



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-4-2016
Contact Name: Tyler Green
Firm name: Tyler Green Architect
Address: 11480 N. 85TH ST.
City, State Zip: SCOTTSDALE, AZ 85260

RE: Application Accepted for Review.
287 - PA - 2016

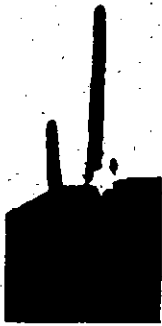
Dear Mr. Green:

It has been determined that your Development Application for Behar Residence has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Ben Merriam
Title: Planner
Phone number: 480-312-2836
Email address: bmerriam@scottsdaleaz.gov



Tyler S. Green · Architect

11480 n. 85th st. scottsdale, arizona 85260 480-348-269

August 3, 2016

RE: 8011 E. Larkspur Drive
 APN: 175-11-086
 Zoning: R1-35
 Lot Area: 37,510 sq. ft.
 Variance Case Number 287-PA-2016

TO: All Property Owners within 750' of Subject Property

As part of the City of Scottsdale Neighborhood Notification process, all surrounding property owners within 750 feet of the subject property must be notified by the applicant. Therefore, we are advising you of an application for a variance at 8011 E. Larkspur Drive.

We are asking for variances to add a garage on the north (Larkspur Drive) side of the home built 12' from the north property line where a 40' setback is required. We believe that this application for a variance from the setback requirements is justified for the following reasons:

1. A property hardship is created by the fact that the house has 3 street frontages and 3 front yard setbacks, not allowing space for a garage.
2. Home has been like this for many years.
3. There is no other location for a garage on this property and the addition of the garage will help eliminate cars parking in the driveway or on the street.

Please contact me if you would like to discuss this proposal. You may also contact the Scottsdale project coordinator, Ben Moriarity at 480-312-2836 or bmoriarity@scottsdaleaz.com. No response is necessary if you do not have any comments or objections.

Sincerely,

Tyler Green

phone: 480-348-2691
mobile: 602-697-4246
e-mail: TSGreen@aol.com