

From: [Morrison, Adam](#)
To: [Kelly, John](#)
Subject: Fw: Case-1-BA-2025
Date: Tuesday, April 1, 2025 8:20:15 AM
Attachments: [Outlook-lw5cgrf2.png](#)

Hi Jack,

Here is another piece of public comment for 1-BA-2025, thank you.



PLANNING & DEVELOPMENT
Adam Morrison | Associate Planner
7447 E. Indian School Rd, Ste 105
Scottsdale, AZ 85251

From: john jeffrey <jjef359169@yahoo.com>
Sent: Monday, March 31, 2025 7:55 PM
To: Morrison, Adam <amorrison@scottsdaleaz.gov>
Cc: athompson6226@gmail.com <athompson6226@gmail.com>
Subject: Case-1-BA-2025

External Email: Please use caution if opening links or attachments!

This letter is in reference to case #1-BA-2025.

Mr. Thompson lives directly across from us and I have been aware of the plans for moving his garage. Our neighborhood has been undergoing a great deal of remodeling and renovation over the last several years, this project would fall in line with that. I don't foresee any reason to object to the project as the impact should be minimal to sightlines and design of the home. I therefore am supportive of this and am available if you have any questions for me. Thanks for your time.

John Jeffrey

From: [Morrison, Adam](#)
To: [Kelly, John](#)
Cc: [Cluff, Bryan](#)
Subject: Fw: Athompson6226@gmail.com
Date: Monday, March 31, 2025 1:34:13 PM
Attachments: [Outlook-m51elsuy.png](#)

Hi Jack,

Here is a second additional public comment I received, thank you.



PLANNING & DEVELOPMENT
Adam Morrison | Associate Planner
7447 E. Indian School Rd, Ste 105
Scottsdale, AZ 85251

From: JUDY NOLTE <jnolte@cox.net>
Sent: Monday, March 31, 2025 1:18 PM
To: Morrison, Adam <AMorrison@scottsdaleaz.gov>
Subject: Athompson6226@gmail.com

External Email: Please use caution if opening links or attachments!

To: Mr. Morrison, City of Scottsdale

My name is Paul Nolte, I live at 11828 North 67th Street, (480) 734-4354, just to the north of Alan Thompson's house. I don't have any issues with him building a garage and getting a variance for the setback.

From: [Morrison, Adam](#)
To: [Kelly, John](#)
Cc: [Cluff, Bryan](#)
Subject: Fw: Case-1-BA-2025
Date: Monday, March 31, 2025 1:31:56 PM
Attachments: [Outlook-0jlupn45.png](#)

Hi Jack,

Here is additional public comment that I received, thanks.



PLANNING & DEVELOPMENT
Adam Morrison | Associate Planner
7447 E. Indian School Rd, Ste 105
Scottsdale, AZ 85251

From: Gary <Gary@bcwwinc.com>
Sent: Monday, March 31, 2025 12:59 PM
To: Morrison, Adam <AMorrison@scottsdaleaz.gov>
Cc: Athompson6226@gmail.com <Athompson6226@gmail.com>
Subject: Case-1-BA-2025

External Email: Please use caution if opening links or attachments!

Case-1-BA-2025

Hello ,

My name is Gary and I'm Allen's neighbor that lives two doors north of me. I like Allen's intentions and ideas by housing being updated and remodeled in the neighborhood helps aesthetics and property values which is to benefit for everybody.

Thank you

Best Regards

Gary

Direct 480-266-0030

BOARD OF ADJUSTMENT REPORT



Meeting Date: 4/2/2025

ACTION

Thompson Garage 1-BA-2025

Request to consider the following:

1. Request by owner for a variance to the City of Scottsdale Zoning Ordinance Section 5.204.E.2. to allow a new garage to encroach into the required side yard setback for a property located at 11842 N 67th Street with Single-family Residential (R1-35) zoning.

OWNER

Allen Thompson
(602) 531-2446

APPLICANT CONTACT

Dylan Dorsey
(480) 612-1418

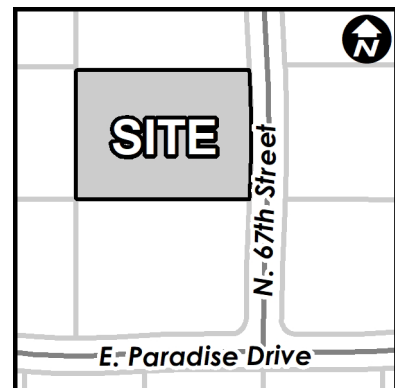
LOCATION

11842 N 67th Street

BACKGROUND

History

The subject site was annexed into the City of Scottsdale in 1962 through Ordinance No. 165, and the City of Scottsdale Single-family Residential (R1-35) zoning was applied. The property is Lot 50 of the Desert Estates Unit Two subdivision, which was platted in 1953. The original main residence appears on historical aerials in 1969, and the County Assessor's records identify the house being constructed in 1961. Multiple building permits can be found on record for various additions to the main residence and for the detached shed to the rear of the existing main residence. Approved building permit #163974 from 2009 shows a proposed garage addition to the main residence in a similar configuration to the addition being proposed with this variance, yet in a conforming location. This addition was never constructed.



Zoning/Development Context

The subject parcel is zoned Single-family Residential (R1-35) and is located on the west side of 67th Street and to the north of the cross street of E Paradise Drive.

Adjacent Uses and Zoning

- North: Desert Estates Unit Two Subdivision, zoned Single-family Residential(R1-35); existing single-family residence.
- South: Desert Estates Unit Two Subdivision, zoned Single-family Residential(R1-35); existing single-family residence.
- East: Desert Estates Unit Two Subdivision, zoned Single-family Residential(R1-35); existing single-family residence.
- West: Desert Estates Unit Two Subdivision, zoned Single-family Residential(R1-35); existing single-family residence.

Zoning Ordinance Requirements

Pursuant to Section 5.204.E.2. of the City of Scottsdale Zoning Ordinance, pertaining to the required side yard setback for the single-family residential lot: There shall be side yards of not less than fifteen (15) feet on each side of a building.

The applicant is requesting a variance of seven (7) feet from the required fifteen (15) foot side yard setback on the northern property line to add a proposed garage addition to the existing main residence which would be setback eight (8) feet from the northern property line. The requested variance is for the proposed garage addition only.

Code Enforcement Activity

There has been no code enforcement activity on the site as of the writing of this report.

Community Input

City of Scottsdale hearing postcards were sent to properties within 750 feet of the subject site. As of the writing of this report, staff has received one letter of support and one letter of opposition from the surrounding properties.

Discussion

The main residence was constructed 1961 and built at an angle on the subject property, and in conformance with the side yard setback requirements. An addition to the main residence was approved in 2005 which expanded it further north to roughly 24'-0" from the northern property line. As mentioned above, a subsequent attached garage addition was approved with building permit #163974 in 2009 that included a very similar configuration to what is being proposed today, yet in a conforming location at 17'-4" from the northern property line. This approved

garage addition from 2009 would have also expanded the main residence further north; yet, it was never constructed. The applicant is now proposing a 1,371 square foot attached garage addition and expansion to the northern portion of the existing main residence. The proposed expansion would encroach 7'-0" into the required 15'-0" side yard setback and would bring the main residence to roughly 8'-0" from the northern (side) property line. Due to the limitations of Section 5.204.E.2 pertaining to the required side yard setback of 15'-0", the proposal cannot be approved without a variance. As mentioned above, the applicant is requesting a variance to the required side yard setback along the northern property line to allow for the expansion of a new attached garage. As requested, the variance would only apply to the side yard setback along the northern property line.

VARIANCE CRITERIA ANALYSIS

- 1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:**

Applicant Statement:

We are trying to get a variance to go into the north set back from 15'-0" feet to 8'-0".

Staff Analysis:

The subject parcel is zoned Single-family Residential (R1-35) and is located on the west side of 67th Street and to the north of the cross street of E Paradise Drive. The R1-35 zoning district requires a minimum lot area of 35,000 square feet. The subject property is a regular sized lot and approximately 44,036.66 square feet. The property is similar in size, shape, and topography to other properties within the Desert Estates Unit Two subdivision and other properties within the R1-35 zoning district. Although the existing main residence was constructed at an angle on the property, it does not appear the angle substantially limits the ability to construct an attached or detached garage addition in conformance with the setback requirements.

- 2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:**

Applicant Statement:

We are trying to do this because of how the house is placed on the lot. It will not allow us to use the back garage if we move forward. We are also doing this because the current garage will be converted to livable space. This will be another permit down the road for his in-laws.

Staff Analysis:

All other properties in the R1-35 district are subject to the same side yard setback restrictions. A similar property two streets over to the east, and within the same subdivision of Desert Estates Unit Two, requested a variance for a garage to reduce the side yard setback by 5'-0" in 121-BA-1986. The request in 121-BA-1986 was denied. This property owner is still able to create an attached or detached garage addition and maintain the 15'-0" side yard setback as granted to all properties within this zoning district. The character of the neighborhood is relatively similar throughout, with other properties also orienting themselves in a similar manner on their respective lots and continuing to meet the required side yard setback stipulated per zoning requirements.

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

Applicant Statement:

This was created because the house does not sit square on the lot. It sits at an angle which is the reason we are requesting this variance. If the house was straight on the lot this would not have been an issue.

Staff Analysis:

As previously stated, the subject parcel is zoned Single-family Residential (R1-35) and is located on the west side of 67th Street and to the north of the cross street of E Paradise Drive. The R1-35 zoning district requires a minimum lot area of 35,000 square feet. The subject property is a regular sized lot and approximately 44,036.66 square feet. The property is similar in size, shape, and topography to other properties within the Desert Estates Unit Two subdivision and other properties within the R1-35 zoning district. Although the existing main residence was constructed at an angle on the property, it does not appear to substantially limit the ability to construct an attached or detached garage addition in conformance with the setback requirements.

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

Applicant Statement:

This will have no impact on other properties in the area for traffic or views. This will be so that cars can be put in garage, and not on the driveway.

Staff Analysis:

The authorization of the request to reduce the required side yard setback would allow the addition to be built within eight (8) feet of the north side property line. This would affect the neighbor's ability to locate a building addition on their own property within the required setbacks and could affect their ability to maintain the required distances between buildings on adjacent lots of thirty (30) feet. Given the intent of the ordinance to provide visual continuity within a neighborhood, this request does not appear to significantly alter the nature of that intention. The applicant states that the proposed addition would meet the height restrictions of the zoning ordinance and that it would be of similar character to the existing main residence. The variance would allow the home to be expanded closer to the side property line than other properties in the neighborhood.

SUMMARY

Based on the facts presented by the applicant, the evidence would support a finding that the property may not have special circumstances that would warrant relief from the strict application of the Zoning Ordinance requirements. The size, shape, topography or configuration of the property is not unique and applicable. Further, the applicant's proposed variance appears that it may be detrimental to persons residing or working in the surrounding neighborhood. However, the decision about whether the criteria have been met is for the Board to make after hearing all the evidence at the hearing.

APPROVED BY



Adam Morrison, Report Author
480-312-4218, amorrison@scottsdaleaz.gov

3/18/2025

Date



Bryan Cluff, Planning & Development Area
Manager, Board of Adjustment Liaison
480-312-2258, bcluff@scottsdaleaz.gov

3/17/2025

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/17/2025

Date



Erin Perreault, AICP, Director
Planning and Development Services
480-312-7093, eperreault@scottsdaleaz.gov

03/18/2025

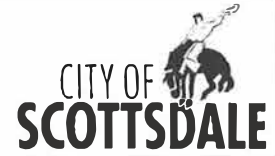
Date

ATTACHMENTS

1. Project Description & Justification
2. Context Aerial
3. Aerial Close-Up
4. Zoning Map
5. Site Photographs
6. Proposed Site Plan
7. Proposed Elevations
8. City Notification Map
9. Approved 2009 Garage Addition Site Plan
10. Public Comment

Board of Adjustment

Justification for Variance



This Justification is a Public Record

The Board of Adjustment may not authorize a zoning ordinance variance unless four (4) members affirm that ALL of the following criteria are met. Please provide justification to the four (4) criteria set forth in Section 1.804 of the Zoning Ordinance; you may attach a separate sheet if you need more room.

Type of variance requested, section(s) of the Zoning Ordinance to be varied:

We are trying to get a variance go into the north set back from 15' feet to 8'

1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district:

We are trying to do this because how the house is placed on the lot. It will not allow us to use the back garage if we move forward. We are also doing this because the current garage will be converted to livable. This will be another permit down the road for his inlaws

2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located:

This would be necessary to maintain the function of the rear garage. We are trying to make this a multi generation home

3. That the special circumstances applicable to the property were not self-imposed or created by the owner or applicant:

This was created because the house does not sit square on the lot. It sits at an angle which is the reason we are requesting this variance. If the house was straight on the lot this would not of been a issue

4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general:

This will have no impact on other properties in the area for traffic or views. This will be so cars can be put in garage in garage not on driveway.

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov



Context Aerial

1-BA-2025



Q.S.
30-43

Google Earth Pro Imagery

Close-up Aerial

1-BA-2025

ATTACHMENT 3



Zoning Aerial

1-BA-2025

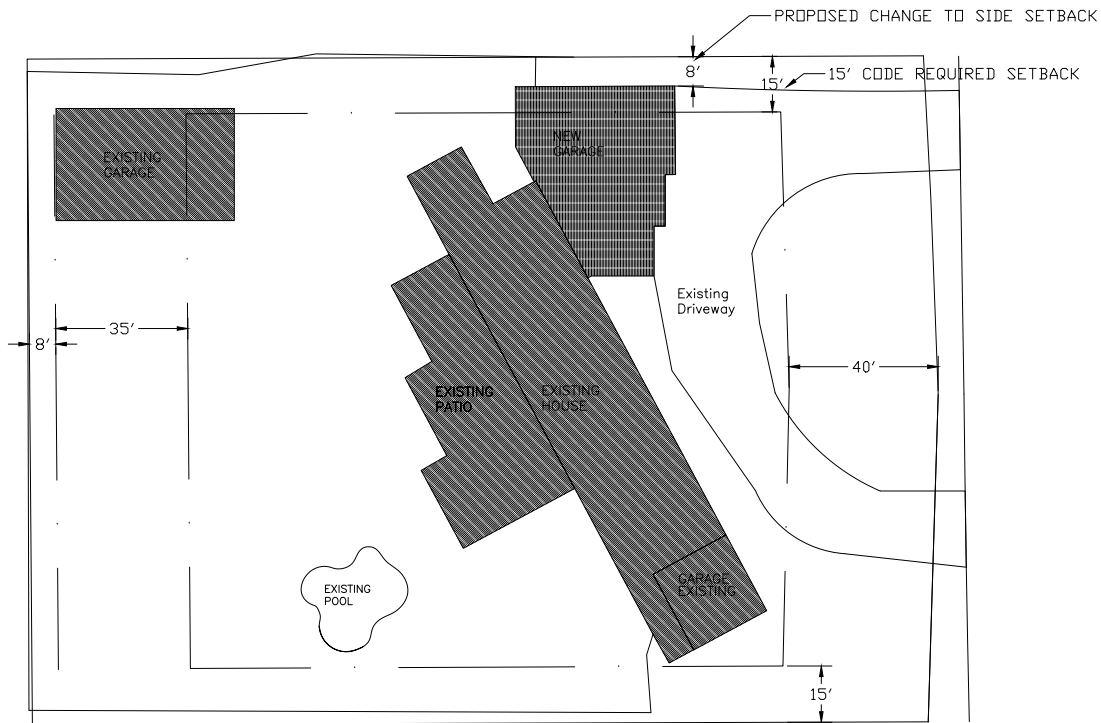


North East Front corner

ATTACHMENT 5



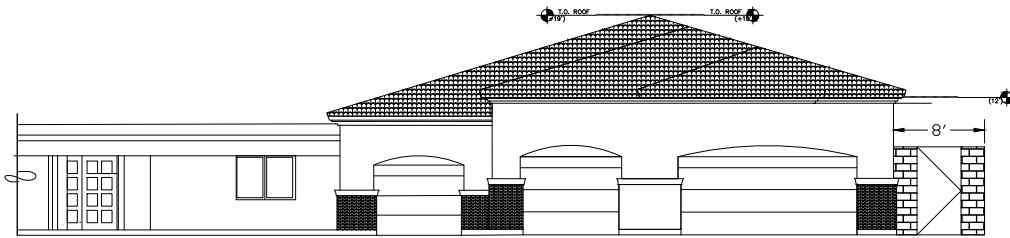
South East Corner Front



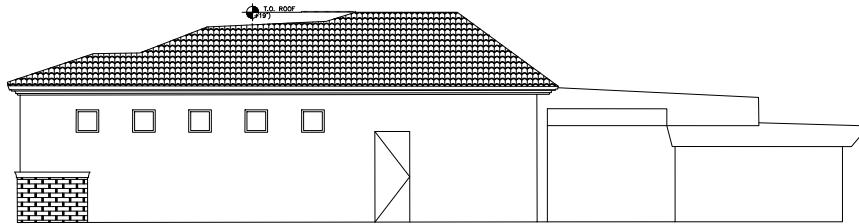
ATTACHMENT 6

| PROJECT DATA | |
|--|---------------|
| PROJECT ADDRESS: 11842 N 67TH ST SCOTTSDALE, ARIZONA 85254 | |
| ASSESSOR'S PARCEL NUMBER: 175-21-026 | |
| SITE DATA: SUBDIVISION: DESERT ESTATES 2 | |
| LOT NO.: 50 M.C.R. NO.: 58-04 | |
| BUILDING AREA | |
| EXISTING LIVABLE: | 3,496 SQ. FT. |
| COVERED ENTRY: | 122 SQ. FT. |
| COVERED PATIO: | 1888 SQ. FT. |
| GARAGE: | 533 SQ. FT. |
| NEW ADDITION: | |
| PROPOSED GARAGE: | 1371 SQ. FT. |
| NEW TOTAL UNDER ROOF= 7,410 SQ. FT. | |
| LOT AREA: 44,081 SQ. FT. | |
| PROPERTY OWNER | |
| THOMPSON WILLIAM ALLEN/TRACI 11842 N 67TH ST SCOTTSDALE, ARIZONA 85254 | |
| LEGAL DESCRIPTION | |
| LOT NUMBER 50 DESERT ESTATES 2 | |
| VICINITY MAP | |
| <p>CACTUS ROAD</p> <p>TATUM BLVD</p> <p>67TH ST</p> <p>PROJECT LOCATION</p> | |
| <p>NORTH</p> | |

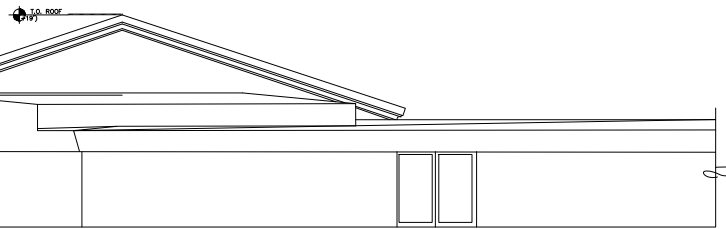
| General Notes | | |
|--|----------------|------|
| | | |
| No. | Revision/Issue | Date |
| Firm Name and Address | | |
| | | |
| Project Name and Address | | |
| 11842 N 67TH ST SCOTTSDALE, ARIZONA 85254 | | |
| Project | Sheet | |
| GARAGE ADDITION | SP | |
| Date | | |
| 12/19/2024 | | |
| Scale | | |
| 1/16" TO 1' | | |



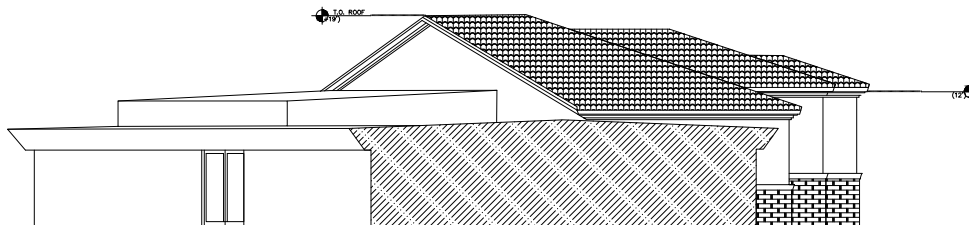
EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



WEST ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

ATTACHMENT 7

General Notes

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

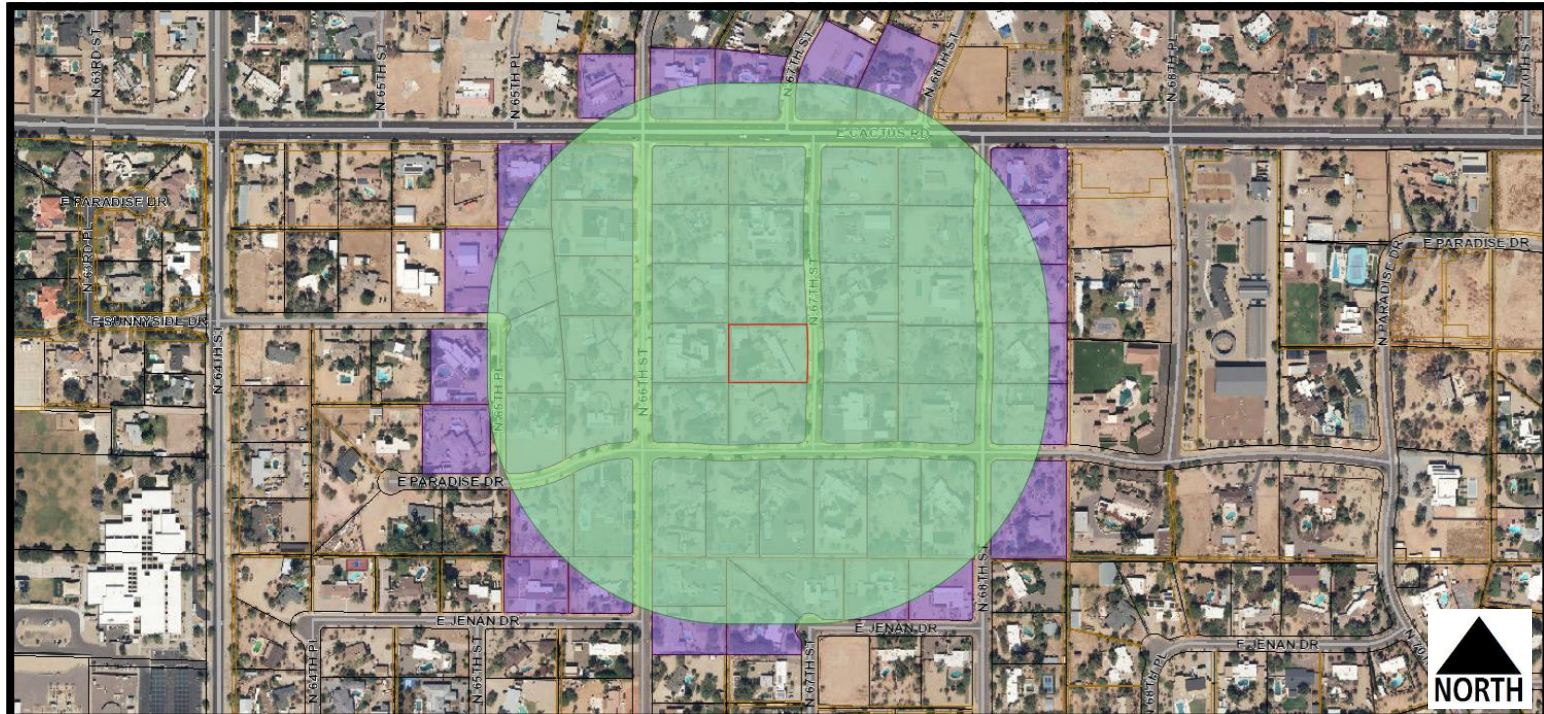
Firm Name and Address

Project Name and Address
11842 N 67TH ST
Scottsdale, ARIZONA 85254

| Project | Sheet |
|-----------------|-----------|
| Garage Addition | A 2.0 |
| Date | 1/21/2025 |
| Scale | As Noted |

City Notifications – Mailing List Selection Map

Thompson Garage


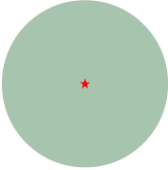


Labels pulled
February 5, 2025

Additional Notifications:

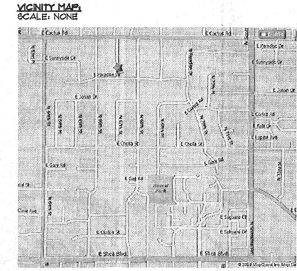
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 86

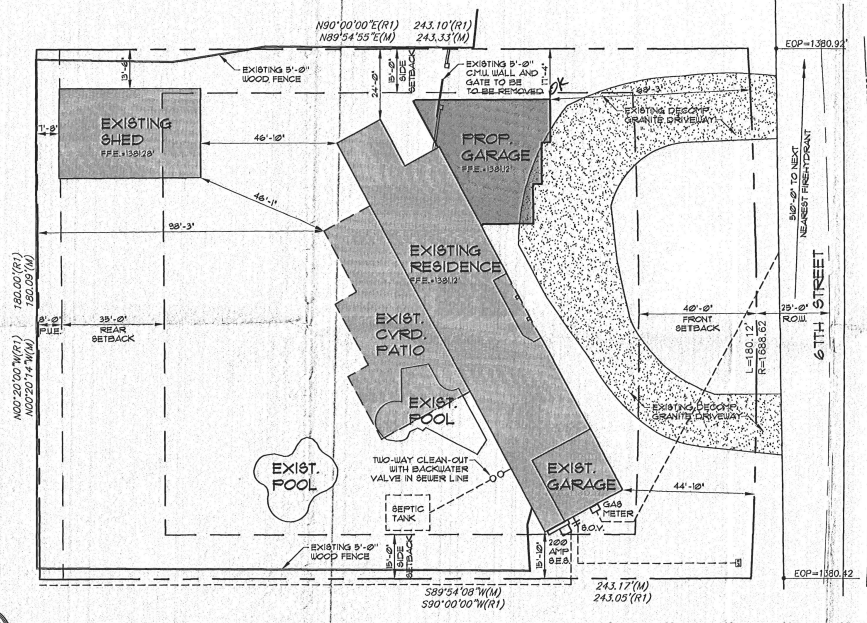
1-BA-2025



PROJECT DATA
 PROPOSED USE: SINGLE FAMILY DETACHED
 CONSTRUCTION TYPE: NON-RATED
 OCCUPANCY: DWELLING U-1
PROJECT DISCRETORY
 CLIENT/OWNER: ALLEN AND TRACI THOMPSON
 1842 N. 6TH ST. SCOTTSDALE, AZ 85264
 DESIGNER: NEWBUILDER ARCHITECTURAL DESIGN
 3380 N. PATE L. CAYE CREEK, AZ 85331
 602-924-6339
 STRUCTURAL ENGINEERING: HART ENGINEERING
 1265 N. 10TH ST. SCOTTSDALE, AZ 85260
 480-941-8920
 CONTRACTOR: TO BE DETERMINED

PROPERTY DATA
 LOCATION: 1842 N. 6TH ST. SCOTTSDALE, AZ 85264
 DESCRIPTION: LOT 50 AT DESERT ESTATES II
 QUARTER SECTION: 32-43
 PARCEL NO: 179-21-026
 MCR NO: 698-04
 ZONING DISTRICT: R1-35
 LOT AREA: 44,897 SQ. FT.
AREA CALCULATIONS:
 EXISTING RESIDENCE: 3456 SQ. FT.
 LIVABLE: 172 SQ. FT.
 COVERED PATIO: 1888 SQ. FT.
 STORAGE: 131 SQ. FT.
 GARAGE: 933 SQ. FT.
 STORAGE SHED: 1662 SQ. FT.
 TOTAL NON-LIVABLE: 4140 SQ. FT.
 EXISTING TOTAL UNDER ROOF: 16256 SQ. FT.
 NEW ADDITION:
 PROPOSED GARAGE: 1311 SQ. FT.
 COVERED COURTYARD: 229 SQ. FT.
 ADDITION TOTAL UNDER ROOF: 16020 SQ. FT.
 NEW TOTALS:
 NEW TOTAL LIVABLE: 3456 SQ. FT.
 NEW TOTAL NON-LIVABLE: 21462 SQ. FT.
 NEW TOTAL UNDER ROOF: 9236 SQ. FT.

INDEX OF DRAWINGS:
 G1 PROJECT DATA
 G1 SITE PLAN
 G2 DRAWING NOTES
 A1 FOUNDATION PLAN
 A2 SHEAR PLAN
 A3 FLOOR PLAN
 A4 FRAMING PLAN
 A5 ROOF PLAN
 A6 BUILDING SECTIONS
 A7 EXTERIOR ELEVATIONS
 E1 ELECTRICAL PLAN
 D1 CONSTRUCTION DETAILS
 D2 CONSTRUCTION DETAILS



NOTE: All exterior light fixtures that contain light bulbs greater than 100 watts shall be shielded and directed downward.

NOTE: No protected native plants will be affected by construction.

GARAGE ADDITION
APPROVED
 FINAL PLANS PLANNING
 1/24/17
 ONE APPROVED BY

| FEMA BLOCK | | | | | | |
|------------------|--------------|------------|--------|-----------|-----------|---------------------------------------|
| COMMUNITY NUMBER | PANEL NUMBER | PANEL DATE | SUFFIX | FIRM DATE | FIRM ZONE | BASE FLOOD ELEV. (1% ZONE, USE DEPTH) |
| | | | | | | |

PROJECT DATA
 SITE PLAN

REVISION

NEWBUILDER ARCHITECTURAL DESIGN

PLANNING

CONTRACTOR INFORMATION: TO BE DETERMINED

60-1825

CUSTOM GARAGE ADDITION FOR ALLEN AND TRACI THOMPSON LOT 50 AT DESERT ESTATES II 11842 N. 6TH ST. SCOTTSDALE, AZ 85264

ENG. APPROVAL

SHEET

Thompson Garage 1-BA-2025

From NoReply <noreply@scottsdaleaz.gov>

Date Fri 2/21/2025 12:15 PM

To Morrison, Adam <amorrison@scottsdaleaz.gov>



I received one of your post cards regarding the requested variance at 11842 N 67th Street. I may not be able to attend the meeting on March 5, so I just wanted to let you know now that I have no objection for the variance. It's fine with me if the owner is allowed to build another 7 feet closer to their property line. Incidentally, I live at 6712 E Cactus Rd. Best regards, Joe Greenwell -- sent by Joe Greenwell (case# 1-BA-2025)



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Kelly, John

From: Morrison, Adam
Sent: Monday, March 3, 2025 1:59 PM
To: Kelly, John
Subject: Fw: 1-BA-2025



PLANNING & DEVELOPMENT
Adam Morrison | Associate Planner
7447 E. Indian School Rd, Ste 105
Scottsdale, AZ 85251

From: Mark Alyea <markalyea1@aol.com>
Sent: Sunday, March 2, 2025 10:06 AM
To: Morrison, Adam <amorrison@scottsdaleaz.gov>
Subject: Re: 1-BA-2025

⚠ External Email: Please use caution if opening links or attachments!

Dear Adam,
My name is Mark Alyea, I live at 12002 N. 67th Street, just north of 11842 N.67th street where the owner is asking for a variance on the north side of his house to build a new garage. Case # 1-BA-2025. This will put the new structure at 8 feet from my south property line. This seems to close, the 15 foot setback is okay with me. The owner already has a big metal building that has a setback of 8 feet and a metal container that is on the north side of the metal building and sits right on the property line.
I'm opposed to this variance going through.
Thanks Mark Alyea

On Friday, February 28, 2025 at 11:15:37 AM MST, Morrison, Adam <amorrison@scottsdaleaz.gov> wrote: