

## Application Narrative

The property located at 6540 E. 1st Street was purchased by Shelly and John Dougherty on April 14, 2015, and has since served as a long-term rental, providing affordable housing to multiple families. Originally platted in 1955—prior to the adoption of the City of Scottsdale’s building code in 1956—the lot presents longstanding dimensional constraints. Notably, additions such as the laundry room and a detached shed were believed to be constructed between 2001 and 2011, prior to the Dougherty’s ownership.

In November 2022, a pinhole leak in a wall pipe resulted in significant mold contamination throughout the home. Although the mold was professionally remediated, it caused extensive damage. The remediation process required the removal of drywall, flooring, and cabinetry. During reconstruction, the decision was made to include the few remaining unaffected areas in order to ensure a consistent and seamless aesthetic throughout the home.

While a general contractor was engaged to complete the work, no formal contract was in place. This arrangement provided flexibility to make upgrades as needed. However, as the scope of the project expanded, a building permit was not obtained in a timely manner. This was due to the mistaken belief that a permit might not be required, as all work was being performed within the existing structure’s footprint.

When the City later requested a permit, it was discovered that a portion of the home, including the laundry and mechanical room, encroaches into the required setback. Although permits and drawings have been filed over the years, there have been discrepancies in recorded lot dimensions, and it appears that a formal survey may never have been conducted. A recent survey by Arizona Surveys Inc. confirms that part of the structure is indeed within the City of Scottsdale’s required setback.

We are therefore respectfully requesting a variance to bring the property into compliance with current City of Scottsdale zoning requirements. This request is made in good faith and is intended to preserve the home’s functionality while maintaining consistency with the character and standards of the surrounding neighborhood.