



Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

August 8, 2022

Denisa Istrate and Daniel Istrate
Kontexture, LLC
3334 N 20Th St
Phoenix, AZ 85016

Re: 547-PA-2022
6-BA-2022
Igna Residence - Accommodation

Dear Denisa Istrate and Daniel Istrate,

This letter is to advise you that the Disability Accommodation referenced above was approved at the August 3, 2022, Board of Adjustment meeting.

Enclosed is a copy of the signed Board of Adjustment Decision – Zoning Ordinance Variance form for your records. **You will need to provide a copy of this form as Proof of Variance to obtain the permits/approvals required to proceed with your project.**

For more information on fees and where to file a special action, visit www.clerkofcourt.maricopa.gov or contact the Clerk of the Superior Court at (602) 37-CLERK.

This information is intended only for your informational use and does not constitute legal advice. Those who wish to file a special action may wish to retain counsel.

If you have any questions, please feel free to call me at 480-312-4213.

Sincerely,

Nicole Garcia
Associate Planner



Board of Adjustment Decision

Zoning Ordinance Variance

Variance Request

Case Numbers: 547-PA-2022 / 6-BA-2022

Project Name: Igna Residence - Accommodation

Location: 7512 E Larkspur Dr

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Section of the Zoning Ordinance to be varied: 5.402.A.1 (and Table 5.102. by reference)

Scottsdale Ordinance Requires: A care home shall not be located within twelve hundred (1200) feet, measured from lot line to lot line, of another care home.

Applicant's Request: Request by owner of an existing care home for a disability accommodation to the City of Scottsdale Zoning Ordinance, Section 5.402.A.1 (and Table 5.102. by reference) to reduce the required buffer between care homes to allow for an expansion of approximately 1,892 sq. ft. for a property with Single-family Residential Planned Community district (R1-10 PCD) zoning located at 7512 E. Larkspur Drive.

- **Amount of Variance:** The applicant is requesting a reduction of 550 feet, which would allow the care home to be located 650 feet of another care home.

Expiration Date (Per Section 1.804E):

Board of Adjustment Decision

Hearing Date:

☒ Approved
☐ Denied
☐ Other:

☐ Approved with Stipulation(s):
☐ Continued to:


Chair Signature