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June 27<sup>th</sup>, 2022

City of Scottsdale  
Planning and Development  
7447 E. Indian School Road, Suite #105  
Scottsdale, AZ 8525

## Project Narrative

**547-PA-2022**

June 27<sup>th</sup>, 2022

This request is for a Disability Accommodation in order to make an addition to the existing non-conforming Assisted Living home at 7514 E. Larkspur Dr. The reason for this request is that the Assisted Living home is within a quarter mile from another Assisted Living home. The Zoning Ordinance does not allow any changes to be made to existing non-conforming residences.

This property is registered as an Assisted Living Home with a 6-10 residents License since 2005. It was the first home to hold a license of 10 residents in a quarter mile radius. In the meantime, more homes were issued a license to operate in the area, less than a quarter mile distance. When the zoning ordinance changed and the distance delimitation was put in place, our residence became existing non-conforming thus, we are unable to make any changes to our residence.

- 1. The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under federal and Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);**

The requested accommodation is requested on behalf of the owner of the licensed residence at 7512 E. Larkspur Dr. that operates as an Assisted Living Home for the elderly.

- 2. The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;**

The requested accommodation is necessary in order to be able to provide individual rooms for the residents. The house is licensed for 10 residents, but at the moment the house only has 6 bedrooms. We would like to add 4 more bedrooms, in order to provide individual rooms for the residents to offer them more comfortable accommodations.

- 3. The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Scottsdale;**

This requirement makes us unable to offer individual rooms to the elderly persons residing at this location, in order to comply with the CDC in case of an epidemic.

**4. The requested accommodation does not fundamentally alter the nature and purpose of the Zoning Ordinance of the City of Scottsdale;**

This request does not alter the nature and purpose of the Zoning Ordinance of the City of Scottsdale, since we are not requesting an increase of occupancy or any changes in regard to our license. The house will maintain its single-family residence look, since there are no changes to be made to the front of the house. There will be an addition to the back of the house that will conform to the Zoning Ordinance. The bathroom addition that was made to the west side of the house can be removed if it does not conform to the Zoning Ordinance.

**5. The requested accommodation will not impose an undue financial or administrative burden on the City, as "undue financial or administrative burden" is defined in federal and Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law;**

The requested accommodation will not impose an undue financial or administrative burden on the City, the owner will pay all applicable building permitting and zoning request fees.

I would be happy to answer any questions or hear any concerns that you may have regarding this request. You may reach me at 602-875-6231 or [daniel.istrate@kontexture.com](mailto:daniel.istrate@kontexture.com) or by fax at 602-875-6239.

Sincerely,

Daniel Istrate, AIA  
Architect