



Minor Amendment Approval Letter

4-MN-2020

Sonders Residence

APPLICATION INFORMATION

LOCATION:	7655 E Cactus Rd	APPLICANT:	Robert Sonders
PARCEL:	175-16-030	COMPANY:	Robert Sonders
Q.S.:	30-46	ADDRESS:	7655 East Cactus Rd Scottsdale, AZ 85260
ZONING:	R1-35	PHONE:	(720) 530-0567

Request: Request by owner for approval of a Minor Amendment to the required front yard setback of a developed property with Single-family Residential (R1-35) zoning, located at 7655 E. Cactus Road.

More specifically the requested amendment seeks to achieve a 4-foot reduction of the currently required 40-foot front yard setback along E. Cactus Road for the portion identified in the submitted conceptual site plan.

Minor Amendment Evaluation

1. The Zoning Administrator has determined that this application meets the definition of a minor amendment and has determined that this application enhances the built environment and is not materially detrimental to the surrounding areas. In making this determination the Zoning Administrator has made the following findings in accordance with Section 1.207 of the Zoning Ordinance:
 - a. The minor amendment shall continue to achieve the purpose of the underlying zoning district.
The Zoning Administrator finds that the purpose of the R1-35 zoning district is to promote and preserve residential development. The scope of the proposed minor amendment continues to achieve the overall purpose of the district.
 - b. The minor amendment shall have no, or only negligible, visual impact from the street or surrounding properties.
The Zoning Administrator finds that the proposed amendment will not create significant visual impact. The proposal is for a 4-foot reduction of the currently required 40-foot front yard setback along E. Cactus Road to allow additional depth to a proposed cantilevered roof structure over a covered parking area. The proposed structure has no vertical obstruction within that Minor Amendment area and for context a 6-foot tall wall has already been allowed through a variance in this same front yard setback, at a setback of 10-feet from the right-of-way line.
 - c. The minor amendment shall be compatible and in character with existing buildings in the surrounding areas.
The Zoning Administrator finds that as a result of differing corner lot property configurations and orientations, there are many properties along this stretch of E. Cactus Road that have been allowed place walls within their front yard setbacks and several properties in the area have accessory structures in the same general positioning as proposed.
 - d. The minor amendment shall not materially impact or limit the use and enjoyment of adjacent properties or properties in the surrounding areas.
The Zoning Administrator finds that the applicant mailed notices to surrounding property owners within 300 feet on August 21, 2020. Staff has received no objections to the scope of the minor amendment.
 - e. The minor amendment shall not be materially detrimental to the public health, safety or general welfare.

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The Zoning Administrator finds that the minor amendment is not detrimental to the public health, safety, or general welfare and the associated roof element it would allow is setback 26-feet further than the existing approved wall at 10-feet from the edge of right-of-way. The applicant's proposal includes an elevation detailing line of sight and dimensioned positioning of those elements for reference.

- f. The minor amendment represents the only minor amendment granted for the property.

The Zoning Administrator finds that this would be the only minor amendment granted for the property.

2. The Zoning Administrator may grant the minor amendment subject to reasonable terms and conditions to mitigate its impact on adjacent properties and the surrounding development.

Terms and Conditions

1. The location and configuration of all site improvements relative to the Minor Amendment area requested shall be generally consistent with the conceptual site plan submitted by Steve Judge Architect, with a city staff date of 8/21/2020.
2. Architectural elements relative to the Minor Amendment area requested shall be constructed to be consistent with the conceptual building elevation exhibit submitted by Steve Judge Architect, with a city staff date of 8/21/2020.
3. Except as modified by this action, all other previous case and staff approval stipulations continue to apply, including 2-BA-2018 and 12-AB-2016.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Digital Plan submittals can be made using the City's e-Services at <https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

SINGLE-FAMILY: ☒ Submit one copy of this approval letter with the associated Single-family Residential plan submittal package as required for the overall scope of work proposed.
<https://www.scottsdaleaz.gov/planning-development/plan-review/requirements>

APPROVAL NOTIFICATION

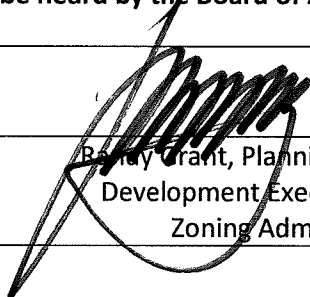
This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional plan review and permits may be required. Refer to the Construction Document Plan Review Submittal Requirements section above.

The approval of this application is subject to the criteria set forth in Section 1.207 of the Zoning Ordinance, which have been established to protect the public health, safety, welfare, and the City of Scottsdale. **Appeals shall be filed with the City Clerk no later than thirty (30) days after the Zoning Administrator's decision for this application. An appeal shall be heard by the Board of Adjustment as set forth in Section 1.805 of the Zoning Ordinance.**

Signature: _____

Date: 9/22/2020

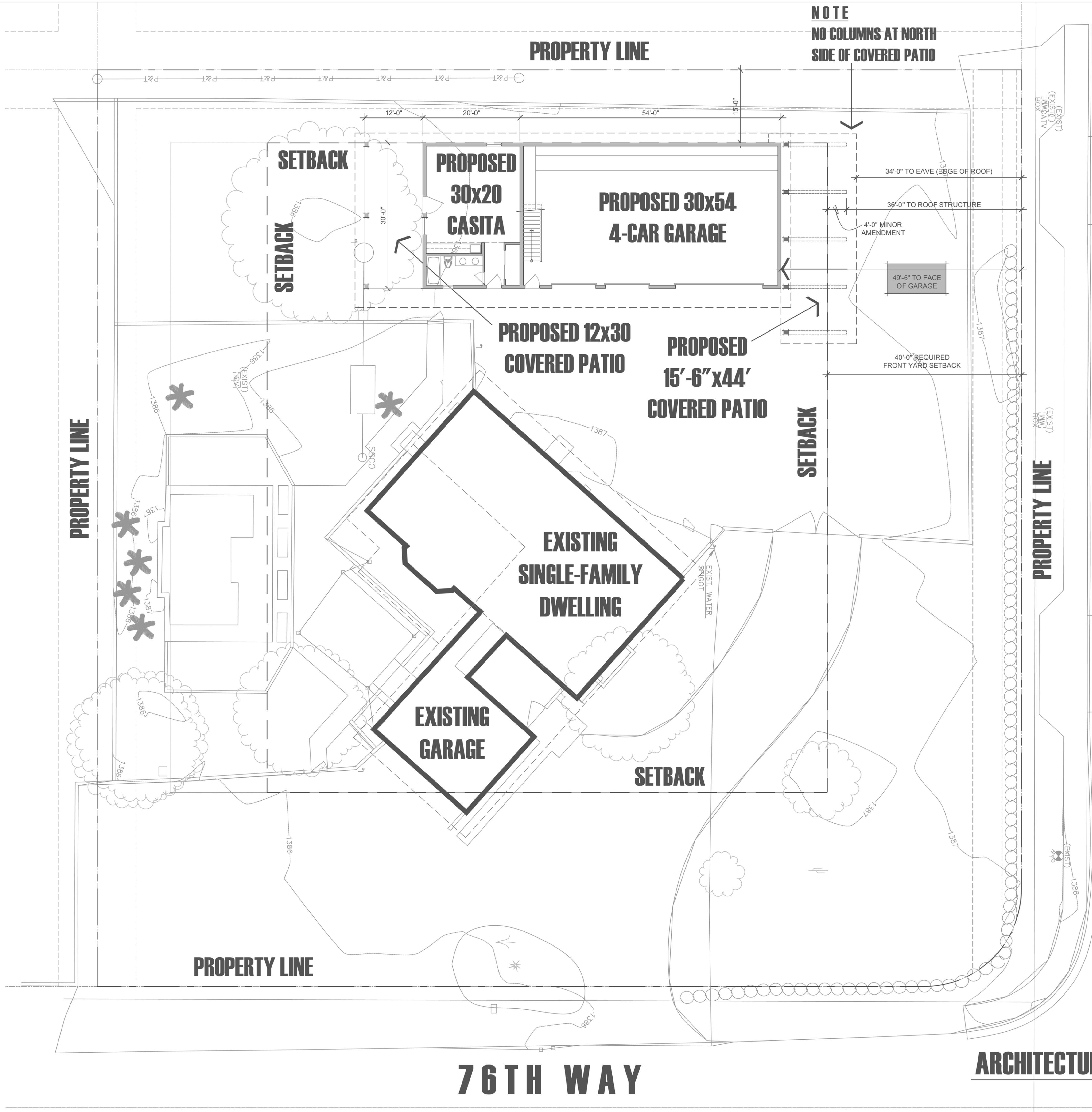

Bailey Grant, Planning and Economic
Development Executive Director/
Zoning Administrator

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Page 2 of 2

Form Revision Date: Nov. 2019



SITE DATA FOR MINOR AMENDMENT
CACTUS ROAD FRONTAGE
REQUIRED FRONT YARD SETBACK: 40 FEET
PROPOSED FRONT YARD SETBACK: 36 FEET
TO FASCIA AT COVERED PATIO
PROVIDED FRONT YARD SETBACK: 49'-6"
TO FACE OF GARAGE
MAX. BUILDING HEIGHT ALLOWABLE 30 FEET
PROPOSED BUILDING HEIGHT
AT GARAGE: AVERAGE OF 21 FEET±
AT COVERED PATIO: 17'-2"±

4-MN-2020
**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**
09/22/2020
DATE

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ARCHITECTURAL SITE PLAN FOR MINOR AMENDMENT
1 INCH = TEN FEET

Issued Date:
AUGUST 19, 2020
Revisions:
1
2
3

New Addition for:
Leslie and Rob Sonders
7655 East Cactus Road
Scottsdale AZ 85260

STEVE JUDGE ARCHITECT pllc
Site Specific • Lifestyle Driven Architecture
480.216.7413 • FB.COM/STEVEJUDGEARCHITECT • STEVEJUDGEARCHITECT@GMAIL.COM

**PRELIMINARY
NOT FOR
CONSTRUCTION**
Seal Expires: 12/31/2020

A1

MINOR AMENDMENT

Issued Date:
AUGUST 19, 2020
Revisions:
1
2
3

New Addition for:
Leslie and Rob Sonders
7655 East Cactus Road
Scottsdale AZ 85260

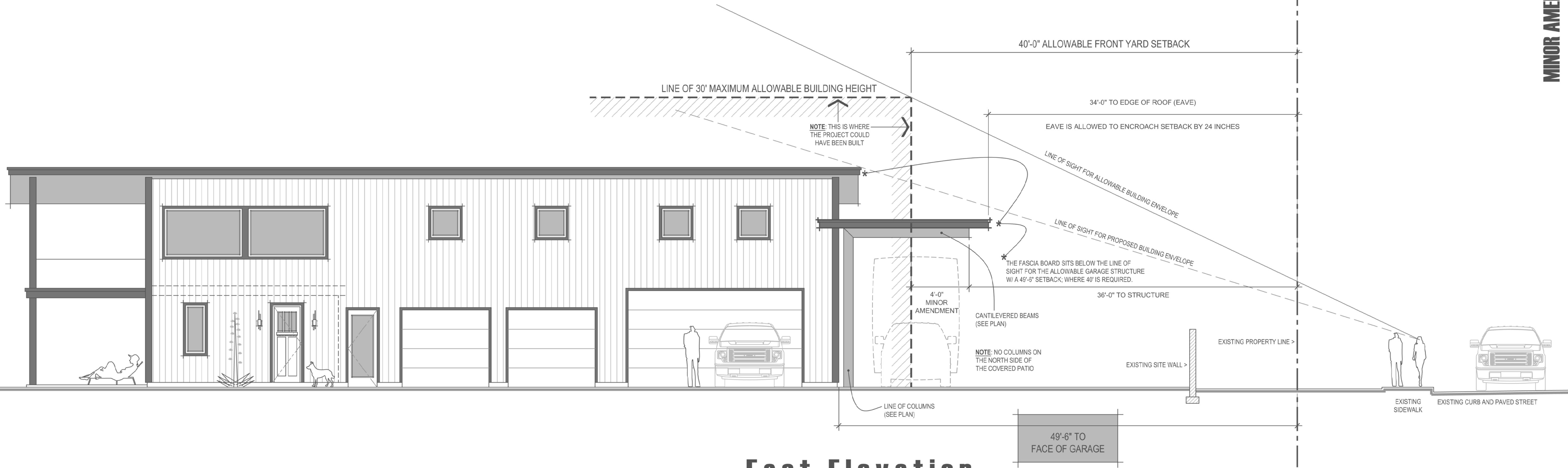
STEVE JUDGE ARCHITECT PLLC
Site Specific • Lifestyle Driven Architecture
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PRELIMINARY
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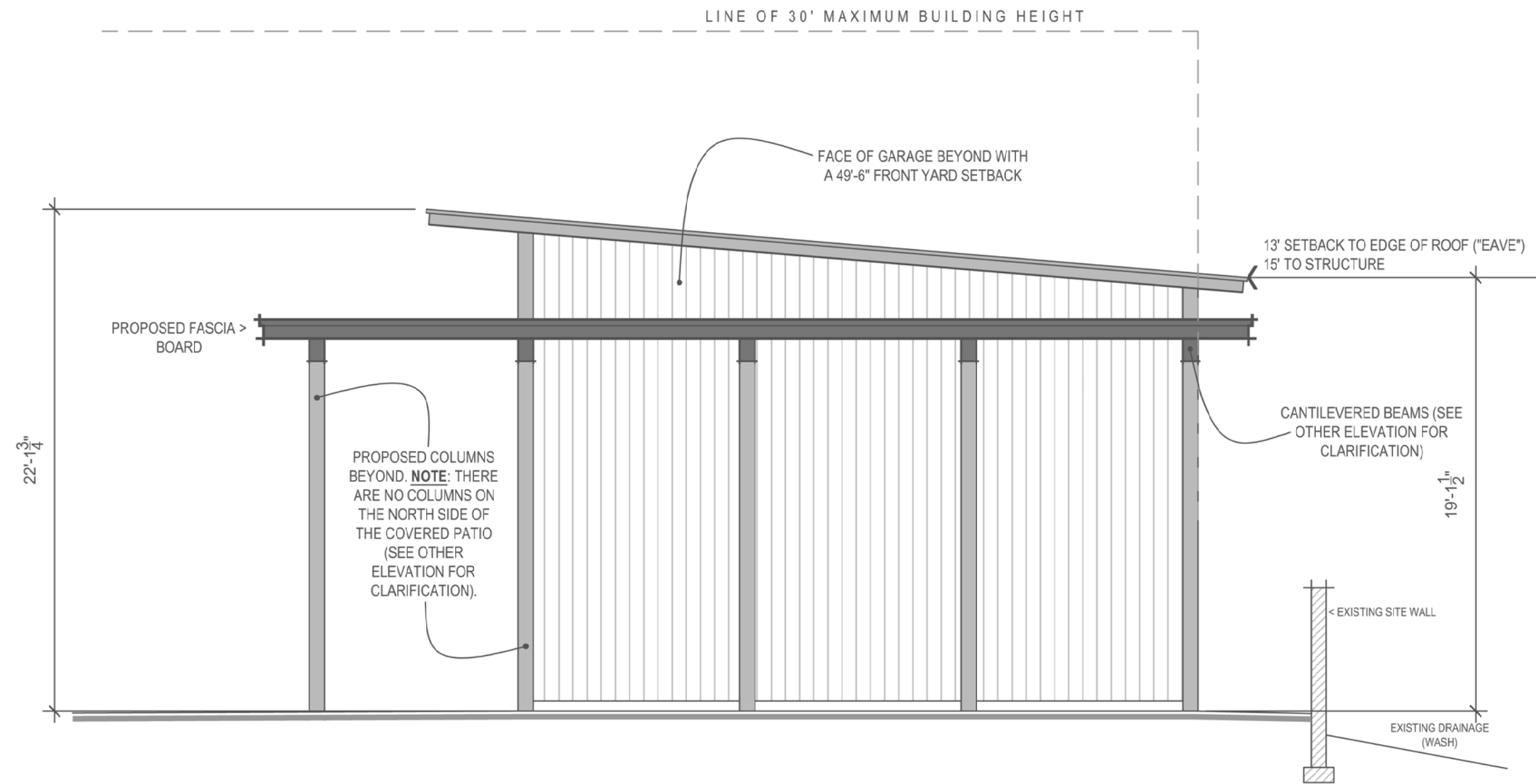
Seal Expires: 12/31/2020

A2

4-MN-2020
08/21/20



East Elevation



North Elevation

4-MN-2020
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

09/22/2020
DATE APPROVED BY

EXTERIOR ELEVATIONS

MINOR AMENDMENT

3/16" = 1'-0"

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City of Scottsdale - Minor Amendment - Application Narrative

Property Address: 7655 East Cactus Rd. Scottsdale AZ 85260

Requirements

Sec. 1.207.E.1 - Minor amendments: In reviewing an application for a minor amendment, the Zoning Administrator shall first determine whether the application meets the definition of a minor amendment set forth in A. above. If the application meets the definition, the Zoning Administrator may grant the minor amendment if he or she determines that it enhances the built environment and would not be materially detrimental to the surrounding areas. In making his or her determination, the Zoning Administrator must find that the following criteria have been met:

1. *That the minor amendment would continue to achieve the purpose of the underlying zoning district.*
2. *That the minor amendment would have no or only negligible visual impact from the street or surrounding properties.*
3. *That the minor amendment would be compatible and in character with existing buildings in the surrounding areas.*
4. *That the minor amendment would not materially impact or limit the use and enjoyment of adjacent properties or properties in the surrounding areas.*
5. *That the minor amendment would not be materially detrimental to the public health, safety or general welfare.*
6. *That the minor amendment represents the only minor amendment granted for the property.*

Type of minor amendment requested

Owner response:

4-foot (10% allowable) front yard minor amendment. (36-foot setback in lieu of a 40-foot setback).

1. *That the minor amendment would continue to achieve the purpose of the underlying zoning district.*

Owner response:

The requested minor amendment does continue to achieve the purpose of the underlying zoning district, which is R1-35 zoning.

2. *That the minor amendment would have no or only negligible visual impact from the street or surrounding properties.*

Owner response:

There is negligible, if any visual impact at all, with the proposed minor amendment request. The clean site lines of a cantilevered RV cover do provide clean, architectural interest. No vertical columns to be constructed within the minor amendment request.

3. *That the minor amendment would be compatible and in character with existing buildings in the surrounding areas.*

Owner response:

This same architectural interest is found all over the City of Scottsdale.

4. *That the minor amendment would not materially impact or limit the use and enjoyment of adjacent properties or properties in the surrounding areas.*

Owner response:

At no point is the requested setback minor amendment request a determinant to the persons residing or working in the area. The minor amendment request would only be granted and utilized behind a block wall fence. The future garage will be constructed with the complementing color and architectural style as the existing residence. Which will enhance the overall appeal of the area.

5. *That the minor amendment would not be materially detrimental to the public health, safety or general welfare.*

Owner response:

At no point is the requested minor amendment a determinant to the persons residing or working in the area.

6. *That the minor amendment represents the only minor amendment granted for the property.*

Owner response:

This minor amendment request represents the only minor amendment granted for the property.

Thank you,
Robert F. Sonders

Robert F and Leslie E Sonders
rob@sonders.com
720.530.0567

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: Sonders Residence Barn - Minor Amendment

Property's Address: 7655 East Cactus Rd Scottsdale AZ 85260

Property's Current Zoning District Designation: R1-35

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: Sonders Family Trust	Agent/Applicant:
Company:	Company:
Address: 7655 East Cactus Rd Scottsdale AZ 85260	Address:
Phone: 720.530.0567 Fax:	Phone: Fax:
E-mail: sonders@sonders.com	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.

Robert Sonders Digitally signed by Robert Sonders
Date: 2020.08.19 12:50:07 -07'00'

Owner Signature

Agent/Applicant Signature

Official Use Only

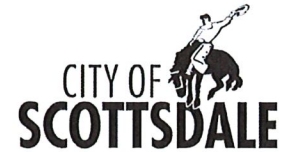
Submittal Date:

Development Application No.:

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Minor Amendment (MN) Development Application Checklist



Digital Submittal:

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.

Project No.: 645 -PA- 2020 Key Code: 663B1
Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

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 deemed incomplete until all items have been submitted. A Development Application is not complete until it is verified that the application meets the minimum submittal requirements for review and the application fee has been processed.

In addition to the items on this checklist and 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:

- Requirements specified in the Plan & Report Requirements for Development Applications Checklist; and
- Design Standards & Policies Manual; and
- Requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- Stipulations, including any additional submittal requirements identified in the stipulations, of any Development
- Application approved that this application is reliant upon; and
- The city's design guidelines.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator.

Name: Jeff Barnes Phone Number: 480-312- 2376 Coordinator e-mail: jbarnes @scottsdaleaz.gov

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. Visit the city's Planning & Development Services Records Department for assistance: <https://www.scottsdaleaz.gov/planning-development/records>.

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 type="checkbox"/>	1. Minor Amendment Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>170.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be reviewed under the Standard Application Review methodology.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. 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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Minor Amendment Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	7. Homeowners/Property Owners Association Approval (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Request for Site Visits and/or Inspections Form (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Public Participation Step 1: Complete Neighborhood Notification Mail Neighborhood Notification 1st Class Letter to property owners & HOAs within 300 feet, and to the City project coordinator within 10 calendar days after formal application submittal (include the following information): <ul style="list-style-type: none"> ○ Project request and description ○ Case number (xx-MN-xxxx) ○ Project location (street address) ○ Size (e.g. Square Footage of Lot) ○ Zoning ○ Conceptual site plan/elevations ○ Applicant and City contact names and phone numbers Step 2: Complete and include a Neighborhood Involvement Report with application submittal The Report shall include: <ul style="list-style-type: none"> A. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including: <ol style="list-style-type: none"> 1. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs) 2. The dates contacted, how they were contacted, and the number of times contacted 3. Copies of letters or other means used to contact neighbors, and HOAs; along with copies of all comments, letters, and correspondence received 4. The substance of the comments, issues, concerns and problems Step 3: City will provide other public notification including: <ul style="list-style-type: none"> • Posting case information on the city website • Posting on social media
		9. Request for Neighborhood Group Contact information (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	10. Existing Conditions Photo Exhibit <u>See attached 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 type="checkbox"/>	12. Application Narrative Addressing Sec. 1.207.E.1 criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Site Plan <ul style="list-style-type: none"> • Indicate the specific portion of the property affected by the minor amendment; and, indicate dimensions of structures, as well as any required and proposed setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Elevations <ul style="list-style-type: none"> • Indicate the proposed changes to the existing building
<input type="checkbox"/>	<input type="checkbox"/>	15. Results of ALTA Survey


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Minor Amendment Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	16. Other: <hr/> <hr/> <hr/>
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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.
		17. Notify your coordinator by email after you have completed your submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	19. Submit all additional items that are required pursuant to the stipulations of any other Development Application upon which this application is reliant.
		20. If you have any questions regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): <u>Jeff Barnes</u> Phone Number: <u>480-312-2376</u> Coordinator e-mail: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>8/18/2020</u> 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: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> 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

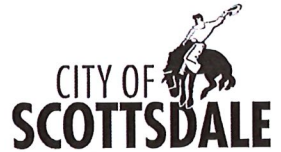
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Development Application Process

Enhanced Application Review

Zoning Minor Amendment (MN)

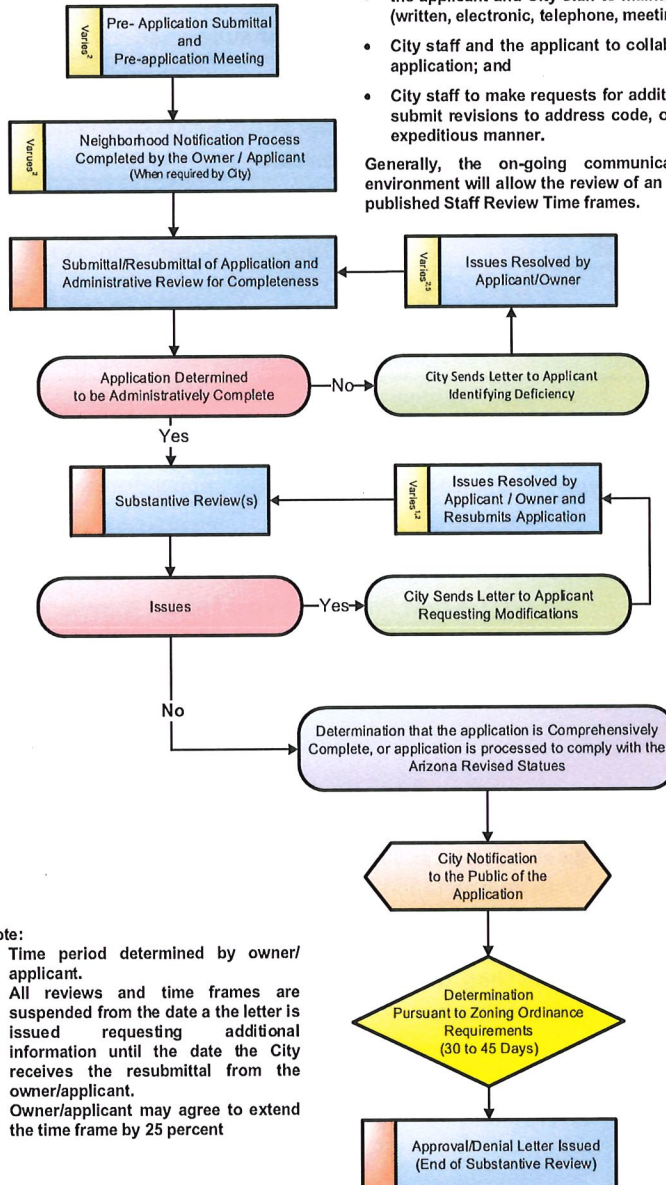


Enhanced Application Review Methodology

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.



Note:

- Time period determined by owner/applicant.
- All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
- Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews and Determination in This Time Frame ^{2,3}	

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