

Neighborhood Notification Delivery

Project Number: 3-MN-2022

Project Address: 5265 N Woodmere Fairway, Scottsdale, AZ 85251

The attached letter and site survey was mailed to the neighbors within 300 feet of our property line. This was mailed out on **March 30, 2022**. Please see attached list of 22 homeowners as well as the receipt for postage.

Please let me know if there is anything else needed to complete the minor amendment.

Thank you,

A handwritten signature in black ink, appearing to be 'Sapna', written over a horizontal line.

Sapna Kochuparambil

480.861.4033

sapna@1rhmc.com

Neighborhood Notification of Minor Amendment Application

Project Number: 3-MN-2022
Project Address: 5265 N Woodmere Fairway, Scottsdale, AZ 85251
Lot Size: 11,775 sq ft
Zoning: R1-10
Property Owners: Sapna Kochuparambil & James Herrera: 480-861-4033
City Contact: Bryan Cluff: 480-312.2258

Hello Neighbor!

My name is Sapna Kochuparambil. My husband and I purchased the property listed above in November 2021. We haven't moved in yet as we are planning to renovate it before we do move in as we have a 11-month-old.

You are receiving this notification because we are requesting a minor amendment and are required to notify neighbors within 300 feet of our property line.

Through this process we have found that this home is legal non-conforming due to the northwest corner of the property is within the 30-foot setback.

Per Sec.1.1304 of the Code of Ordinance we cannot make certain alterations unless we bring the non-conforming aspect of this home into code. One of the items we want to change with the home is the roof line; we would like to bring the walls from 8 feet to 10 feet. The ordinance does not allow the height of any portion of the dwelling to increase.

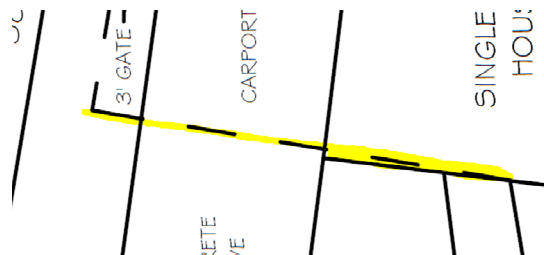
A survey was conducted in January 2022 showing that we are 2 feet within the setback. Instead of moving the front wall of our home to bring it into code, we are requesting a minor amendment since the home is less than 3 feet within the setback. We do meet the requirements of a minor amendment Sec. 1.207 of the Code of Ordinance as the 2 feet encroachment is less than 10% change of the setback requirement of 30 feet. We feel that we meet all necessary criteria of a minor amendment:

- Home will continue to achieve the purpose of the underlying zoning district.
 - This will still be a residential property.
- Home will have no or only negligible visual impact from the street of surrounding areas.
 - We are changing the façade and roof height – but only to improve the home.
- Home would be compatible and in character with existing buildings in the surround areas.
 - Home will be updated just as many in the neighborhood have updated/renovated.

- Home will not materially impact or limit the use and enjoyment of adjacent properties or properties in the surrounding areas.
 - This amendment would have no impact on anyone as it will keep the property line where it has been since 1968.
- The home would not be materially detrimental the public health, safety, or general welfare.
 - This amendment will not be detrimental to anyone as it is to keep the property line where it has been since it was built.
- This is the only minor amendment requested, and we understand that no other minor amendment will be requested in the future. This is only being requested due to the legal nonconformity of the property so that we can bring it into legal conformity.

We are hoping this will be granted as several homeowners in the neighborhood have increased the height of their roofs as well as the fact that the location of this property has not moved since it was built in 1968. We do not plan to encroach anymore into the setback, we are just trying to keep it as is.

Here is a snip of the survey, where we are within the setback. Full survey is attached.



Please either contact me or Bryan Cluff: 480.312.2258 at the City of Scottsdale Planning Office if you have any questions or concerns about this minor amendment being granted by the city.

Thank you for your time,

Sapna Kochuparambil

sapna@1rhmc.com

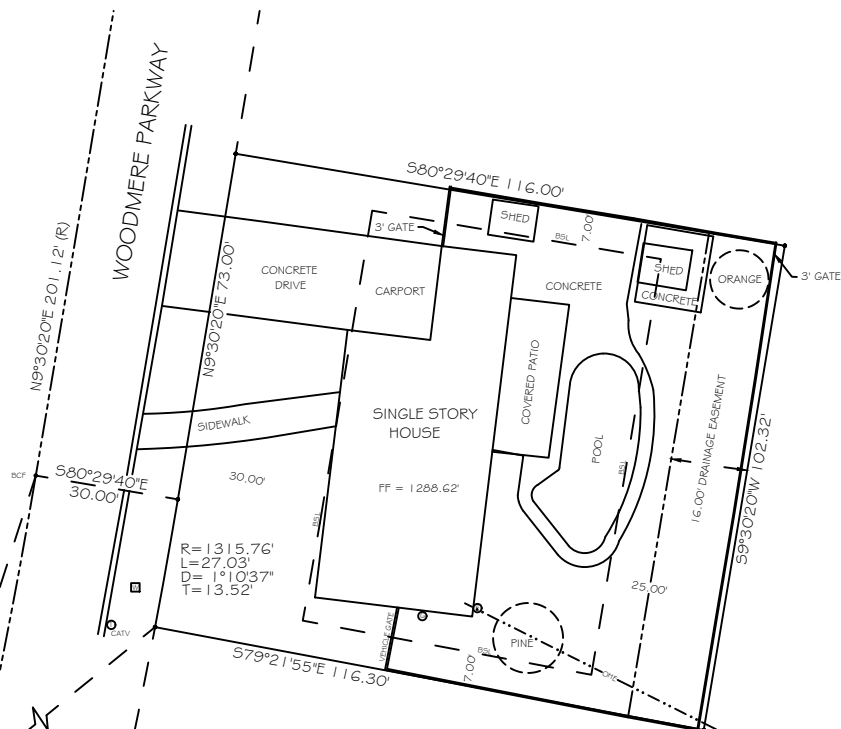
480.861.4033



FND. BRASS CAP IN HANDHOLE @
SCOTTSDALE RD. & CHAPARRAL RD.
SWC SEC. 14, T.2N., R.4E.
ELEV. 1289.12' NAVD 88

55°05'63"W 2951.55'

R=1285.76'
L=249.22'
D=11°06'20"
T=125.00'



LOT 64, VISTA BONITA 3A, BOOK 86
OF MAPS, PAGE 12.
APN 173-16-023
SW $\frac{1}{4}$ SEC. 14, T2N, R4E

TOPOGRAPHIC POINTS
106-157, 160-224, 230, 232.

ALL CORNERS 1/2" IP W/WASHER RLS 33319



SCOTTSDALE HOPI
8790 E VIA DE VENTURA
SCOTTSDALE, AZ 85258-9998
(800)275-8777

03/30/2022

09:11 AM

Product	Qty	Unit Price	Price
Mail Pickup	1		\$0.00
Tracking #: 9207 1902 3589 0900 0014 8986 04			
US Flags Bklt/20	1	\$11.60	\$11.60
PurpleHeartMedal	2	\$0.58	\$1.16

Grand Total: \$12.76

Credit Card Remitted \$12.76
Card Name: VISA
Account #: XXXXXXXXXXXXX2215
Approval #: 03164C
Transaction #: 170
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CHASE VISA

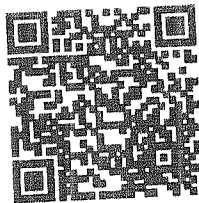
Every household in the U.S. is now
eligible to receive a second set
of 4 free test kits.
Go to www.covidtests.gov

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 037662-0632
Receipt #: 840-58520046-1-4441090-1
Clerk: 21

Neighborhood Notification Contact List

APN	Owners Name	Site Address	Zip Code
173-16-019A	Dave & Michelle Reagan	5235 N WOODMERE FAIRWAY	85250
173-16-020A	Louise Webb	5241 N WOODMERE FAIRWAY	85250
173-16-037	Sheri Heitner Anderson	5242 N WOODMERE FAIRWAY	85250
173-16-021	Mark & Li Mahalik	5249 N WOODMERE FAIRWAY	85250
173-16-036	Carol & Weldon Minchew	5252 N WOODMERE FAIRWAY	85250
173-16-022	Greg & Cecil Chapman	5257 N WOODMERE FAIRWAY	85250
173-16-035	Scott Dusenberry	5262 N WOODMERE FAIRWAY	85250
173-16-034	Ralph Kimball & Laura Stiglin	5272 N WOODMERE FAIRWAY	85250
173-16-024	Evelyn Dutra	5273 N WOODMERE FAIRWAY	85250
173-16-025	Jack & Carol Erickson	5301 N WOODMERE FAIRWAY	85250
173-16-029	Eric & Jenna Bengson	5302 N WOODMERE FAIRWAY	85250
173-16-026	Grace Colosimo	5311 N WOODMERE FAIRWAY	85250
173-16-028	Bridget Lindfelt	5314 N WOODMERE FAIRWAY	85250
173-16-027	Sauer-Goldberg	5317 N WOODMERE FAIRWAY	85250
173-16-032	Rabban Family	7501 E SAGE DR	85250
173-16-033	Djordjevic & Dobrilla Zoran	7515 E SAGE DR	85250
173-16-030	Chuck & Mary Sue Lotzar	7520 E SAGE DR	85250
173-25-832A	Kenney Dale	7601 E PLAZA AVE	85250
173-25-848A	Janet Henson	7603 E BONNIE ROSE AVE	85250
173-25-847A	Philip Hickerson	7604 E PLAZA AVE	85250
173-25-833A	Aleka Nichele	7605 E PLAZA AVE	85250
173-25-846A	Thomas Mahalik	7608 E PLAZA AVE	85250