

**MINOR AMENDMENT APPLICATION NARRATIVE**  
**PROJECT NO: 4-MN-2022**  
**PROJECT NAME: LEBLANC RESIDENCE MINOR AMENDMENT**  
**ADDRESS: 6275 E GARY RD, SCOTTSDALE, AZ 85254**  
**ZONING: R1-35**

**Type of Minor Amendment Requested:**

10% reduction (four feet) of Front Yard Setback from 40' to 36'

**Criteria:**

- a. *That the minor amendment would continue to achieve the purpose of the underlying Zoning district.*  
We believe that granting us the 4' reduction in the setback from 68th St would have little effect and will be virtually unnoticed and preserve the underlying purpose of the Zoning district's set back requirements.
- b. *That the minor amendment would have no or only negligible visual impact from the street or surrounding properties.* As mentioned above we believe it would be virtually impossible to notice the 4' reduction from 68th St., Gary Rd. or surrounding properties.
- c. *That the minor amendment would be compatible and in character with existing buildings in the surrounding areas.* Per provided sample elevations the structure will mirror the existing house and city approved and permitted previous additions
- d. *That the minor amendment would not materially impact or limit the use and enjoyment of adjacent properties or properties in the surrounding areas.* Our home is the SW corner of the Gary Rd. & 68th St. intersection. Since our proposed roof over our outdoor kitchen is on the east end of our home, the nearest neighbor adjacent to us is across 68th St. or over 100 ft. away from the proposed roof structure. Our neighbors are literally not affected by this addition and have no objections whatsoever.
- e. *That the minor amendment would not be materially detrimental to the public health, safety or general welfare.* Our proposed roof over our existing outdoor kitchen can in no way affect public health, safety or general welfare.
- f. *That the minor amendment represents the only minor amendment granted for the property.*  
We are only requesting this one minor amendment which will be the one and only amendment we are aware of during our ownership dating back to 2017.

Please let us know if you need any other assurances.



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