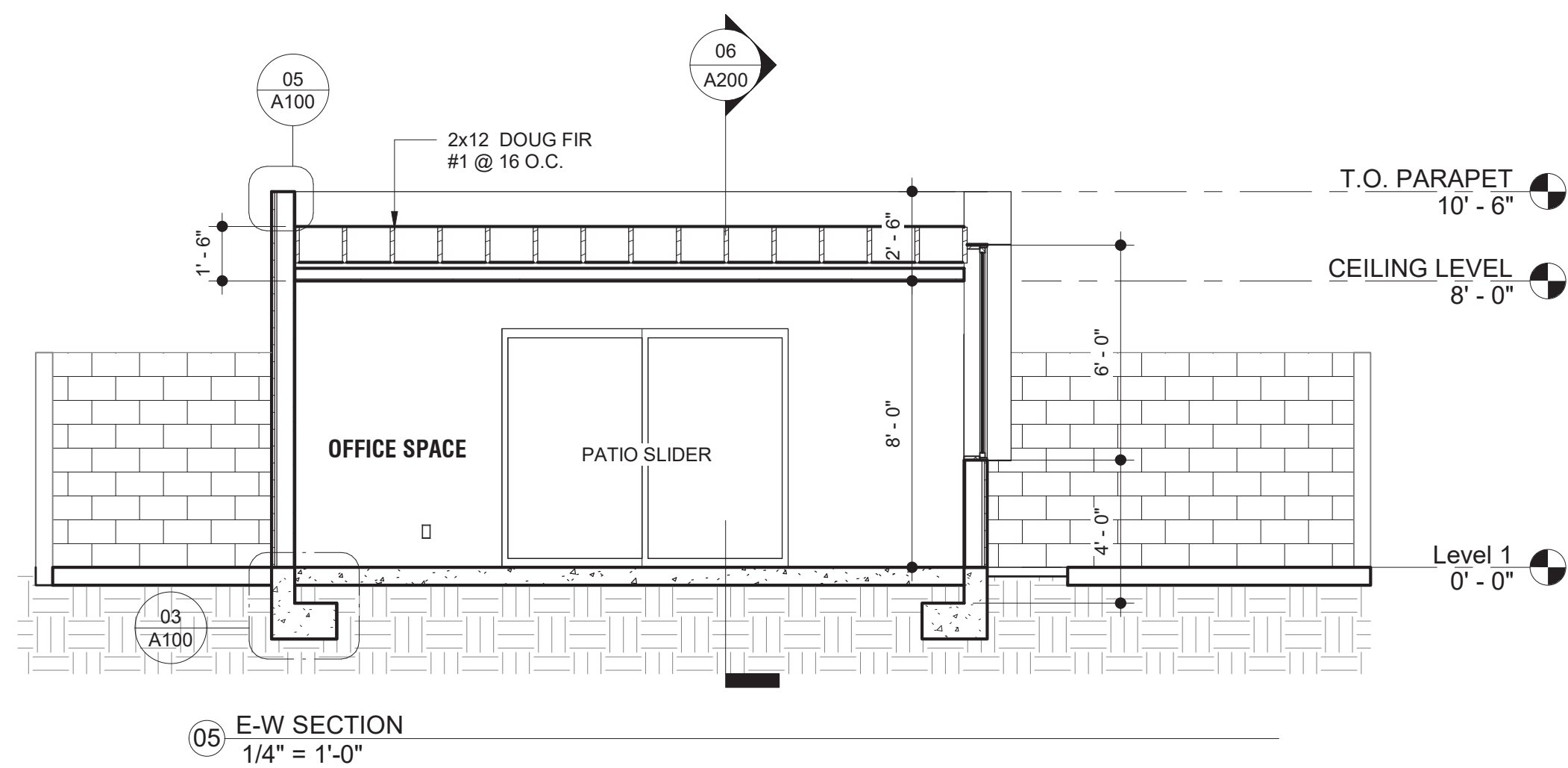
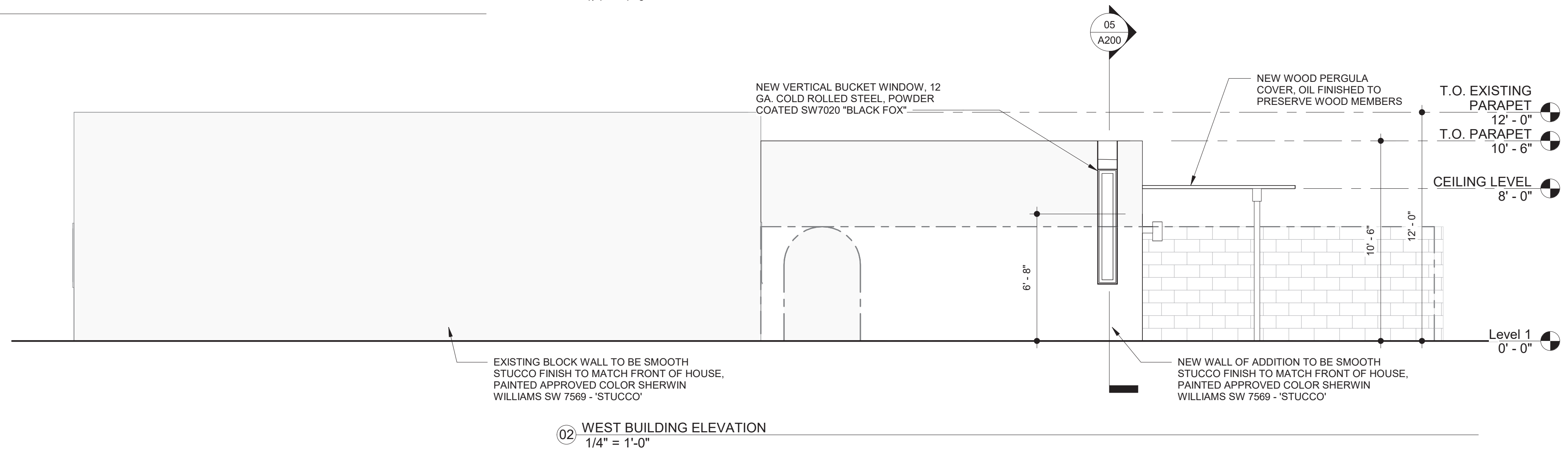
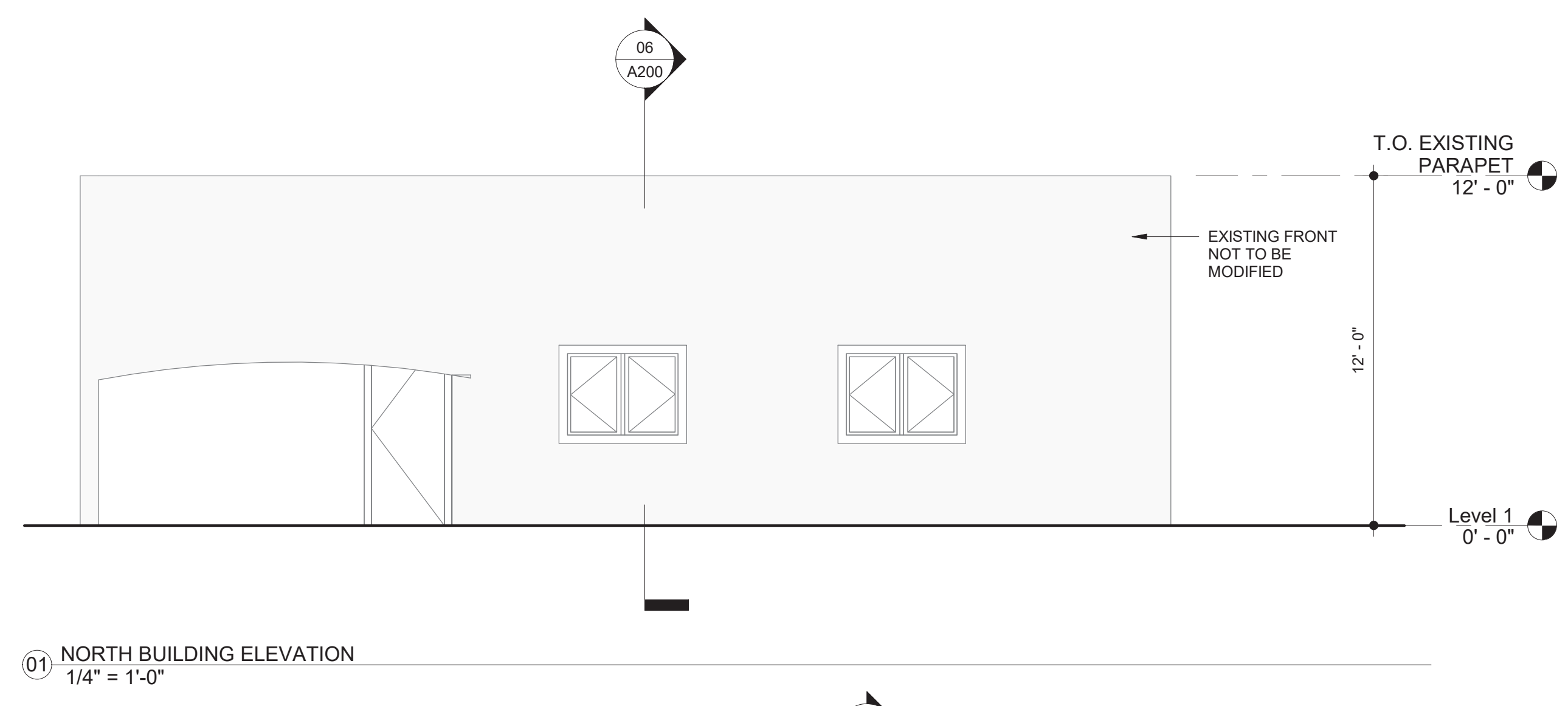
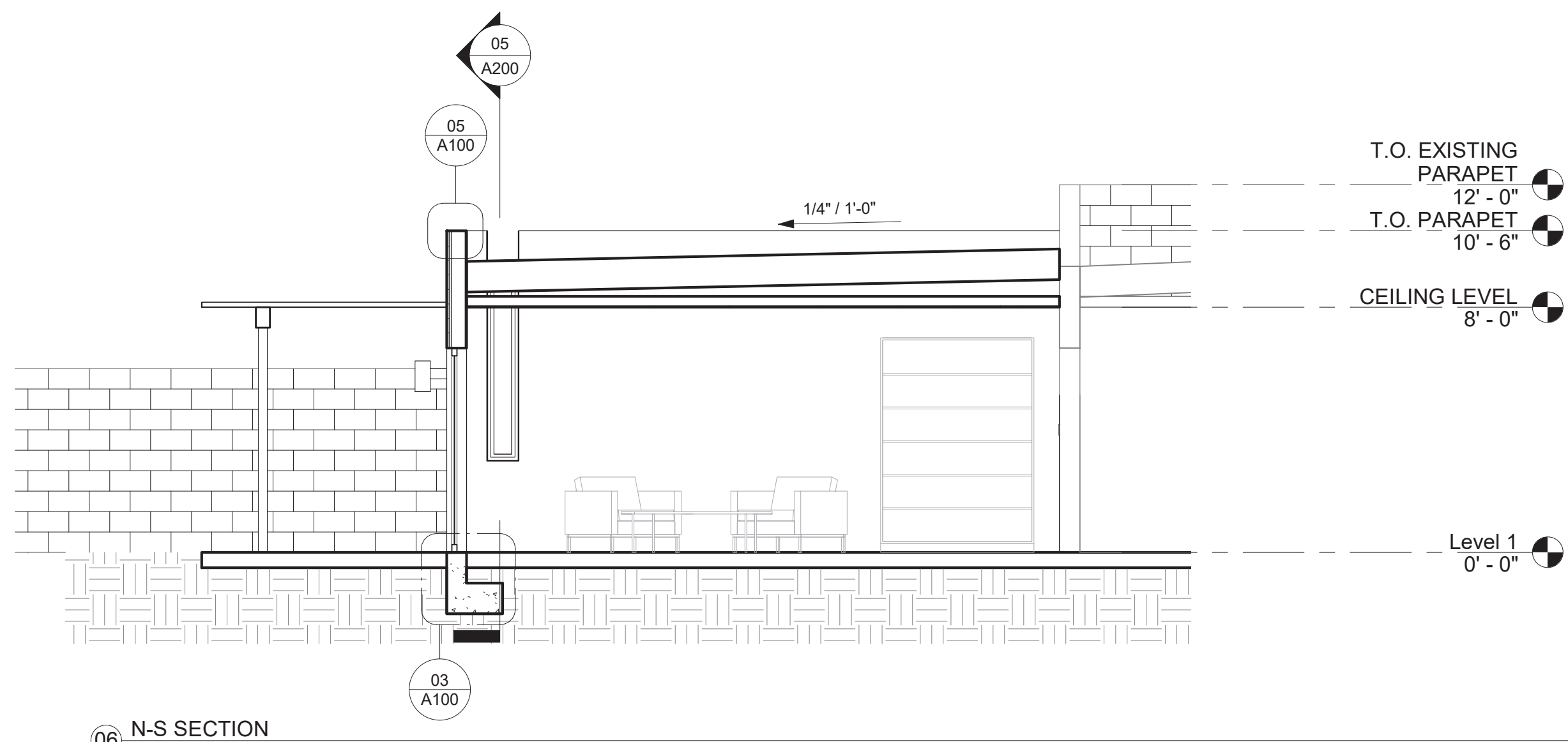




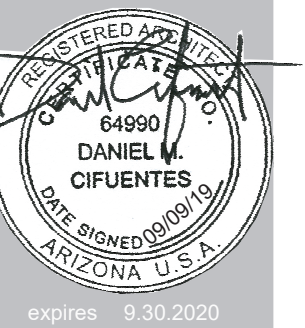








PERIOD
18
DESIGNATION
18



EXTERIOR ELEVATIONS  
Project number 19012  
Date 09.26.2019

A200  
Scale 1/4" = 1'-0"