

Application Narrative

To Whom It May Concern,

I am currently the owner of the Sweetwater Assisted Living located at 7924 E Sweetwater Ave, Scottsdale, AZ 85260. When I purchased the home in late 2017, the home located on the site was low ceiling, single story 2,800 square foot eyesore, which was built in the 1960s. Originally, we were planning of doing a remodel and moving into the home to live with my family. Shortly thereafter, some elderly friends were no longer able to live on their own and needed to be supervised in their day to day living. Indirectly, I saw what they had to go through to find the proper accommodations for their living situation and I realized that there is an extensive need for people who are able and willing to provide care for our elderly population. Additionally, my own parents and in-laws are fast approaching an age where they may need to have supervisory care for themselves. Due to this, we researched the process and decided to start a care home. We realized that as the aging baby boomer population grows older, the need for housing and care for persons with disabilities and failing health will grow substantially.

We submitted plans to rebuild the home at 7924 E Sweetwater to establish a world class care home that would provide top notch care for people with disabilities. This includes people who are suffering from dementia or Alzheimer's, Parkinsons, and/or physical paralysis among many other afflictions.

In June of 2021, we opened our doors to Sweetwater Assisted Living. Through word-of-mouth referrals and our excellent staff and service, we were able to fill up to capacity.

Being that we are only able to provide care to 10 residents, we are at capacity and are heartbroken every time we must tell a family that we are not able to accept their mom or dad as a resident in our care home. We started looking for other ways to accommodate these requests.

We were able to get a home right down the street from our current care home which currently is in the same condition of the home that was originally located at 7924 E Sweetwater. We envisioned that we could transform the neighborhood by turning that property around and improving it just like we have done for the property at 7924 E Sweetwater.

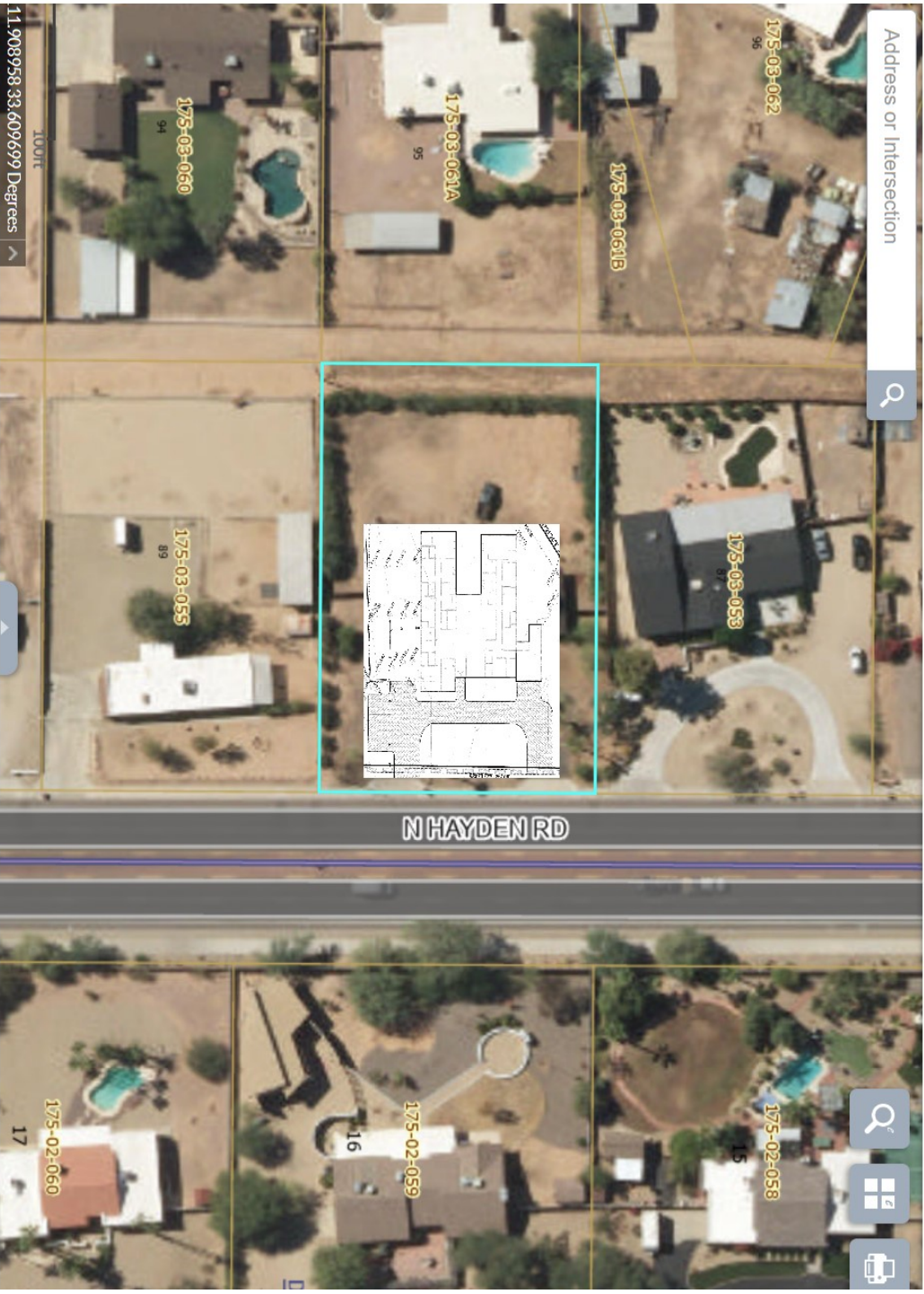
By rebuilding that property into a care home, we can realize that we can provide a substantial benefit for the disabled persons looking for housing in the neighborhood, the neighboring homes and neighborhood, and also for the City of Scottsdale.

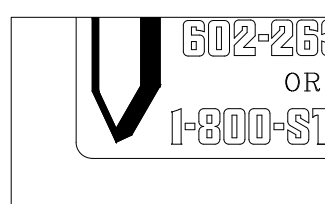
Justification for Disability Accommodation

1. I am submitting the disability accommodation request on behalf of my residents whom I have to turn away due to not having sufficient space to accommodate them at my home at 7924 E Sweetwater. These individuals are afflicted by various disabilities with no regard to race, color, creed or religion. We do not discriminate in any aspect with our residents, but we are limited by our capacity at Sweetwater Assisted living and therefore are looking to accommodate them at 13440 N Hayden.
2. This accommodation is necessary so that all of the disabled residents who are seeking to be housed at Sweetwater Assisted living and cannot be due to capacity issue, can now be accommodated here.
3. When viewing the map that shows every existing care home and the radius required by the current code, the area appears to be fully covered. We then have requests from individuals and couples who are looking for a care home in the area but cannot find adequate care and accommodations. Due to this, we are looking to build a home and provide a similar living experience for them to be able to enjoy the proper housing in the area they are looking to reside in.
4. This requested accommodation does not alter the nature and purpose of the zoning ordinance. The home that we are looking to build on this location will not look other than residential in nature and appearance. Additionally, it would in fact look significantly better than the current home that is on the site and the neighboring properties as well.
5. The requested accommodation will not impose any undue financial or administrative burden on the city. Per our experience, the new building will result in a positive financial gain for the city as the property taxes will increase substantially. Furthermore, we are prepared to initiate a positive change in the neighborhood and be a good neighbor in the City of Scottsdale where we call home.

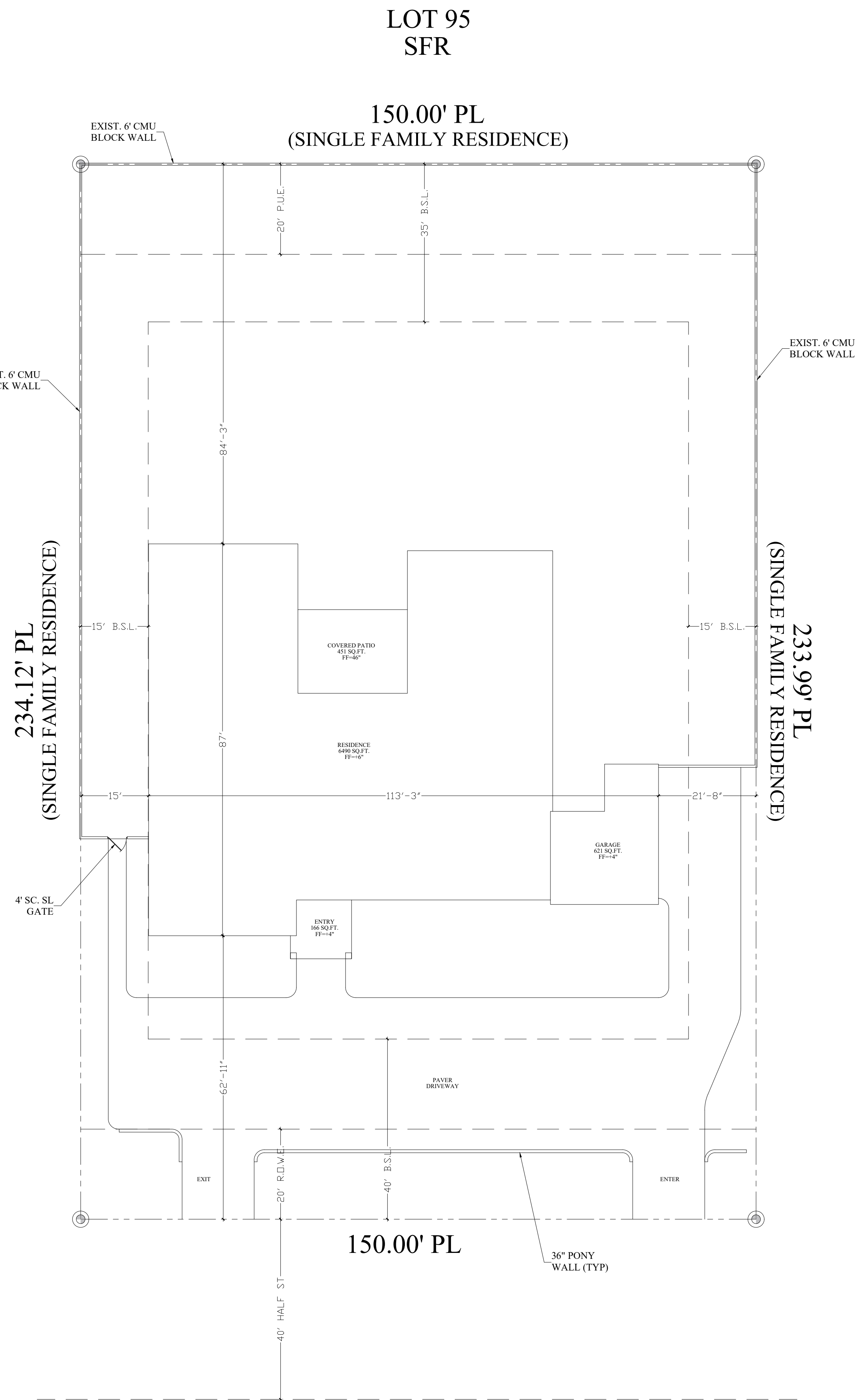
Furthermore, we are prepared to comply with all building and fire codes and as previously mentioned, the requested accommodation will not result in any direct threat to the health and safety of any individuals or any properties in the area. The plans we have for the property will be a net positive for the neighbors, the City, and all the residents that we will be able to provide a home for.

Address or Intersection



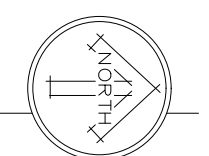


LOT 89
SFR



LOT 87
SFR

SITE MAP
SCALE: 1/8" = 10'-0"



PROPERTY INFORMATION
 OWNER: SAM MATACHE
 ADDRESS: 13340 N. HAYDEN RD
 SCOTTSDALE, AZ 85260
 LOT#: 88 of PARADISE VALLEY RANCHO
 APN: 175-03-054
 LOT AREA: 35,110 SQ.FT.
 ZONING: R1-35
 JURISDICTION: CITY OF SCOTTSDALE
 QUARTER SECTION (QS): 14 3N 4E
 CONSTRUCTION TYPE: V8
 SPRINKLERS: NO
 STORIES: SINGLE STORY

SQUARE FOOTAGE SUMMARY	
TOTAL LOT SIZE:	35110 S.F.
TOTAL HOUSE:	7728 S.F.
LIVABLE:	6490 S.F.
PORCH:	166 S.F.
PATIO:	451 S.F.
GARAGE:	621 S.F.
PROPOSED STRUCTURE:	0 S.F.
TOTAL UNDER ROOF:	7728 S.F.
TOTAL LOT COVERAGE:	22%
LOT COVERAGE ALLOWED:	60%

FINISHED FLOOR NOTE:
 THIS ADDITION WILL BE CONSTRUCTED AT THE FINISH FLOOR ELEVATION OF THE EXISTING HOME. THE FINISH FLOOR AT THE REAR DOOR WILL BE A MINIMUM OF 4" ABOVE THE EXISTING GRADE IN THE REAR YARD. ALL EXISTING LANDSCAPE WILL SLOPE AWAY FROM NEW IMPROVEMENTS.

GENERAL NOTES:
 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SCOTTSDALE. CITY OF SCOTTSDALE APPROVED PLAN AND PERMIT SHALL BE ON SITE AT ALL TIMES. NO REVISIONS OR MODIFICATIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE CITY OF SCOTTSDALE.

PROJECT DESCRIPTION:
 CONSTRUCTION OF A SINGLE STORY RESIDENCE W/2 CAR GARAGE. CONSTRUCTION IS CONVENTIONAL FRAMING W/STUCCO EXTERIOR & FLAT BUILT UP ROOF.

GRADING AND DRAINAGE NOTES:
 A FINISH FLOOR ELEVATION CERTIFICATE SHALL BE PROVIDED BY THE REGISTRANT, TO THE FIELD INSPECTOR PRIOR TO THE ROUGH FRAME INSPECTION. THE MINIMUM FINISH FLOOR ELEVATION SHOWN IS SAFE FROM A 100 YEAR FLOOD OF THE STORM WATER POLICIES AND STANDARDS MANUAL. A SEPARATE PERMIT IS REQUIRED FOR ANY WORK IN A MARICOPA COUNTY RIGHT-OF-WAY.

- CITY OF SCOTTSDALE BUILDING CODES**
- 2021 International Building Code
 - 2021 International Residential Code
 - 2021 International Plumbing Code
 - 2021 International Mechanical Code
 - 2021 International Fuel Gas Code
 - 2021 International Green Construction Code (Optional)
 - 2021 International Energy Conservation Code (Optional)
 - 2021 International Existing Building Code
 - 2020 National Electric Code

Revisions

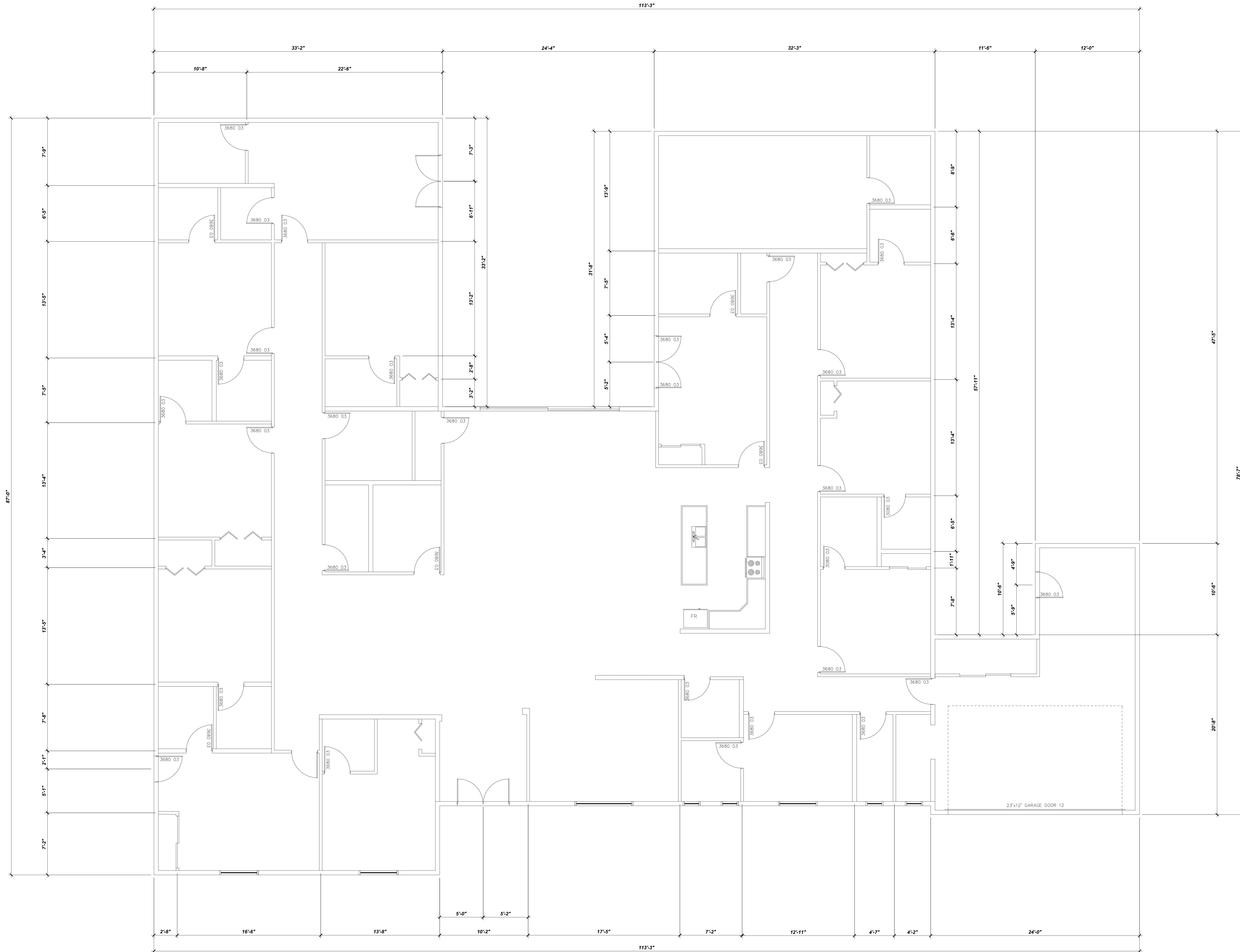
KJ Drafting Services, LLC.
 plan it before you build it
 EMAIL: KJOYNER.066@GMAIL.COM
 PHONE: (480)756-1143

HAYDEN HOME CARE
 13340 N. HAYDEN RD
 SCOTTSDALE, AZ 85260
 APN: 175-03-054

Designed by:
KEVIN JOYNER
 Drawn by:
KEVIN JOYNER
 Checked by:

Scale:
3/32" = 1'0"
 Date:
09.05.2024
 Sheet:

SITE



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- NEW EXTERIOR WALL - 2X6 CONVENTIONAL FRAMING W/R-16 FOAM INSULATION
- NEW INTERIOR WALL - 2x6 CONVENTIONAL FRAMING @ 16" O.C. W/R-16 FOAM INSULATION-FIRE RATED
- NEW INTERIOR WALL - 2x4 CONVENTIONAL FRAMING @ 16" O.C.

- FLOOR PLAN NOTES**
- REFER TO GENERAL NOTES AND SPECIFICATIONS (SHEET "C") FOR ADDITIONAL NOTES AND INFORMATION.
 - STUD WALLS: (IRC SECTION R602) EXTERIOR WALLS = 5-1/2" (2X6) @ 16" O.C. INTERIOR BRG WALLS = 3-1/2" (2X4) @ 16" O.C. INTERIOR NON-BRG WALLS = 3-1/2" (2X4) @ 24" O.C. UNLESS NOTED OTHERWISE
 - ALL WOOD PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD IRC SECTION R403.1.6
 - SLOPE LANDINGS AT DOORS A MAXIMUM OF 1/4" P.F.
 - THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED WITH A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL PER IRC SECTION R312
 - A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL, OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL. THIS HOUSE WILL NOT HAVE ANY NATURAL GAS. THIS WILL BE AN ALL ELECTRIC HOUSE
 - ALL CRIBBING SHALL BE 16" O.C. MAX W/8D NAILING @ 6" O.C. IN FIELD & 4" O.C. @ EDGES.
 - ALL DOORS AND WINDOWS ADJACENT TO AND ACTING AS A BARRIER BETWEEN THE EXISTING SWIMMING POOL SHALL COMPLY WITH IRC AG 105.1 POOL BARRIERS - AMENDED, IRC R308.4 ITEM 9, AND CITY OF PHOENIX BARRIER ORDINANCE.
 - ALL DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED & EQUIPPED WITH A SELF-CLOSING DEVICE.
 - SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS, SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF A BEDROOM, SEE ELECTRICAL PLAN.
 - CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREAS IN THE VICINITY OF THE BEDROOMS, SEE ELECTRICAL PLAN.
 - ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 58% OF THE FLOOR AREA OF SUCH ROOMS.

Revisions

No.	Description

KJ Drafting Services, LLC.
 plan it before you build it
 EMAIL: KJOYNER.066@GMAIL.COM
 PHONE: (480)756-1143

HAYDEN HOME CARE
 13340 N. HAYDEN RD
 SCOTTSDALE, AZ 85260
 APN: 175-03-054

Designed by:
 KEVIN JOYNER
 Drawn by:
 KEVIN JOYNER
 Checked by:
 Scale:
 1/4" = 1'-0"
 Date:
 09.05.2024
 Sheet:

A2

















55711755





13217 N 79th St



8014 E Sharon Dr



13414 N 79th St

