



Re: Board of Adjustment Public Comment

From Susan Harwood <harwoodsusan664@gmail.com>

Date Tue 7/1/2025 12:11 PM

To Gulsvig, Caitlyn <CGulsvig@scottsdaleaz.gov>

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

Thank you for the information.

On Tue, Jul 1, 2025 at 11:45 AM Gulsvig, Caitlyn <CGulsvig@scottsdaleaz.gov> wrote:

Hi Susan,

A residence, and structures in general, are subject to setback requirements regardless of the presence of an alley. Where a builder can construct a residence is dictated by the setbacks of the zoning district. For the subject property, because an alley has been dedicated that is at least 8', the property is subject to a rear yard setback of 22' (ZO Sec. 5.504.E.3.). The R1-7 zoning district allows the residence to encroach into the rear yard, subject to a minimum setback of 12' from the rear property line and maximum lot coverage of 30% within the required rear yard (ZO Sec. 5.504.H.1.a.-b.). The minimum setback within the required rear yard is 12' because of the alley, and this is stated specifically in the Zoning Ordinance for the R1-7 zoning district, which is linked here: https://library.municode.com/az/scottsdale/codes/code_of_ordinances?nodid=VOLII_APXBBAZOR_ARTVDIRE_S5.504PRDEST.

The property owner is requesting a variance because the main residence is encroaching into the 12' setback within the rear yard and beyond the allowances of the R1-7 zoning district. I hope this answers your question.

Thank you,

Caitlyn Gulsvig

Associate Planner

Planning & Development Services

City of Scottsdale

Phone: 480-312-7678 | Email: CGulsvig@scottsdaleaz.gov

From: Susan Harwood <harwoodsusan664@gmail.com>

Sent: Sunday, June 29, 2025 12:04 PM

To: Gulsvig, Caitlyn <CGulsvig@scottsdaleaz.gov>

Subject: Re: Board of Adjustment Public Comment

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

Your response gives me the impression that a residence may consider the rear wall abutting the alley as part of the residential structure, whereas I was under the impression one was restricted to a setback from the line of the property to the public right of way. Could a builder immediately about the property line between residential properties? or is there a setback because there is no alley?

//s Susan Harwood

On Thu, Jun 26, 2025 at 3:58 PM Gulsvig, Caitlyn <CGulsvig@scottsdaleaz.gov> wrote:

Good afternoon,

Thank you for your comment - it has been added to the case file.

The alley has a width of approximately 16-feet. The existing structure that is the subject of the variance request does not appear to impact the width of the alley.

New improvements in single-family residential zoning districts must adhere to the applicable development standards of the zoning district. If a property owner wishes to pursue a variance to a development standard, the property owner would have to submit a case for the requested variance and present evidence to the Board that all four variance criteria have been met.

Thank you,

Caitlyn Gulsvig

Associate Planner

Planning & Development Services

City of Scottsdale

Phone: 480-312-7678 | Email: CGulsvig@scottsdaleaz.gov

From: Kelly, John <JKelly@Scottsdaleaz.gov>

Sent: Tuesday, June 24, 2025 2:30 PM

To: Gulsvig, Caitlyn <CGulsvig@Scottsdaleaz.gov>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>

Cc: Bohlin, Alexandra <ABohlin@Scottsdaleaz.gov>

Subject: FW: Board of Adjustment Public Comment

From: WebServices <WebServices@scottsdaleaz.gov>

Sent: Tuesday, June 24, 2025 2:29 PM

To: Board Of Adjustment <BoardofAdjustment@ScottsdaleAZ.gov>; Projectinput <Projectinput@Scottsdaleaz.gov>

Subject: Board of Adjustment Public Comment

Importance: High

Name: Susan Harwood

Address: 6604 East 1st Street, Scottsdale, AZ 85251

Email: harwoodsusan664@gmail.com

Phone: (480) 703-2762

Comment:

Case #: 6-BA-2025 hearing on 7/2 6pm Construction of this "variance" is already done but the building is close enough to the alley I'm afraid firefighters would not be able to access that area. Also, would granting this variance encourage the new builds to ignore restrictions?