



## Planning and Development Services

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

March 7, 2025

Tim Baze  
Tim Baze  
5680 North 74th Place  
Scottsdale, AZ 85250

Re: 999-PA-2024  
3-BA-2025  
The Baze Residence

Dear Tim Baze,

This letter is to advise you that the following variance requests were approved at the March 5, 2025 Board of Adjustment meeting.

**Request #1:** *Reduce front setback from 35' to 30' along N 74<sup>th</sup> Street (west)*

**Request #2:** *Reduce front setback from 35' to 30' along N 74<sup>th</sup> Place (east)*

**Request #3:** *Reduce rear setback from 30' to 29' along the south property line*

This letter is also to advise you that the variance request referenced below was denied at the March 5, 2025, Board of Adjustment meeting. Enclosed is a copy of the signed Board of Adjustment Decision – Zoning Ordinance Variance form for your records.

**Request #4:** *Variance to allow an accessory building to be located within a required front yard*

- 14'-2" from E. San Miguel Avenue
- 11' from N. 74th Street

Please speak with your project coordinator about other potential options available to possibly remedy your situation.

In addition, per Section 1.807. of the Zoning Ordinance, "Any person aggrieved by a decision of the Board of Adjustment, or any taxpayer, city officer or department affected by a decision of the Board, may appeal the Board's decision to Superior Court at any time within thirty (30) days after the Board has rendered its decision."

The special action is filed as a civil matter at the Court Clerk's office counters at the following locations:

Downtown Phoenix: 201 W. Jefferson  
Southeast Campus (Mesa): 222 E. Javalina

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

*NOTE: 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.*

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If you have any questions, please feel free to call me at 480-312-2515.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Dobson". The signature is fluid and cursive, with the first name "Andrew" and last name "Dobson" clearly distinguishable.

Andrew Dobson  
Associate Planner