

Application #: ZA-320-08-06 - APPROVED
Existing Zoning: R1-14
Location: 6220 East Calle Camelia
Block Location: 6200 East - 3800 North
Quarter Section: 16-42
Proposal: Variance to allow 27.2% lot coverage. 25% allowed.
Ordinance Sections: 606.B.5.
Applicant: Blake J. & Kendall Edwards
Representative: Blake J. & Kendall Edwards
Owner: Blake J. & Kendall Edwards

**ZONING ADJUSTMENT HEARING OFFICER WAS: TED BROOKHART, AICP
PLANNER WAS: ED KEYSER**

Speaking in favor was Blake Edwards, 6220 East Calle Camelia, Scottsdale, AZ 85251.

DECISION: This request for variance was approved.

FINDINGS OF FACT: Special circumstances exist on this lot for several reasons. The home, which was built while under county jurisdiction in the late 1950's, is on a lot that lacks 30 feet of meeting the minimum dimensions for the R1-14 district. The shape of the lot is irregular, so improvements are difficult to accomplish and fit on the lot while meeting setbacks. The prior development of the lot, including the layout of the house, was done in such a way that expansions, which could normally be accomplished in a more efficient manner, cannot be done. This is the only reasonable option for updating the home. Finally, this is an irrigated lot so there are certain locations for expansion which cannot be used without interrupting the flow of irrigation water to this and other lots in the subdivision.

There are special circumstances relating to the size, shape and prior development of this lot, which create property hardship sufficient to warrant the relief requested. These are conditions which predate the Zoning Ordinance and are not the result of any action on the part of the owner/applicant or prior owner. Approval is necessary for the preservation and enjoyment of substantial property rights and to enable the house to be brought up to current standards, which are substantially different from those in place in the late 1950's when the home was originally constructed.

The additions will have principally involve the enclosure of the carport using materials which blend with the existing house and should have no adverse impact on the neighborhood or abutting properties.

SUMMARY: Mr. Brookhart queried when the house built and Mr. Edwards responded 1958, or at least in the late 1950's. Mr. Brookhart identified that the construction of the home in the 1950 explained the existence of a guest house. He spoke about the lot irregularities and the pre-existence of the non-conforming guesthouse, and about the

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utility corridor and meeting the building requirements. He was unable to find evidence that an addition could be created that would not require variance. He then approved the request.

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