



**TOWN OF CAREFREE
NOTICE OF PUBLIC MEETING of the BOARD OF ADJUSTMENT**

WHEN: MONDAY, AUGUST 09, 2021
WHERE: ZOOM WEB*
TIME: 5:00 p.m.

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the Carefree Board of Adjustment and to the general public that the Board will hold a public meeting on **MONDAY, AUGUST 09, 2021** at 5:00 p.m.

Members of the Board of Adjustment are participating by technological means or methods pursuant to A.R.S. §38-431(4).

**THE AGENDA FOR THE MEETING IS AS FOLLOWS:
CALL TO ORDER, SILENT ROLL CALL and PLEDGE OF ALLEGIANCE.**

ITEM 1. APPROVAL of the BOARD OF ADJUSTMENT meeting minutes dated **MAY 10, 2021.**

ITEM 2. CASE #: 21-11-V

APPLICANT:	<u>APPLICANT</u> Tyler Green 11480 N. 85 th Street Scottsdale, AZ 85260	<u>OWNER</u> David and Vicki Holt 1313 Coyote Pass Carefree, AZ 85377
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CASE LOCATION: 1313 Coyote Pass
APN: 216-33-397

ZONING: Rural-18, Single-Family Residential Zoning District
18,000 square feet minimum lot size

REQUEST(S): APPROVAL of a **VARIANCE** to the Zoning Ordinance standards to allow for construction of rear yard pool, pool barrier, bar-b-que, and site wall in portions of the rear

and side yard building setbacks where such structures are not allowed or limited. The proposed encroachments would be as follows:

1. Twenty-seven feet (27') into the required thirty-foot (30') rear yard building setback to locate the pool;
2. Twenty-two feet (22') into the required thirty-foot (30') rear yard building setback to locate a bar-b-que;
3. Fourteen feet and six inches (14'6") into the rear yard setback where fifteen (15) feet is required for a pool barrier;
4. Fourteen feet and six inches (14'6") into the rear yard setback where fifteen (15) feet is required for a site wall.

NOTE: The home is a legal nonconforming structure. This request is for relief from the rear yard setback requirements.

ITEM 3.

CASE # 20-11-V

APPLICANT:

APPLICANT
Tyler Green
11480 N. 85th Street
Scottsdale, AZ 85260

OWNER
James Maetzold
2155 Quails Nest
Carefree, AZ 85377

CASE LOCATION: 2155 Quails Nest
APN: 216-33-388

ZONING: Rural-18, Single-Family Residential Zoning District
18,000 square feet minimum lot size

REQUEST(S): **APPROVAL** of a **VARIANCE** to the Zoning Ordinance standards to allow for construction of a casita within a portion of the rear yard building setback where such structures are not allowed. The proposed encroachment would be thirteen feet (13') into the required thirty-foot (30') rear yard building setback.

NOTE: This request also includes realignment of a wash that exceeds a flow rate of 50 cubic feet per second.

ITEM 4.

ANNOUNCEMENTS

ITEM 5.

ADJOURNMENT

BOARD OF ADJUSTMENT

Samantha Gesell

Samantha Gesell, Planning Clerk 08/04/2021

Join Zoom Meeting

<https://us06web.zoom.us/j/2338819248>

Meeting ID: 233 881 9248

Dial by your location:

+12532158782

NOTE: A quorum of another public body of the Town of Carefree such as the Town Council or other committee, board, or commission created by the Town of Carefree, may be present and may participate in the public meeting noticed herein by discussing, proposing, and/or deliberating legal action to be taken by the BOARD OF ADJUSTMENT, although no legal action will be taken by such other body of the Town.



IF YOU REQUIRE SPECIAL ACCOMMODATIONS DUE TO A DISABILITY:

At least three (3) working days prior to the meeting date, please contact the:

Carefree Town Clerk
8 Sundial Circle
PO Box 740
Carefree, AZ 85377

PHONE (480) 488-3686
FAX (480) 488-3845
email: kandace@carefree.org



TOWN OF CAREFREE
DRAFT MINUTES of the BOARD OF ADJUSTMENT

WHEN: MONDAY, MAY 10, 2021
WHERE: ZOOM WEB*
TIME: 5:00 p.m.

Members of the Board of Adjustment are participating by technological means or methods pursuant to A.R.S. §38-431(4).

The meeting was called to order at 5:09 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon
Board Member Heather Burgett
Board Member Peter Burns
Board Member Dan Davee
Board Member Ralph Ferro

ABSENT:

Board Member Phil Corso

STAFF PRESENT VIA ZOOM:

Stacey Bridge-Denzak, Planning Director
Samantha Gesell, Planning Clerk

ITEM 1. APPROVAL of the BOARD OF ADJUSTMENT meeting minutes dated MARCH 08, 2021.

Board Member Ferro **MOVED** to **APPROVE** the minutes as presented. Board Member Burgett **SECONDED** the motion, **PASSED** unanimously.

ITEM 2. CASE #: 21-13-BOA

APPLICANT: APPLICANT
Victor E. Sidy, AIA LEED AP
2300 E. Utopia Rd.
Phoenix, AZ 85024

OWNER
Edward and Karen Carmines
6948 E. Stagecoach Pass
Carefree, AZ 85377

CASE LOCATION: 6948 E. Stagecoach Pass Road
Lot 670, Carefree Plat 3B (MCR: 98-37)

APN: 216-32-080

- ZONING:** Rural-70 (R-70), Single-Family Residential
70,000 square feet minimum lot size
- GENERAL PLAN:** The Carefree General Plan designates the property as Very Low Density Residential (VLDR)
- REQUEST:** **APPEAL** of the Zoning Administrator's interpretation of the Town of Carefree Zoning Ordinance, Section 11.02, *Nonconforming Buildings, Structures, and Uses* as it applies to the R-70 Zoning District development standards.

Planning Director Stacey Bridge-Denzak presented via PowerPoint. Ms. Bridge-Denzak is also the designated Zoning Administrator. Explaining, the appeal is to the Zoning Administrator's interpretation of the Town of Carefree Zoning Ordinance, Section 11.02, Nonconforming Buildings, Structures and Uses as it applies to the R-70 Zoning District development standards. Ms. Bridge-Denzak further explained that the appellant is looking to design a new structure, but utilize the following nonconforming standards:

1. Maintain existing building envelope
2. Maintain existing height/massing

Director Bridge-Denzak described the location of the existing home. Explaining that what makes the home non-conforming is its location, being that the home is built in the rear yard setbacks. Ms. Bridge-Denzak displayed a comparison of the existing footprint to the proposed footprint, essentially, a new home in the same location as the existing home. Emphasizing, the design of the existing home is not something you would see built in Carefree today based on the Town of Carefree's current zoning ordinance requirements. The home is three levels, the overall massing and height would not typically be permitted today in Carefree. Director Bridge-Denzak explained what the Zoning Ordinance is trying to defend is that if a home is lost due to an "act of god", you should have the right to rebuild it within substantial conformance to the way it was, if the intent is to rebuild a home with a new design, then the current Development Standards in the Zoning Ordinance apply.

Director Bridge-Denzak informed that all posting requirements have been met.

Applicant/Architect Victor Sidy presented on behalf of the homeowners Edward and Karen Carmines. Mr. Sidy described history of the house and provided reasons why for the current owners to rebuild the home in the original form does not make sense. Mr. Sidy further explained that when the house was originally permitted and built it was not with current development standards such as setbacks, massing etc., but it was what the neighbors were familiar with in terms of the location of the home, massing and not encroaching on the desert in any additional way. Mr. Sidy regarded this as a unique circumstance. Concluding, the intention is that the proposed design is no more of an imposition to neighbors than the previous home would be in terms of its mass and footprint and critically not anymore of an imposition to the desert.

Mr. Sidy explained this appeal is based on the interests of preserving the natural features of the property, understanding that the position of the house within the rear setback didn't appear to present any hardship on any of the surrounding neighbors and to transfer the original development rights of the property to the new construction. Applicant Mr. Sidy explained the homeowners are

committed to keeping the new home fairly in line with the original structure. Presenting via PowerPoint, Mr. Sidy outlined proposed exterior details of each level of the home, concluding that essentially, the proposed direction is that the massing, footprint and overall height should be grandfathered.

Board Member Burgett asked for clarification regarding precedent and asked if there is anything in the Town's historical records that would have said that we had interpreted the Ordinance differently as it relates to item #1 and #2.

1. Rebuild the structure as it originally was designed and constructed, including location, height, and architectural style and details; or,
2. Build a new structure that meets all current Town development standards in the style and manner preferred.

Ms. Bridge-Denzak responded to Board Member Burgett, explaining that fortunately, in looking through historic appeal cases there has been nothing similar to this request.

Board Member Burgett posed the question, if the Town were to head down this path would we be setting some type of precedent that would be important to recognize in future recommendations and decisions? Director Bridge-Denzak believes that the Town potentially could be in that position. Applicant Victor Sidy added the key differentiator in this case is that they are not asking for more than what was originally permitted and built.

Board Member Burgett asked for background and clarification of the renovations, now because of the fire why is the path different? Owner Edward Carmines replied, the home is mostly steel and block and interior walls could not be moved. There were a lot of things that they couldn't do in the renovation that they now have the opportunity to do if given the chance.

Mr. Sidy noted that the owners had some structural analysis done on the remains of the building. The slabs, retaining walls, pool and portions of the lower level are structurally in good condition. Further explaining, the fire destroyed the majority of the walls that were not retaining walls. Most of the rooves were damaged and structurally they were told that they could not rely on any of the roof framing. The only wall framing that they could rely on are the retaining walls against the hill.

Director Bridge-Denzak explained to the Board that her interpretation of the ordinance which is where options 1 and 2 in the Staff report came from and under the Board of Adjustment they have the authority to determine if there is a compromise or to waive certain development standards.

Board member Ferro asked for clarification regarding what the applicant intends to keep or not keep. Mr. Ferro expressed concern that the Board has no idea of what the proposed building will look like or what they are going to replace it with. Director Bridge-Denak responded it is important to remember that we are looking at this in terms of development standards. If the Board is considering some form of waiver from those standards it would be worth understanding what the ultimate build out is. Ms. Bridge-Denzak added that the applicant understands the ordinance but would like to rebuild based on two caveats, one being location and the other being building mass and height.

Chairman Cross opened public comment.

Written public comment was received from:
Samuel J. Shoen - In favor of granting appeal

Peter Krisch - In favor of granting appeal
Ed Francese – Opposed to granting appeal

Vice Chairperson Hitchon moved to **UPHOLD** the Zoning Administrator's **DETERMINATION** with a **MODIFICATION** of **ALLOWING FOR THE EXISTING BUILDING PAD TO REMAIN BUT ALL OTHER DEVELOPMENT STANDARDS MUST APPLY. SECONDED** by Board Member FERRO. **PASSED** Unanimously.

ITEM 3. ANNOUNCEMENTS

There were no announcements.

ITEM 4. ADJOURNMENT

Vice Chairperson Hitchon moved to **ADJOURN. SECONDED** by Board Member Ferro. **PASSED** unaniously.

The meeting was adjourned at 6:34 pm.

BOARD OF ADJUSTMENT

Samantha Gesell

Samantha Gesell, Planning Clerk 05/10/2021



STAFF REPORT – Board of Adjustment

MEETING DATE: AUGUST 9, 2021

Item No. 2

SUBJECT Zoning Variance - Case #21-11-V

REQUEST This is a request for variances to *Article VI. Intensity Schedule and Development Standards* of the Zoning Ordinance with a legal non-conforming structure to allow for the construction of a new pool, pool barrier, and bar-b-que within portions of the rear building setback where such structures are not allowed or limited. The proposed encroachments would be as follows:

1. Twenty-seven feet (27') into the required thirty-foot (30') rear yard building setback to locate the pool;
2. Twenty-two feet (22') into the required thirty-foot (30') rear yard building setback to locate a bar-b-que;
3. Fourteen feet and six inches (14'6") into the rear yard setback where fifteen (15) feet is required for a pool barrier;
4. Fourteen feet and six inches (14'6") into the rear yard setback where fifteen (15) feet is required for a site wall.

Key Items for Consideration:

- 1) Subject property location: 1313 Coyote Pass, Lot 143 of The Boulders Carefree Unit 4 Phase 1.
- 2) Proposal is to extend back yard space and add a new pool, pool barrier, and bar-b-que. Each shall be constructed in the rear side yard setback. The pool equipment will be located within the buildable area of the lot and screened.
- 3) Existing legal nonconforming features include the following:
 - a) Encroachment of existing home and site walls into the rear building setback.
 - b) Lot size.
- 4) As a result of past approvals for similar variances in this area, which were based upon the legal nonconforming status of the properties involved, and pursuant to Arizona Revised Statutes, there are unique circumstances on this lot also which support the subject request.
- 5) Citizen participation requirements were met.

**APPLICANT/
OWNER INFO**

Applicant/Architect:
Mr. Tyler Green
11480 N. 85th Street
Scottsdale, AZ 85260

Owner:
Mr. and Mrs. David and Vicki Holt
1313 Coyote Pass
Carefree, AZ 85377

LAND USE

General Plan
The Carefree General Plan designates the subject site and surrounding properties as Low Density Residential (LDR), 1 acre minimum.

Zoning
The zoning for the subject lot and surrounding properties in Carefree is R1-

STAFF REPORT – Board of Adjustment

18 (18,000 square foot minimum lot size). Many of the lots in the Carefree Boulders HOA are considered legal nonconforming where lot lines, residences, and structures were established and built prior to the Town's incorporation in 1984 and before the current standards were in place regarding building setbacks. While the lot in question is 18,611 square feet, the residence sits within the rear building setback, and therefore, is considered a legal nonconforming structure.

Existing Use

A single-family residence is located on the subject property. A single-family residence is southeast and adjacent to the parcel with another home just beyond open space to the northwest. Open space (Boulders Homeowner's Association property) is west, north and northwest of the subject site.

LOCATION

1313 Coyote Pass, Lot 143 of The Boulders Carefree Unit 4 Phase 1
(MCR: 173-36) APN 216-33-397

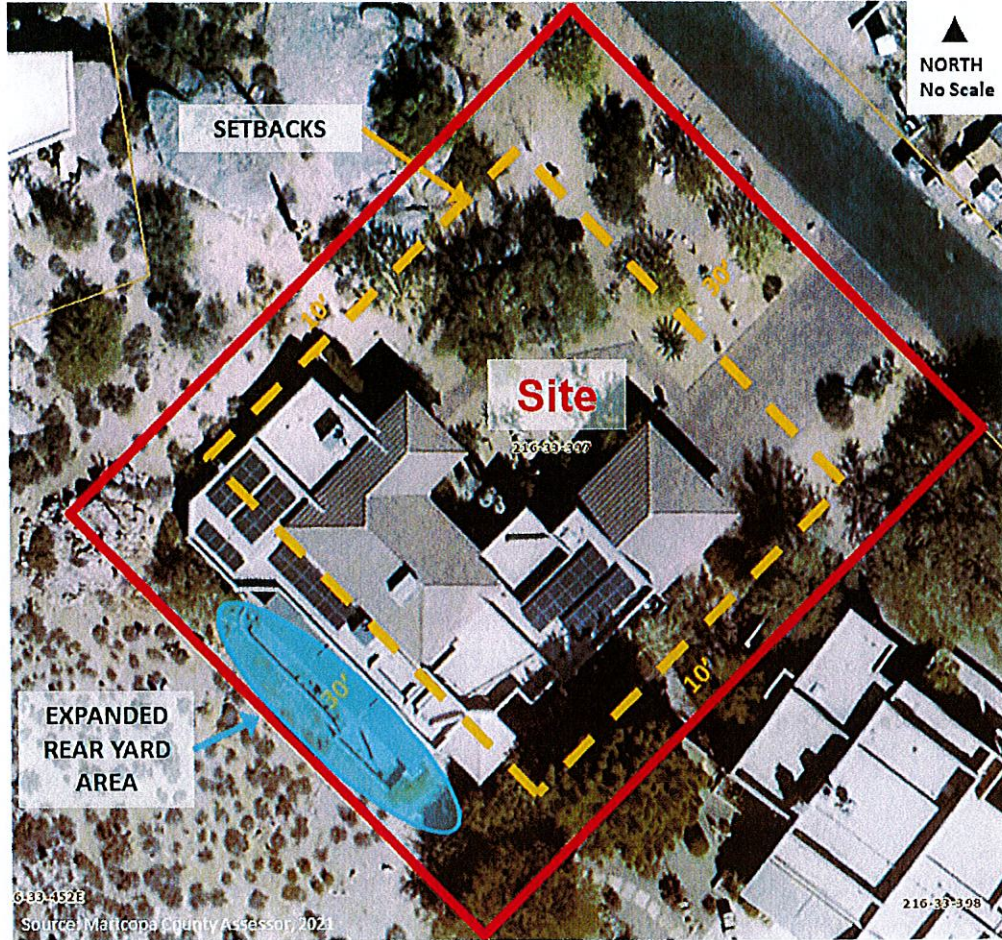


Source: Maricopa County Assessor, 2021

▲
NORTH
No Scale

STAFF REPORT – Board of Adjustment

AERIAL MAP



ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Table 1. Development Standards

Standard	Required	Project	Variance Required
Lot Area	18,000 sq.ft.	18,611 sq.ft.	n/a
Lot Frontage	120 ft.	120 ft.	n/a
<u>Setbacks:</u>			
Front	30 ft.	n/a	No
Rear	30 ft.	27 ft./Pool 22 ft./BBQ 14 ft.-6 in./ Pool Barrier and Site Wall	Yes Yes Yes
West Side	10 ft.		No
East Side	10 ft.		No
Max. height	24 ft.	n/a	No

STAFF REPORT – Board of Adjustment

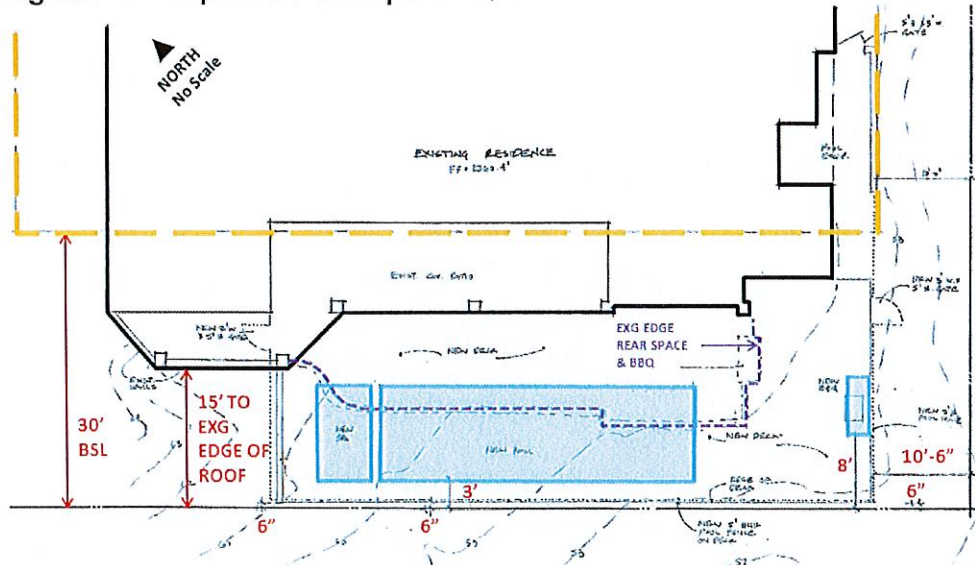
Max. Lot Coverage	25%	n/a	No
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PROJECT SUMMARY

Summary

The owners are looking to upgrade the rear yard patio area by adding a pool and spa, rebuilding the bar-b-que, and creating more outdoor livable space. These are amenities that many Boulders residents enjoy. In order to do so, a Variance is needed for features such as these since, in this case, the entire backyard falls within the 30-foot rear building setback area. This is due to the original placement of the home, which was permitted in Maricopa County. Other nonconforming features found in the rear yard setback are the existing bar-b-que and site walls. The location of the home limits what can be constructed on the lot today under current zoning. The proposed pool and spa are modestly sized with a width of 10 feet. The required pool barrier and associated site walls sit close to the property line to accommodate the pools location and walkway adjacent to its edge. The new location of the reconstructed bar-b-que is sited away from the home. The pool equipment is located in the buildable area of the lot as required under the Ordinance, and will be appropriately screened. See Diagram 1 below; the diagram clearly shows the entire rear yard sits in the building setback along with a significant portion of the home.

Diagram 1: Proposed Pool/Spa/BBQ Site Plan



The edge of the pool and spa will be 3' from the property line; the bar-b-que will be 8'. The adjacent side yards are not impacted by the design. The pool barrier and site walls will be located no closer than 6 inches to the property line. This is very close to the rear boundary due to the narrow nature of this space and to allow for a walkway around the pool area. According to the Maricopa County Assessor's Office, the residence was built in 1983, making the structure and existing components of the lot legal nonconforming. It is important to note that the adjacent property to the southwest is undeveloped open space owned by the Boulders Homeowners Association. Therefore, the encroachments do not directly impact any adjacent residents.

STAFF REPORT – Board of Adjustment

According to Article XI Nonconforming Uses, any expansion of a nonconforming feature must comply with current standards. Locating the pool/spa and bar-b-que within the yard setback expands the nonconforming use, where current standards would prohibit it if constructed today. Therefore, this variance is being requested.

Citizen Participation

The applicant has fulfilled the requirements for Citizen Participation. Property owners within 500 feet of the subject lot were notified of this application. Two nearby Boulder residents communicated with the applicant. One was in favor of the project; the other was satisfied with the proposal after his discussion with the applicant via email.

Variance Analysis

The existing location of the residence and associated amenities of the subject property constitutes conditions unique to the subject property that constrains development of the rear yard. The existing site conditions present a situation where it is more difficult for the property owner to comply with the zoning standards than they would for a lot in the same zoning district without the unique nonconforming features. The home does not comply with the requirements of the R1-18 Zoning District and thereby limits the size of the rear yard area. Any new development based on current Zoning standards necessitates a Variance when it comes to certain amenities.

Site conditions present a hardship for the property owners, who wish to undergo a reasonable addition of a pool and spa to their home as well as maintaining a bar-b-que feature. The location of the home was placed and built before the Town was incorporated, and is a nonconforming structure; the existing bar-b-que is also. The proposal has little impact to existing desert and adjacent properties. The proposal will meet all required building code regulations including pool barrier criteria. This condition is not self-imposed.

VARIANCE CRITERIA

State Statutory Requirements

Decisions of the Board of Adjustment must fall within the guidelines of the Arizona Revised Statutes as contained in Title 9-462.06, *Board of Adjustment*.

1. The Board of Adjustment can approve variances only if the following special circumstances and the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property in the same zoning district:
 - a) Size
 - b) Shape
 - c) Topography
 - d) Location
 - e) Surroundings

STAFF REPORT – Board of Adjustment

- 2) Variances shall not be granted as a special privilege that is not available to all other properties with the same conditions in the same zoning district.
- 3) Variances may be subject to conditions.
- 4) A Board of Adjustment may not:
 - a) Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance.
 - b) Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

BOARD OF ADJUSTMENT

Should the Board of Adjustment approve the variance, the conditions for approval attached as Exhibit “A” are provided for consideration.

ATTACHMENTS

Exhibit A. Conditions for Approval
Exhibit B. Citizen Participation Report
Exhibit C. Narrative
Exhibit D. Plans

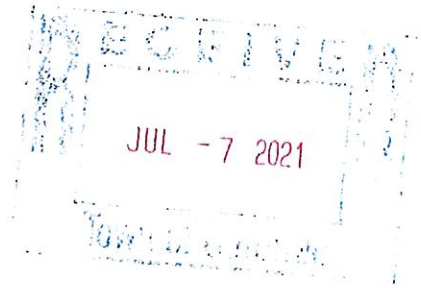
EXHIBIT A
Case #21-11-V
CONDITIONS FOR APPROVAL

1313 Coyote Pass
Lot 143 of The Boulders Carefree Unit 4 Phase 1
APN 216-33-397

1. The following four zoning variances are hereby granted for construction of the rear yard improvements:
 - a. Twenty-seven feet (27') into the required thirty-foot (30') rear yard building setback to locate the pool;
 - b. Twenty-two feet (22') into the required thirty-foot (30') rear yard building setback to locate a bar-b-que;
 - c. Fourteen feet and six inches (14'6") into the rear yard setback where fifteen (15) feet is required for a pool barrier;
 - d. Fourteen feet and six inches (14'6") into the rear yard setback where fifteen (15) feet is required for a site wall.
2. The building permit development plans shall conform to the site plan date-stamped July 7, 2021 submitted in association with this application.
3. The granting of this variance shall be null and void if the building permit is not issued within one year of approval.
4. Boulders and existing rock other than existing rip-rap shall not be disturbed.
5. All protected plants deemed salvageable in the disturbed area shall be relocated on the property.

Citizen Participation Report

The Holt Residence
1313 Coyote Pass
Carefree, Arizona 85377



RE-SUBMITAL

✕ 2

Existing Use of Property: Residence

Request:

1. Build a pool 3' from the rear setback where 30' is required.
2. Build a pool fence 6" from the rear setback where 15' is required.

Owner: David and Vicki Holt
1313 Coyote Pass
Carefree, Arizona 85377

Applicant: Tyler Green
11480 N. 85th Street
Scottsdale, Arizona 85260
phone: 480-348-2691

Contact: applicant

Responses:

The parties listed were notified by mail on June 9, 2021. I had email exchanges with the residents at 1316 Coyote Pass and 2158 Quails Nest. The neighbors at 1306 Coyote Pass are in favor of the application. The neighbors at 2158 Quails Nest seem to be satisfied with the proposal.

Stacey Bridge-Denzak

From: Tyler Green <tsgreen@aol.com>
Sent: Tuesday, August 03, 2021 4:23 PM
To: Stacey Bridge-Denzak
Subject: Fwd: 1313 Coyote Pass request for additional information

Hi Stacey,

Here is my exchange with Hope and Holly Martin of 2158 Quails Nest regarding 1313 Coyote Pass.

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Holly Martin <hollym4444@yahoo.com>
To: Tyler Green <tsgreen@aol.com>
Sent: Mon, Jun 21, 2021 11:06 am
Subject: Re: 1313 Coyote Pass request for additional information

Thank you for your response.

Holly

On Saturday, June 19, 2021, 12:35:51 PM MST, Tyler Green <tsgreen@aol.com> wrote:

Hope & Holly,

The Holts requested the pool to be as unobtrusive as possible. The pool will all be sunk into the ground with no protruding handrails or other objects above ground level. They are incorporating a very shallow end, so their grandchildren can walk into and out of the pool without hand rails.

The fencing will be very simple with a single top rail similar to that at the back of 2022 Smoke Tree Drive, which I assume you can see from your house.

The landscaping has not been finalized. The Holts plan on requesting permission from the HOA to plant some trees once the variance is approved. One tree would be positioned in the line of sight from your back deck to their back deck. This would obstruct the view in both directions and provide you and the Holts privacy.

The Holts told me, that for reasons they do not understand, the HOA maintenance crew turned up one day and took down a large Palo Verde tree in the open area between your houses which previously obstructed the view between your decks. They want to reestablish that privacy that was taken away.

Please let me know if you need more information.

Thanks,

Tyler
Tyler Green - Architect

11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Holly Martin <hollym4444@yahoo.com>
To: Tyler Green <tsgreen@aol.com>
Sent: Thu, Jun 17, 2021 10:14 am
Subject: Re: 1313 Coyote Pass request for additional information

Hi Tyler,

I appreciate the enlarged print. Also, we really would like more specifics on the "typical pool fence." To us that sounds like a rod iron spaced fence with very little privacy for the homeowner or their neighbors. Any additional landscaping on the outside of the fence? We appreciate more information. Thank you.

Hope and Holly

On Wednesday, June 16, 2021, 03:20:15 PM MST, Tyler Green <tsgreen@aol.com> wrote:

Hi Hope and Holly,

Here are the full size PDFs for the project. The fence is a typical pool fence. Let me know if you have any questions or need anything else.

Thanks,

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Holly Martin <hollym4444@yahoo.com>
To: TSGreen@aol.com <TSGreen@aol.com>
Sent: Wed, Jun 16, 2021 9:30 am
Subject: 1313 Coyote Pass request for additional information

Hi Tyler,

We received your information regarding the variance review for 1313 Coyote Pass. We are requesting an enlargement of verbiage that was unreadable due to extremely small print for the General Structural Notes and Codes & Notes. We are also requesting additional information regarding the fencing structure: material, configuration, level of privacy, etc. The privacy issue is very important to us since we do have limited landscaping between us. Please email and documents/response to this email address.

I appreciate your immediate response. Thank you so much !!

Hope & Holly Martin
2158 Quails Nest
The Boulders

Stacey Bridge-Denzak

From: Tyler Green <tsgreen@aol.com>
Sent: Wednesday, August 04, 2021 12:07 PM
To: Stacey Bridge-Denzak
Subject: Fwd: 1313 Coyotes Pass Design & Variance Application

Hi Stacey,

This was a short exchange - forgot about it.

Thanks,

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Tyler Green <tsgreen@aol.com>
To: dsm1096@gmail.com <dsm1096@gmail.com>
Sent: Thu, Jun 17, 2021 6:32 am
Subject: Re: 1313 Coyotes Pass Design & Variance Application

Thank you!

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: DS Miller <dsm1096@gmail.com>
To: tsgreen@aol.com
Sent: Wed, Jun 16, 2021 8:34 pm
Subject: 1313 Coyotes Pass Design & Variance Application

Mr. Green hi,
We're neighbors of the Holts and own 1306 Coyote Pass.

Thank you for sending the design and variance notice along with the plot plan.

Please let our neighbors, BHOA and the City of Carefree know that we fully support this design and variance application.

The City Planning and Zoning Dept. should not hesitate to grant you a variance and should expedite this application.

Best regards,
Dan & Marina Miller
1306 Coyote Pass, Carefree, AZ 85377
(925)209-7337



Tyler S. Green · Architect

11480 n. 85th st. scottsdale, arizona 85260 480-348-2691

June 9, 2021

RE: 1313 Coyote Pass
APN: 216-33-397
Variance Case Number 21-11-V

TO: All Property Owners within 500' of Subject Property

As part of the mandatory Citizen Participation procedures for Variance review in the Town of Carefree, all surrounding property owners within 500 feet of the subject property must be notified by the applicant. Therefore, we are advising you of an application for a variance for the Holt Residence at 1313 Coyote Pass in The Boulders.

We are asking for two variances as noted below.

1. Build a pool 3' from the rear setback where 30' is required.
2. Build a pool fence 6" from the rear setback where 15' is required.

We believe that this application for a variance from the setback requirements should be approved for the following reasons:

1. A property hardship is created by the fact that the home was originally built 15' from the rear setback where a 30' setback is required. It is impossible to build a pool that doesn't encroach on the setback.
2. It is also nearly always impossible to build a pool within the buildable area in R1-18 zoning. Many homes in The Boulders with pools have received variances to be able to build the pool.
3. The home backs to open space so the encroachments do not affect any neighbors.
4. Natural boulder outcroppings also limit the location of the pool.
5. The proposed location of the pool is in an area that is already disturbed and minimizes impacts to the rest of the lot.
6. The proposal has been approved by The Boulders Homeowners' Association.
7. The application is in harmony with the intent of the zoning ordinance as the variance from the setback requirements does not impose on any neighbors or citizens.

Please contact me if you would like to discuss this proposal. You may also respond to the Carefree Planning and Zoning Department in writing, in person or by telephone at 480-488-3686. No response is necessary if you do not have any comments or objections.

Sincerely,

Tyler Green
mobile: 602-697-4246
e-mail: TSGreen@aol.com

BOSTRUP MICHELLE/PAGNUCCO
PETER/PAUL/RAYMOND
PO BOX 113
WACCABUC NY 10597

MCNEAL FAMILY TRUST
PO BOX 3785
CAREFREE AZ 85377

ANTLE 1998 TRUST
701 MONTEREY SALINAS HWY
SALINAS CA 93908-8967

STARR FAMILY TRUST
PO BOX 2173
CAREFREE AZ 85377

TIGER TRUST
830 24 1/2 RD
GRAND JUNCTION CO 81505-9630

BRIAN E BUTLER REVOCABLE TRUST
PO BOX 792
CAREFREE AZ 85377

ROBERT A AND VANNE S COWIE TRUST
PO BOX 1354
CHICAGO IL 60690

JAMES MAETZOLD FAMILY TRUST
PO BOX 2800 366
CAREFREE AZ 85377

FITZGERALD JOHN B/ROMA NELLE TR
109 SCENIC RIDGE DR
FREDERICKSBURG TX 78624

CP BOULDERS LLC
740 CENTRE VIEW BLVD
CRESTVIEW HILLS KY 41017

ROBERTS TRUDY
33 LONG HILL RD
BASKING RIDGE NJ 07920-4018

CHASE JAMES K/MARCELLE P TR
P O BOX 3411
CAREFREE AZ 85377

BOULDERS HOMEOWNERS ASSOC
8360 E VIA DE VENTURA BLVD STE L-100
SCOTTSDALE AZ 85258

IRREVOCABLE TRUST OF HOPE C MARTIN
PO BOX 5593
CAREFREE AZ 85377

BOSO-PELTIER FAMILY LIVING TRUST
1303 COYOTE PASS
CAREFREE AZ 85377

HINDLE ROBERT E/KATHLEEN B TR
P O BOX 2509
CAREFREE AZ 85377-2509

CHARLES W PALMER TRUST
PO BOX 5228
CAREFREE AZ 85377

VERBONITZ DANIEL J/DIANE FITZGERALD
1301 COYOTE PASS
CAREFREE AZ 85377

BERLIN HOWARD R/JOY M TR
PO BOX 3731
CAREFREE AZ 85377

PALMER CHARLES W TR
PO BOX 5228
CAREFREE AZ 85377

LYNN A GOLDSTEIN TRUST
100 EASY ST POB 3641
CAREFREE AZ 85377

SAMUEL J PARKER SP TRUST
PO BOX 3378
CAREFREE AZ 85377

GRASSMAN FAMILY TRUST
2150 E QUAILS NEST
CAREFREE AZ 85377

CLEMENT PHILIP A/SUE F
POB 3814
CAREFREE AZ 85377

JONES GERRY /LESLIE TR
BOX 1255
CAREFREE AZ 85377

JOSH AND CHRIS JOINT TRUST
PO BOX 2701
CAREFREE AZ 85377

DANIEL & MARINA MILLER LIVING TRUST
PO BOX 43
PEBBLE BEACH CA 93953

DAVIES MARK R REVOCABLE TRUST
PO BOX 5833
CAREFREE AZ 85377

SAMUEL J AND SANDRA S PARKER
FAMILY TRUST
PO BOX 3378
CAREFREE AZ 85377

BOYER FAMILY TRUST
1310 E COYOTE PASS
CAREFREE AZ 85377

DEVLIN DANIEL P
PO BOX 815
CAREFREE AZ 85377

REESE RICHARD/MARIT
PO BOX 2339
CAREFREE AZ 85377

GORDON MARVIN J/MYRA E
PO BOX 866
CAREFREE AZ 85377

SCHWARTZ ROBERT I/COHEN ELLEN H
PO BOX 5954
CAREFREE AZ 85377

MARTIN WILLIAM M JR
164 POINT DR
CLARKESVILLE GA 30523

BOULDERS HOMEOWNERS ASSOC
8360 E VIA DE VENTURA BLVD STE L-100
SCOTTSDALE AZ 85258

MOLLRING LIVING TRUST
PO BOX 5564
CAREFREE AZ 85377

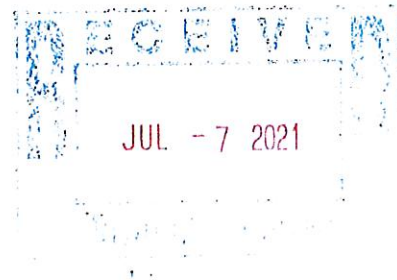
BUCKLIN JAMES/LYNDSEY
2012 SMOKETREE DR
CAREFREE AZ 85377

TOWN OF CAREFREE
PO BOX 740
CAREFREE AZ 85377

Handwritten signature

PROPERTIES WITHIN 500' OF
1313 COYOTE PASS
216-33-397
HOLT RESIDENCE
21-11-V





RE-SUBMITTAL #2

Narrative for The Holt Residence Variance

1313 Coyote Pass

July 6, 2021

I am writing regarding the variance application for the Holt Residence at 1313 Coyote pass. We are asking for four variances as noted below.

1. Build a pool 3' from the rear property line where 30' is required.
2. Build a pool fence 6" from the rear property line where 15' is required.
3. Build a BBQ 8' from the rear property line where 30' is required.
4. Build a site wall that ends 6' from the rear property line where 15' is required.

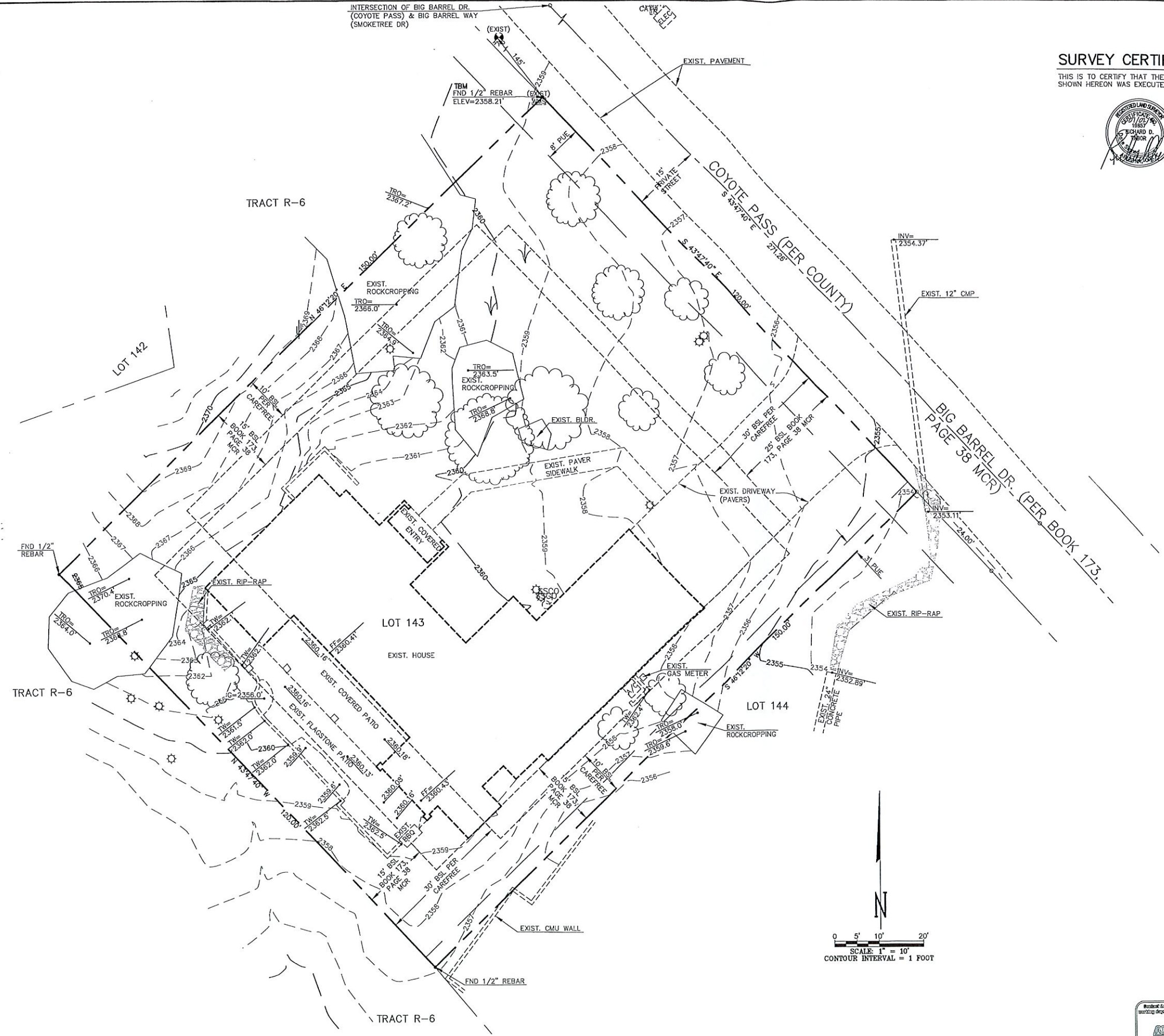
We believe that this application for a variance from the setback requirements should be approved for the following reasons:

1. A property hardship is created by the fact that the home was originally built 15' from the rear setback where a 30' setback is required. It is impossible to build a pool that doesn't encroach on the setback.
2. It is also nearly always impossible to build a pool within the buildable area in R1-18 zoning. Many homes in The Boulders with pools have received variances to be able to build the pool.
3. The home backs to open space so the encroachments do not affect any neighbors.
4. Natural boulder outcroppings also limit the location of the pool.
5. The proposed location of the pool is in an area that is already disturbed and minimizes impacts to the rest of the lot.
6. The proposal has been approved by The Boulders Homeowners' Association.
7. Approval of the application would not constitute a special privilege, but would allow the property owner to use the home as others in the neighborhood do. Other homes have received similar variances for pools and fences.
8. The hardship in this case is not self imposed. The home was built in this location years ago, long before the current owners had the property. The hardship also did not arise out of a misunderstanding or mistake.
9. The application is in harmony with the intent of the zoning ordinance as the variance from the setback requirements does not impose on any neighbors or citizens.

EXHIBIT D

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.

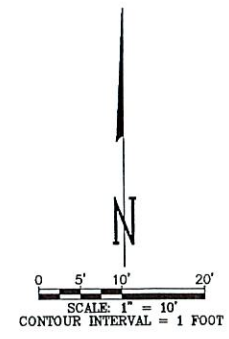


BENCHMARK:

UNIQUE POINT ID: 5879
 FND 1" IRON PIPE W/2 1/2" GLO BRASS CAP STAMPED "1/4 S3 S2 1919" AT THE EAST QUARTER CORNER OF SECTION 3, T8N, R4E.
 ELEVATION=2318.775' (NAVD88)

T.B.M.:

FND 1/2" REBAR AT THE NORTHERN MOST PROPERTY CORNER OF LOT 143, COMMON CORNER OF LOT 143 & TRACT R-6 THE BOULDERS CAREFREE UNIT FOUR PHASE ONE.
 ELEVATION=2358.21' (NAVD88)



DATE:

PHASE 1	2/4/21	MP
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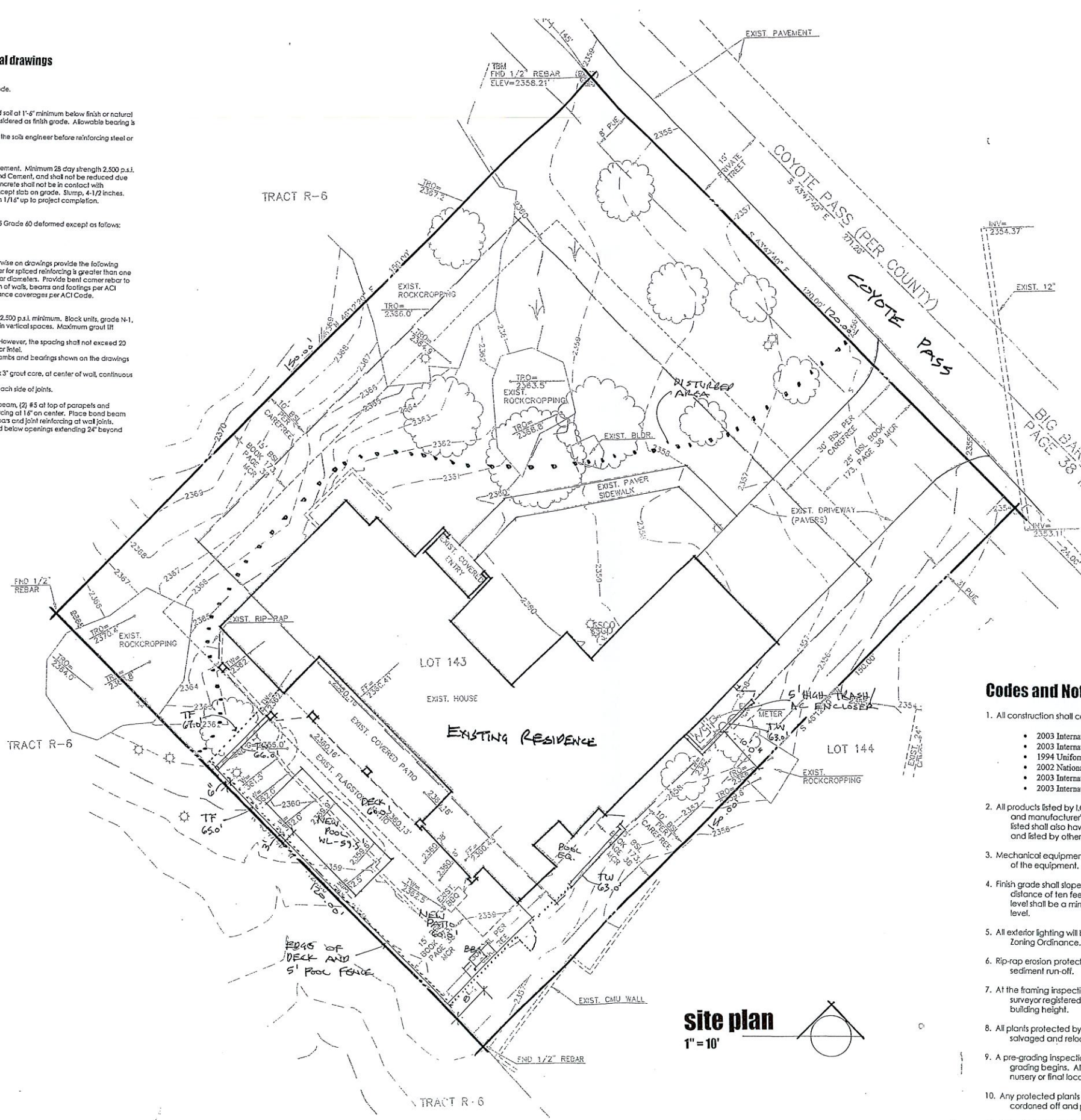
GRAHAM SURVEYING & ENGINEERING I.
 Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393



General Structural Notes

Apply unless otherwise noted on structural drawings

1. CODE:
 - a. All construction shall comply with the current adopted Code.
3. FOUNDATIONS:
 - a. Foundations shall bear on firm, undisturbed or compacted soil at 1'-6" minimum below finish or natural grade, whichever is lower. For interior footings finish floor is considered as finish grade. Allowable bearing is 1500 p.s.f.
 - b. Footing excavations shall be inspected and approved by the soils engineer before reinforcing steel or concrete are placed.
4. CONCRETE:
 - a. Shall meet all the requirements of ACI 301-84 with Type II cement. Minimum 28 day strength 2,500 p.s.i. Each yard of concrete shall contain 5 sacks minimum of Portland Cement, and shall not be reduced due to the addition of fly ash. No admixtures without approval. Concrete shall not be in contact with aluminum. Mechanically vibrate all concrete when placed, except slab on grade. Slump, 4-1/2 inches. The contractor shall fix all cracks and displacements larger than 1/16" up to project completion.
5. REINFORCING:
 - a. CRSI Manual and ACI Detailing Manual apply. ASTM A-615 Grade 60 deformed except as follows:
 - i. #2 plain - Grade 40.
 - ii. Wire mesh, flat sheets, plain - A-185.
 - b. Lap splices in masonry shall be 48 diameters.
 - c. Mesh splice: Wire spacing plus 2 inches.
 - d. Lap splices and extensions in concrete: Unless noted otherwise on drawings provide the following lengths: #3 - 18", #4 - 22", #5 - 27", #6 - 30". Minimum clear cover for spliced reinforcing is greater than one bar diameter and minimum clear spacing is greater than two bar diameters. Provide bent corner rebar to match and lap with horizontal rebars at corners and intersection of walls, beams and footings per ACI Manual. Dowel all vertical rebar to foundations. Provide clearance coverages per ACI Code.
6. MASONRY:
 - a. The Arizona Masonry Guild specifications apply. Brick units 2,500 p.s.i. minimum. Block units, grade N-1, running bond, mortar Type S, grout 2,000 p.s.i.-Rod and rebar in vertical spaces. Maximum grout lift without cleanouts: 4'-0" in block walls.
 - b. See Architectural Drawings for expansion or control joints. However, the spacing shall not exceed 20 feet. Do not locate a joint less than 2'-0" from bearing of beam or trile.
 - c. Dowel above rebar to foundation. All additional rebar at jambs and bearings shown on the drawings need not dowel.
 - d. #4 Vertical Reinforcing: in center of grout, minimum 2" x 3" grout core, at center of wall, continuous full height of wall as follows:
 - i. #5 at all corners, intersections, wall ends, jambs and each side of joints.
 - ii. #5 at 48" on center elsewhere, unless noted on plans.
 - e. Horizontal Reinforcing: in minimum 8" deep grouted bond beam, (2) #5 at top of parapets and structurally connected roofs. Provide ladder type #9 joint reinforcing at 18" on center. Place bond beam bars at roof and floor lines continuous through joints. Cut other bars and joint reinforcing at wall joints.
 - f. Wall Openings: Minimum (1) #4 in 8" bond beam above and below openings extending 24" beyond jambs unless shown otherwise on the plans.



site plan
1" = 10'

Sheet Index

- a1 site plan building data
- a2 floor plan details

Building Data

Owner: David and Vicki Holt
1313 Coyote Pass
Carefree, Arizona 85377
219-201-9460

Site: 1313 Coyote pass
Lot 14, Boulders Carefree 4, Phase I

Parcel No.: 216-33-397

Zoning: R1-18

Lot Area: 18,611 sq. ft.

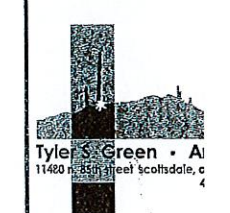
New Patio Area: 850 sq. ft.

Disturbed Area: 13,000 sq. ft. - 70%

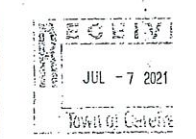
Codes and Notes

1. All construction shall comply with the following codes:
 - 2003 International Building Code and Amendments
 - 2003 International Residential Code and Amendments
 - 1994 Uniform Plumbing Code and Amendments
 - 2002 National Electrical Code and Amendments
 - 2003 International Mechanical Code and Amendments
 - 2003 International Fire Code and Amendments
2. All products listed by I.C.C./N.E.R. numbers shall be installed per the report and manufacturer's written instructions. Product substitutions for products listed shall also have I.C.C. approved evaluation reports or be approved and listed by other nationally recognized testing agencies.
3. Mechanical equipment shall be screened to a minimum of 12' above the top of the equipment.
4. Finish grade shall slope away from the building a minimum of 5% for a distance of ten feet to an approved water disposal area. The finish floor level shall be a minimum of one foot above the one hundred year flood level.
5. All exterior lighting will be shielded to comply with Section 9.12 of the Carefree Zoning Ordinance.
6. Rip-rap erosion protection shall be applied to constructed slopes to prevent sediment run-off.
7. At the framing inspection, a height certification prepared and certified by a surveyor registered in the State of Arizona will be submitted verifying building height.
8. All plants protected by the Town of Carefree, including small cacti, shall be salvaged and relocated to designated places.
9. A pre-grading inspection is required after the permit is issued and before any grading begins. All protected plants are to be moved to a temporary nursery or final locations at that time.
10. Any protected plants remaining in place within the disturbed area shall be cordoned off and protected during construction.
11. All landscaping shall be completed prior to final inspection and issuance of a Certificate of Occupancy.

The Holt Residence
Pool and Patio
1313 Coyote Pass



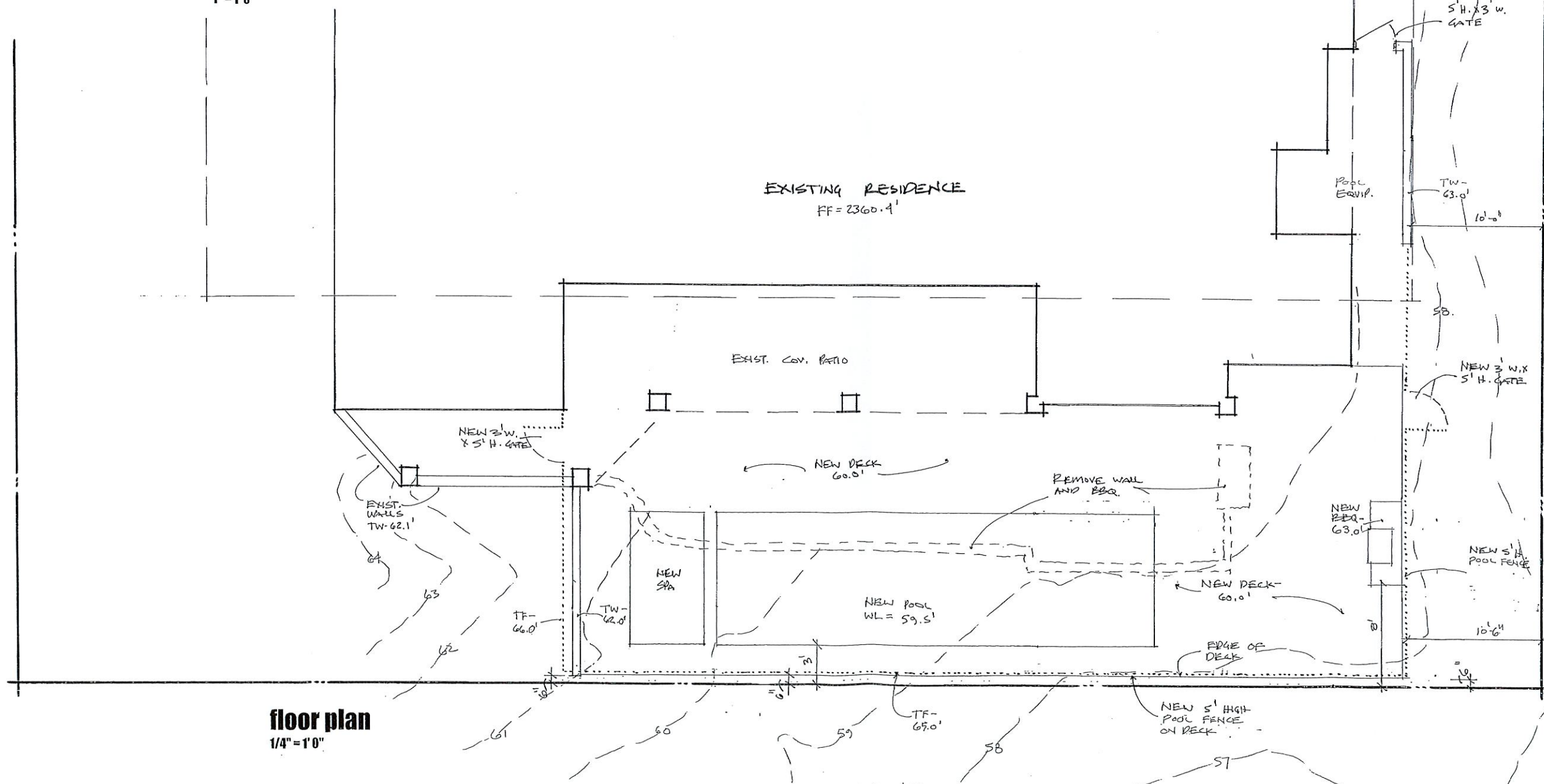
Date: 3-2-21
Revisions: 5-23-21
7-6-21



a1

The Holt Residence
 Pool and Patio
 1313 Coyote Pass
 Carefree, Arizona

details
 1" = 1'0"



floor plan
 1/4" = 1'0"



Date: 3.2.21

Revisions: 5.28.21

7.6.21



STAFF REPORT – Board of Adjustment

MEETING DATE: AUGUST 9, 2021

Item No. 3

SUBJECT Zoning Variance - Case No. 20-11-V

REQUEST This is a request for variances to *Article VI. Intensity Schedule and Development Standards* of the Zoning Ordinance on a lot to allow for the construction of a casita within portions of the rear yard building setback where such structures are not allowed and for realignment of an existing wash with a flow rate that exceeds 50 cubic feet per second (50 CFS) where such disturbance may not occur. The requests are as follows:

1. Thirteen feet (13') into the required thirty-foot (30') rear yard building setback.
2. Realignment of an existing wash that has a flow rate of 58 CFS and integration into a second, nearby wash.

Key Items for Consideration:

- 1) Subject property location: 2155 Quails Nest, Lot 134 of The Boulders Carefree Unit 4 Phase 1.
- 2) Proposal is a 522 square foot casita. The casita will be located near the southeast corner of the property.
- 3) One wash with a flow rate greater than 50 CFS requires realignment and integration into a second wash on site that also exceeds 50 CFS.
- 4) Existing legal nonconforming features include the following:
 - a) Encroachment into the front building setbacks and reduced frontage per Zoning District requirements.
- 5) While the legal nonconforming conditions present at this property do not impact the location of the proposed casita, there are unique circumstances on this lot which support the requests.
- 6) Citizen participation requirements were met.

**APPLICANT/
OWNER INFO**

Applicant/Architect:
Tyler Green
11480 N. 85th Street
Scottsdale, AZ 85260

Owner:
Mr. Jim Maetzhold
2155 Quails Nest
Carefree, AZ 85377

LAND USE

General Plan
The Carefree General Plan designates the subject site and surrounding properties as Low Density Residential (LDR), 1 acre minimum.

Zoning
The zoning for the subject lot and surrounding properties in Carefree is R1-18 (18,000 square foot minimum lot size).

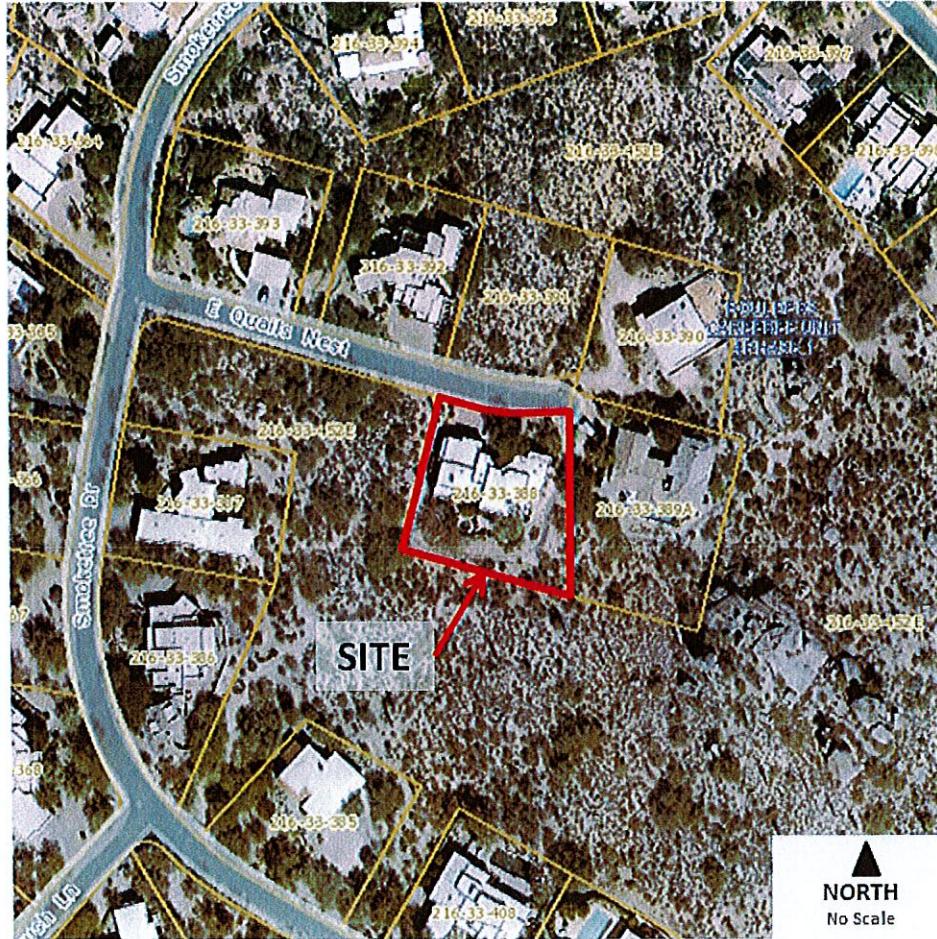
Existing Use
A single-family residence is located on the subject property. A single-family residence is to the east and adjacent to the parcel. Open space

STAFF REPORT – Board of Adjustment

(Boulders Homeowner’s Association property) is west and south of the subject site.

LOCATION

2155 Quails Nest, Lot 134 of The Boulders Carefree Unit 4 Phase 1 (MCR: 173-38) APN 216-33-388



Source: Maricopa County Assessor, 2021

ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Table 1. Development Standards

Standard	Required	Project	Variance Required
Lot Area	18,000 sq.ft.	20,353 sq.ft.	n/a
Lot Frontage	120 ft.	118.54 ft.	No*

STAFF REPORT – Board of Adjustment

<u>Setbacks:</u>			
Front	30 ft.	n/a	No*
Rear	30 ft.	13 ft.	Yes
East Side	10 ft.	20.33 ft.	No
West Side	10 ft.	n/a	No
Max. height	16 ft.	13 ft.-4 in.	No
Max. Lot Coverage	25%	23.6%	No

* Legal nonconforming condition.

AERIAL MAP

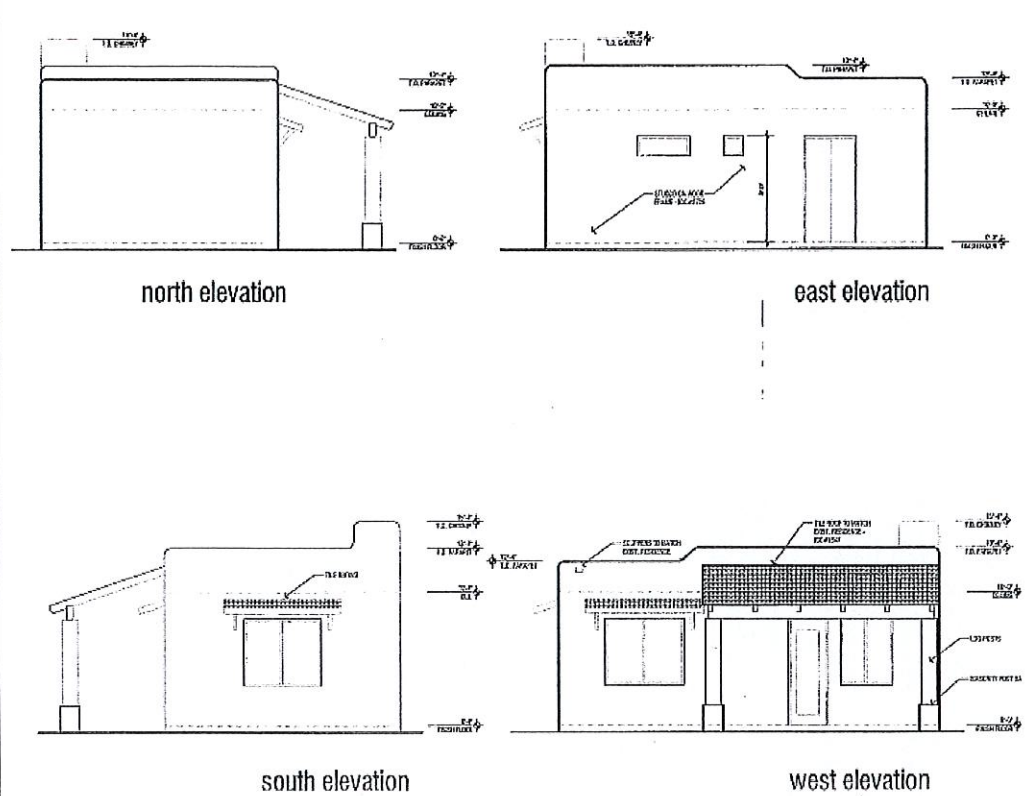


PROJECT SUMMARY

Summary

The request includes a 522 square foot, Santa Fe styled casita with tiled roof accents to match the existing home.

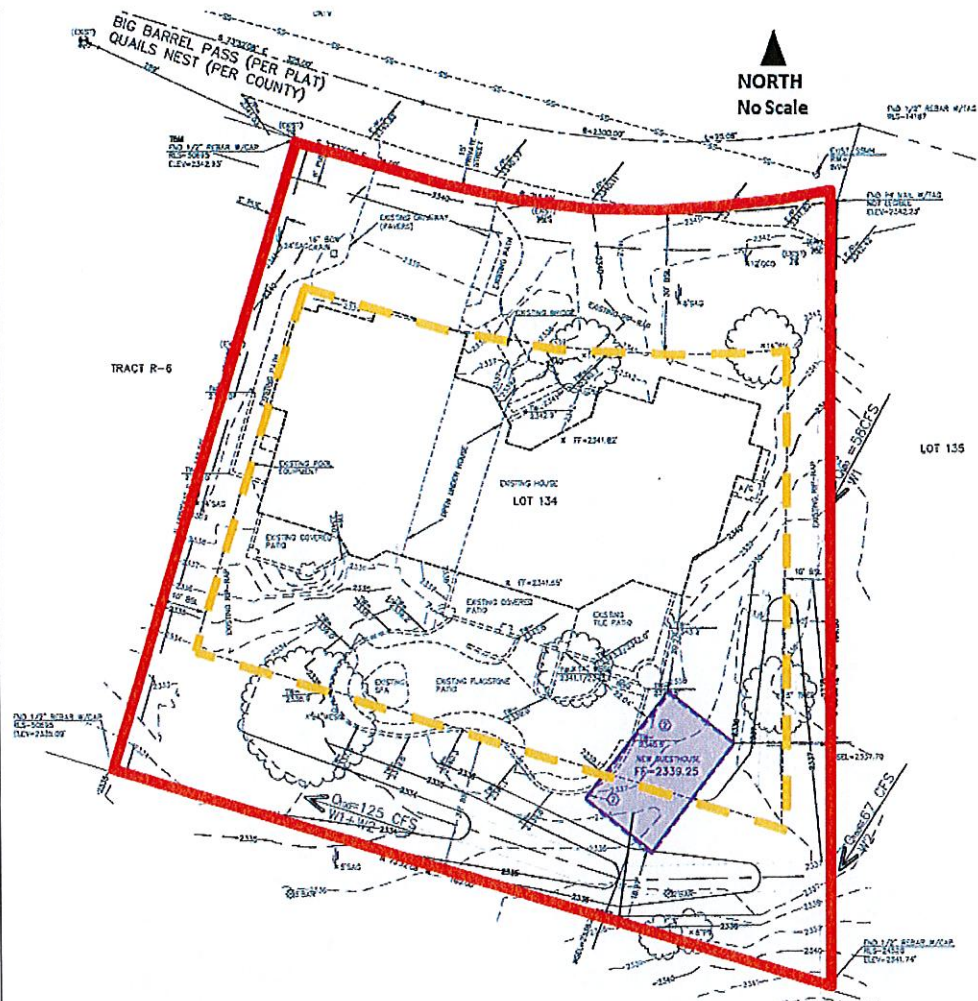
STAFF REPORT – Board of Adjustment



The proposed location at the southeast corner of the lot is due to other site constraints such as topography, large vegetation, a drainage channel that runs under main residence, and existing spa.

The casita is located in an undeveloped portion of the lot. It is proposed within the rear yard setback in order to minimize impacts to the neighbor's views. This concern was relayed to the applicant by the neighbor. More importantly, two washes with flow rates that exceed 50 CFS traverse the property in the vicinity of the proposed development. The northern wash (or W1 - 58 CFS) enters at the east property boundary and flows southwest essentially following the existing site wall. The wash south of W1 (or W2 - 67 CFS) enters near the southwest corner of the lot and flows northwest eventually joining with W1. At this juncture, the flow rate increases to 125 CFS and flows continue off site, however, this is beyond the proposed development area. A third drainage channel flows under the main residence and ties into Wash 1 + Wash 2, but has no bearing on this proposal. W1 requires realignment in order to construct the casita. The Town Engineer has observed that rerouting wash flows must be accomplished in a manner that does not negatively impact adjacent properties. This is not an unusual condition in Carefree making some lots more difficult to develop and limiting buildable areas. The location of the casita should minimize to the extent possible impacts to these drainage ways.

STAFF REPORT – Board of Adjustment



Grading and Drainage Plan

Citizen Participation

The applicant has fulfilled the requirements for Citizen Participation. Property owners within 500 feet of the subject lot were notified of this application. Staff received one call from the neighbor located at 2036 Smoketree who wanted clarification on the proposal. He expressed concerns with impacts to views from the rear of his property. Staff suggested he reach out to the applicant, which he did via email. The applicant answered concerns regarding lighting and building height. Furthermore, the Boulders HOA has provided approval of the proposal.

Variance Analysis

The number and location of washes present on the subject site constitute conditions unique to the subject property. However, the question becomes if the proposal has looked at all options to minimize impacts, in particular, to drainage. The existing site conditions do present a situation where it is more difficult for the property owner to comply with the zoning standards related to wash disturbance, and therefore, a hardship that is not self-imposed.

STAFF REPORT – Board of Adjustment

VARIANCE CRITERIA

State Statutory Requirements

Decisions of the Board of Adjustment must fall within the guidelines of the Arizona Revised Statutes as contained in Title 9-462.06, *Board of Adjustment*.

1. The Board of Adjustment can approve variances only if the following special circumstances and the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property in the same zoning district:
 - a) Size
 - b) Shape
 - c) Topography
 - d) Location
 - e) Surroundings
- 2) Variances shall not be granted as a special privilege that is not available to all other properties with the same conditions in the same zoning district.
- 3) Variances may be subject to conditions.
- 4) A Board of Adjustment may not:
 - a) Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance.
 - b) Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

BOARD OF ADJUSTMENT

Should the Board of Adjustment approve the variance, the conditions for approval attached as Exhibit "A" are provided for consideration.

ATTACHMENTS

Exhibit A. Conditions for Approval
Exhibit B. Citizen Participation Report
Exhibit C. Narrative
Exhibit D. Plans and Report

EXHIBIT A
Case #20-11-V
CONDITIONS FOR APPROVAL

2155 Quails Nest,
Lot 134 of The Boulders Carefree Unit 4 Phase 1
APN 216-33-388

1. The following four zoning variances are hereby granted for construction of the rear yard improvements:
 - a) Thirteen feet (13') into the required thirty-foot (30') rear yard building setback.
 - b) Realignment of Wash 1 and integration into Wash 2.
2. The building permit development plans shall conform to the development plans and reports date-stamped July 7, 2021 submitted in association with this application.
3. The granting of these variances shall be null and void if the building permit is not issued within one year of approval.
4. All protected plants deemed salvageable in the disturbed area shall be relocated on the property.
5. The rerouting of any wash flows shall be accomplished in a manner that does not negatively impact adjacent properties and as approved by the Town Engineer.
6. The Town's Erosion Setback Policy shall apply to this development.
7. Grading and drainage shall meet all provisions of Article IX, Section 9.10.
8. Exterior lighting shall meet all provisions of Article IX, Section 9.12.

Narrative for The Maetzold Residence Variance

2155 Quails Nest

May 25, 2021

I am writing regarding the variance application for the Maetzold Residence at 2155 Quails Nest. We are asking for a variance to build a casita in the rear yard 10' from the rear property line where 30' is required.

We believe that this application for a variance from the setback requirements should be approved for the following reasons:

1. A property hardship is created by the fact that there are two significant washes on the property. The largest runs under the existing home and through the south-west part of the rear yard, eliminating that location as a possibility for the casita. A smaller wash runs along the east side of the property limiting the options in this location.
2. The HOA and the neighbor asked that we locate the casita in the south portion of the property adjacent to open space rather than on the east side where it encroaches on the neighbor's views.
3. The casita is located in an area that is already disturbed.
4. The encroachment is toward open space and not toward a neighboring home.
5. The proposal has been approved by The Boulders Homeowners' Association.
6. Approval of the application would not constitute a special privilege, but would allow the property owner to use the home as others in the neighborhood do. Other homeowners have casitas and some have obtained variances for encroachments such as pools and casitas.
7. The hardship in this case is not self imposed. The washes have always been on this property. The hardship also did not arise out of a misunderstanding or mistake.
8. The application is in harmony with the intent of the zoning ordinance as the variance from the setback requirements does not impose on any neighbors or citizens.

EXHIBIT C

Citizen Participation Report

The Maetzold Residence
2155 Quails Nest
Carefree, Arizona 85377



Existing Use of Property: Residence

Request:

Build a casita in the rear yard 10' from the rear property line where 30' is required.

Owner: Jim Maetzold
2155 Quails Nest
Carefree, Arizona 85377

Applicant: Tyler Green
11480 N. 85th Street
Scottsdale, Arizona 85260
phone: 480-348-2691

Contact: applicant

Responses:

The parties listed were notified by mail on June 9, 2021. I had an email exchange with the residents at 2036 Smoketree. The neighbors at seem to be satisfied with the proposal. There were no other contacts.

Stacey Bridge-Denzak

From: Tyler Green <tsgreen@aol.com>
Sent: Tuesday, August 03, 2021 4:20 PM
To: Stacey Bridge-Denzak
Subject: Fwd: Variance

Hi Stacey,

Here is my exchange with Bob Nuber of 2036 Smoketree regarding 2155 Quails Nest.

Thanks,

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Tyler Green <tsgreen@aol.com>
To: Bob Nuber <bjnuber@icloud.com>
Sent: Thu, Jun 17, 2021 9:07 pm
Subject: Re: Variance

Thanks Bob!

Tyler
Tyler Green - Architect
602-697-4246

----- Original message -----

From: Bob Nuber <bjnuber@icloud.com>
Date: 6/17/21 4:53 PM (GMT-07:00)
To: Tyler Green <tsgreen@aol.com>
Cc: Bob Nuber <bjnuber@icloud.com>
Subject: Re: Variance

Very helpful!! Thx again. Appreciate your patience, as I said last time.
Bob

Sent from my iPhone

On Jun 17, 2021, at 10:14 AM, Tyler Green <tsgreen@aol.com> wrote:

Hi Bob,

Please see my clarifications in red below.

Thanks,

Tyler
Tyler Green - Architect
11480 N. 85th Street

Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Bob Nuber <bjnuber@icloud.com>
To: Tyler Green <tsgreen@aol.com>
Cc: Bob Nuber <bjnuber@icloud.com>
Sent: Thu, Jun 17, 2021 9:51 am
Subject: Re: Variance

Thanks for sending the Notes. A couple of clarifications:
Number 5, lighting—will outside lighting be directed at the casita and/or main house such that it doesn't shine in our direction? **The only lighting will be fully shield down lights outside the new patio doors. Per the Boulders no lights will be visible from other properties.**
Number 7, height certification—is anything planned to be placed on the roof like an AC unit or satellite dish? If so will the height of roof top accessories be used to measure maximum height per your planned max height of 52 feet? **There will be no roof mounted equipment.**
Roof height— A 52 foot high roof seems high to me for a one story casita (assume it's one story; am I correct?) Can you inform me why a roof of that height is needed? **The 52 height is a sea level reference (2352') is shown as a relationship to the existing house roof at 59 (2359') or 7' lower. It is one story - 13' high above the floor.**
Thanks for helping me understand and for your patience.
Bob

Sent from my iPhone

On Jun 17, 2021, at 9:11 AM, Bob Nuber <bjnuber@icloud.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Tyler Green <tsgreen@aol.com>
Date: June 16, 2021 at 3:28:10 PM PDT
To: bjnuber@icloud.com
Cc: bjnuber@comcast.net
Subject: Re: Variance
Reply-To: Tyler Green <tsgreen@aol.com>

Hi Bob,

I hope this is better. Here are the notes by themselves. Let me know if you have questions.

Thanks,

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Bob Nuber <bjnuber@icloud.com>
To: Tyler Green <tsgreen@aol.com>

Cc: Bob and Judy Nuber <bjnuber@comcast.net>
Sent: Wed, Jun 16, 2021 11:57 am
Subject: Re: Variance

Thanks, Tyler. busy all day yesterday so just getting to this. I still can't read the Site Plan Notes: can you enlarge or just send them by themselves?
Bob

On Jun 15, 2021, at 10:45 AM, Tyler Green <tsgreen@aol.com> wrote:

Hi Bob,

Thanks for the call. The information you requested is attached. This shows that the casita is a small structure and is significantly lower than the existing home.

Tyler
Tyler Green - Architect
11480 N. 85th Street
Scottsdale, Arizona 85260
602-697-4246 mobile

-----Original Message-----

From: Bob Nuber <bjnuber@icloud.com>
To: tsgreen@aol.com
Cc: stacey@carefree.org; Karl (Donna) Guelich <karl@carefreecasa.com>; Bob Nuber <bjnuber@icloud.com>
Sent: Tue, Jun 15, 2021 10:40 am
Subject: Variance

Tyler

My name is Bob Nuber. Our house is located at 2036 Smoketree directly across from your client. The documents you sent are inadequate for us to make an informed decision about your request for variance. Specifically, the written information on the site map is small and fuzzy and understanding readable. Also, your drawings of the site and proposed location of the new casita are flat and therefore we are unable to determine the impact on our view of the proposed new building. We request detailed elevations of the existing residence and the proposed new building. It would be helpful if you would also provide three dimensional renderings. At this time my wife and I oppose the variance request until we receive the basic information we need to make an informed decision.
Bob Nuber
PS. Nice to talk with you, thanks for returning my call. I look forward to receiving the information we discussed.

Sent from my iPhone
<[Maetzold_casita_height.pdf](#)><[Maetzold_elevations_8-3-20.pdf](#)><[Maetzold_8-3-20.pdf](#)>

<[Maetzold_notes.pdf](#)>



Tyler S. Green · Architect

11480 n. 85th st. scottsdale, arizona 85260 480-348-2691

June 9, 2021

RE: 2155 Quails Nest
APN: 216-33-388
Variance Case Number 20-11-V

TO: All Property Owners within 500' of Subject Property

As part of the mandatory Citizen Participation procedures for Variance review in the Town of Carefree, all surrounding property owners within 500 feet of the subject property must be notified by the applicant. Therefore, we are advising you of an application for a variance for the Maetzold Residence at 2155 Quails Nest in The Boulders.

We are asking for a variance to build a casita in the rear yard 10' from the rear property line where 30' is required..

1. A property hardship is created by the fact that there are two significant washes on the property. The largest runs under the existing home and through the southwest part of the rear yard, eliminating that location as a possibility for the casita. A smaller wash runs along the east side of the property limiting the options in this location.
2. The HOA and the neighbor asked that we locate the casita in the south portion of the property adjacent to open space rather than on the east side where it encroaches on the neighbor's views.
3. The casita is located in an area that is already disturbed.
4. The encroachment is toward open space and not toward a neighboring home.
5. The proposal has been approved by The Boulders Homeowners' Association.
7. The application is in harmony with the intent of the zoning ordinance as the variance from the setback requirements does not impose on any neighbors or citizens.

Please contact me if you would like to discuss this proposal. You may also respond to the Carefree Planning and Zoning Department in writing, in person or by telephone at 480-488-3686. No response is necessary if you do not have any comments or objections.

Sincerely,

Tyler Green
mobile: 602-697-4246
e-mail: TSGreen@aol.com



Tyler S. Green - Architect
 1500 N. 1st Street, Suite 100
 Phoenix, AZ 85004
 602.555.1234

CS

sheet index

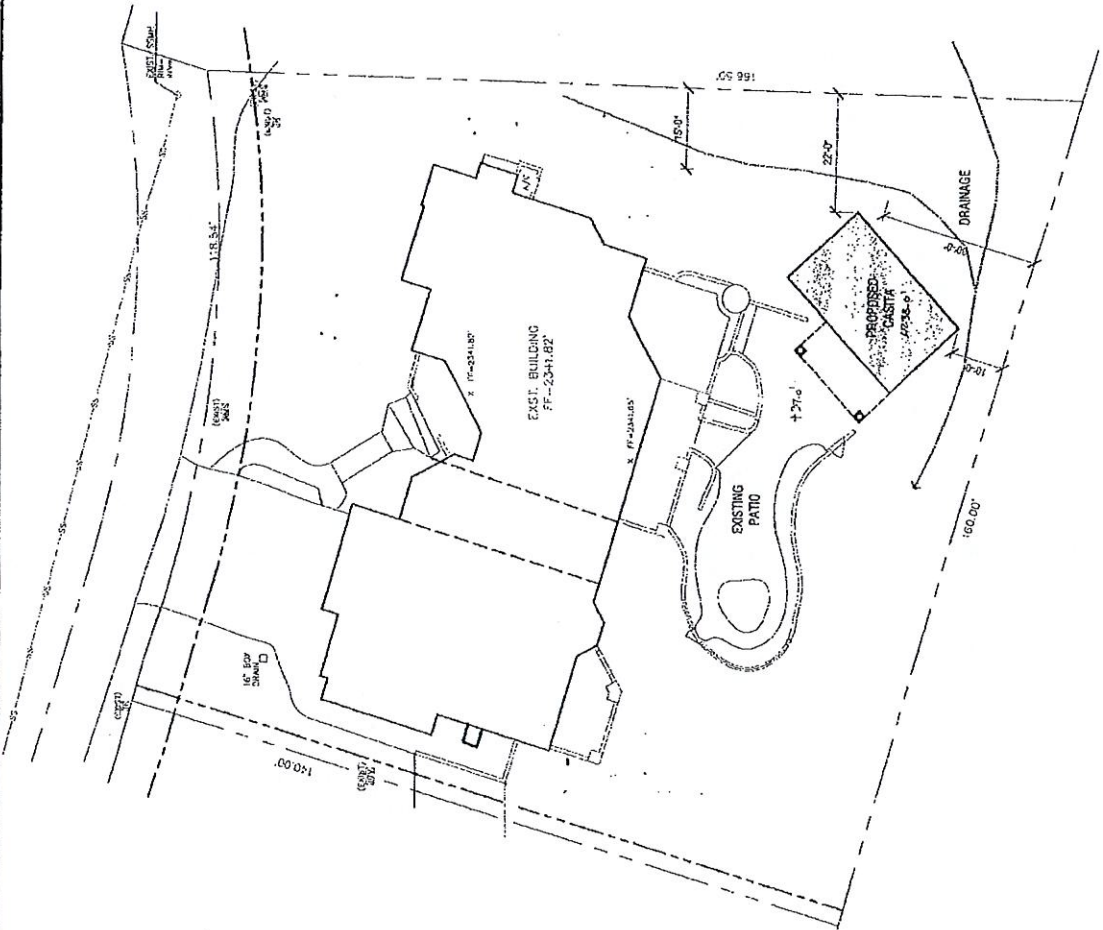
NO.	DATE	DESCRIPTION
1	01/15/2024	Initial Design
2	02/01/2024	Site Plan
3	02/15/2024	Foundation
4	03/01/2024	Structural
5	03/15/2024	MEP
6	04/01/2024	Final Design

project data

Client: Mr. & Mrs. Smith
 Project: Castia Addition
 Location: 2155 Quails Nest, Carefree, AZ
 Architect: Tyler S. Green
 Date: 01/15/2024
 Scale: 1/8" = 1'-0"

SITE PLAN NOTES

1. All dimensions are to center lines, unless otherwise noted.
2. All walls are 12" thick masonry.
3. All windows are 6" x 6" minimum.
4. All doors are 36" x 80" minimum.
5. All floors are 4" concrete on 8" aggregate.
6. All roofs are 2" rigid insulation on 2" gyp.
7. All exterior walls are 12" thick masonry with 1/2" stucco.
8. All interior walls are 5/8" gyp.
9. All ceilings are 12" gyp.
10. All electrical conduits are 1/2" minimum.
11. All plumbing pipes are 1/2" minimum.
12. All HVAC ducts are 12" minimum.
13. All mechanical equipment is to be located in the mechanical room.
14. All mechanical equipment is to be located in the mechanical room.
15. All mechanical equipment is to be located in the mechanical room.



1. The site plan shows the location of the existing building and the proposed addition.
2. The site plan shows the location of the existing patio and the proposed addition.
3. The site plan shows the location of the driveway and the proposed addition.
4. The site plan shows the location of the utility lines and the proposed addition.
5. The site plan shows the location of the setbacks and the proposed addition.
6. The site plan shows the location of the drainage area and the proposed addition.
7. The site plan shows the location of the existing building and the proposed addition.
8. The site plan shows the location of the existing patio and the proposed addition.
9. The site plan shows the location of the driveway and the proposed addition.
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17. The site plan shows the location of the setbacks and the proposed addition.
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25. The site plan shows the location of the existing building and the proposed addition.
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27. The site plan shows the location of the driveway and the proposed addition.
28. The site plan shows the location of the utility lines and the proposed addition.
29. The site plan shows the location of the setbacks and the proposed addition.
30. The site plan shows the location of the drainage area and the proposed addition.

**PROPERTIES WITHIN 500' OF
2155 QUAILS NEST
216-33-388
20-11-V**

216-33-361	DAVIES MARK R REVOCABLE TRUST/DAVIES BARBARA K REVOCABLE TRUST PO BOX 5833 CAREFREE AZ 85377	LOT 107 2021 SMOKETREE DR CAREFREE 85377
216-33-362	MCNEAL FAMILY TRUST PO BOX 3785 CAREFREE AZ 85377	LOT 108 2023 SMOKETREE DR CAREFREE 85377
216-33-363A	TIGER TRUST 830 24 1/2 RD GRAND JUNCTION CO 81505-9630	LOT 109 2025 SMOKETREE DR CAREFREE 85377
216-33-364	JOCYE A HANSEN TRUST/BRUCE E HANSEN TRUST 9802 COUNTY RD P28 BLAIR NE 68008	LOT 110 2027 SMOKETREE DR CAREFREE 85377
216-33-365	WILKE JOHN ANTON/KATHRYN V PO BOX 1086 CAREFREE AZ 85377	LOT 111 2029 SMOKETREE DR CAREFREE 85377
216-33-366	BISCHOFF JANE TR P O BOX 2005 CAREFREE AZ 85377	LOT 112 2031 SMOKETREE DR CAREFREE 85377
216-33-367	DAVID L PATERSON REV LIV TR/PATERSON DAVID L PO BOX 1828 BEND OR 97709-1828	LOT 113 2033 SMOKETREE DR CAREFREE 85377
216-33-368	BAILEY ROBERT M/JUDITH E 77 HIGH STREET CLINTON MA 01510	LOT 114 2035 SMOKETREE DR CAREFREE 85377
216-33-369	ZEIGLER MATTHEW J/MARIAH K PO BOX 5672 CAREFREE AZ 85377	LOT 115 2202 SAGEBRUSH LN CAREFREE 85377
216-33-382A	HARTMAN WILLIAM J/SANDRA L BOX 427 COCHRANE AB CANADA T4C1A6	LOT 128 2304 FOX TAIL CAREFREE 85377
216-33-384	NAEVE LEGACY TRUST 1910 MONTCLAIR DR BOISE ID 83702	LOT 130 2203 SAGEBRUSH LN CAREFREE 85377
216-33-385	NUBER FAMILY LIVING TRUST 2314 37TH AVENUE SW SEATTLE WA 98126	LOT 131 2036 SMOKETREE DR CAREFREE 85377

**PROPERTIES WITHIN 500' OF
2155 QUAILS NEST
216-33-388
20-11-V**

216-33-386	GUELICH KARL D/DONNA G TR PO BOX 1207 CAREFREE AZ 85377	LOT 132 2032 SMOKETREE DR CAREFREE 85377
216-33-387	LORA W LAUKITIS REVOCABLE TRUST 301 SW ADAMS ST SUITE 700 PEORIA IL 61602	LOT 133 2030 SMOKETREE DR CAREFREE 85377
216-33-389A	ROBERTS TRUDY 33 LONG HILL RD BASKING RIDGE NJ 07920-4018	LOT 135 2157 QUAILS NEST CAREFREE 85377
216-33-390	IRREVOCABLE TRUST OF HOPE C MARTIN 412 BRIDALWOOD DR MANDEVILLE LA 70448-6307	LOT 136 2158 QUAILS NEST CAREFREE 85377
216-33-391	CHARLES W PALMER TRUST PO BOX 5228 CAREFREE AZ 85377	LOT 137 2156 QUAILS NEST CAREFREE 85377
216-33-392	PALMER CHARLES W TR PO BOX 5228 CAREFREE AZ 85377	LOT 138 2152 QUAILS NEST CAREFREE 85377
216-33-393	WIRBICK JOSEPH D/CHRISTINE N 709 LANDMARK CIR LANCASTER PA 17603-7917	LOT 139 2150 QUAILS NEST CAREFREE 85377
216-33-394	JOSH AND CHRIS JOINT TRUST PO BOX 2701 CAREFREE AZ 85377	LOT 140 2022 SMOKETREE DR CAREFREE 85377
216-33-395	SAMUEL J AND SANDRA S PARKER FAMILY TRUST PO BOX 3378 CAREFREE AZ 85377	LOT 141 2020 SMOKETREE DR CAREFREE 85377
216-33-396	ANTLE 1998 TRUST 701 MONTEREY SALINAS HWY SALINAS CA 93908-8967	LOT 142 2018 SMOKETREE DR CAREFREE 85377
216-33-397	HOLT DAVID E/VICKI PO BOX 2628 CAREFREE AZ 85377	LOT 143 1313 COYOTE PASS CAREFREE 85377
216-33-398	BRIAN E BUTLER REVOCABLE TRUST/CAROLYN LAZAR BUTLER REVOCABLE TRUST PO BOX 792 CAREFREE AZ 85377	LOT 144 1311 COYOTE PASS CAREFREE 85377

**PROPERTIES WITHIN 500' OF
2155 QUAILS NEST
216-33-388
20-11-V**

216-33-399	FITZGERALD JOHN B/ROMA NELLE TR 109 SCENIC RIDGE DR FREDERICKSBURG TX 78624	LOT 145 1309 COYOTE PASS CAREFREE 85377
216-33-400	CHASE JAMES K/MARCELLE P TR P O BOX 3411 CAREFREE AZ 85337	LOT 146 1305 COYOTE PASS CAREFREE 85377
216-33-401	BOSO-PELTIER FAMILY LIVING TRUST 1303 COYOTE PASS CAREFREE AZ 85377	LOT 147 1303 COYOTE PASS CAREFREE 85377
216-33-404	MENZIES ROBERT M II/RITA J 18 TOOME CT PINEHURST NC 28374	LOT 150 1402 BOULDER PASS CAREFREE 85377
216-33-405	MARCH MADGE C/ROBERT E/ROD S BOX 5568 CAREFREE AZ 85377	LOT 151 1404 BOULDER PASS CAREFREE 85377
216-33-406	NEW RIVER REALTY CORP 1765 SE 7TH ST FT LAUDERDALE FL 33316	LOT 152 2042 SMOKETREE DR CAREFREE 85377
216-33-407	K C ATKINSON FAMILY TRUST 2040 E SMOKETREE DR CAREFREE AZ 85377	LOT 153 2040 SMOKETREE DR CAREFREE 85377
216-33-408	GILBERT T AND CAMILLE F GEMBACZ FAMILY TRUST 1439 EL VAGO ST LA CANADA CA 91011	LOT 154 2038 SMOKETREE DR CAREFREE 85377
216-33-438	CLEMENT PHILIP A/SUE F PO BOX 3814 1302 COYOTE PASS CAREFREE AZ 85377	LOT 184 1308 COYOTE PASS CAREFREE 85377
216-33-439	CUSTOM BUILT HOMES LLC 7030 E INGRAM ST MESA AZ 85207	LOT 185 1310 COYOTE PASS CAREFREE 85377
216-33-440	LANGAN FRANCIS G/MAYO TRACY L 230 GREEN ROCK DR BOULDER CO 80302	LOT 186 1312 COYOTE PASS CAREFREE 85377
216-33-451B 216-33-452E 216-33-461A	BOULDERS HOMEOWNERS ASSOC 8360 E VIA DE VENTURA BLVD STE L-100 SCOTTSDALE AZ 85258	35017 N TOM DARLINGTON DR CAREFREE 85377
216-33-452C	MEIER JEANNETTE P 34522 N SCOTTSDALE RD STE 120 PMB 626 SCOTTSDALE AZ 85266	LOT 149 1400 BOULDER PASS CAREFREE 85377

**PROPERTIES WITHIN 500' OF
2155 QUAILS NEST
216-33-388
20-11-V**

	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	8 SUNDIAL CIRCLE CAREFREE, AZ 85377

DRAINAGE REPORT
Lot 134 The Boulders Carefree Unit 4 Phase 1

A Portion of the
NW 1/4, SEC. 2, T5N, R4E
Of the Gila & Salt River Base and Meridian,
Town of Carefree
Maricopa County, Arizona

Site Address:
2155 Quails Nest
Carefree, AZ 85377

Assessor's Parcel Number: 216-33-388

Job Number: 19-059

Prepared by:
GRAHAM SURVEYING & ENGINEERING, INC.
Post Office Box 1240
Carefree, Arizona 85377
Office (480) 488-4393



June 8, 2021

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Figure 2	Aerial Photo
Figure 3A	Drainage Area Delineation
Figure 3B	Land Use Area Delineation
Figure 4	FIRMette Map

APPENDICES

Appendix A	Hydraulic Backup -DDMS Rational Output (A1-A4)
Appendix B	Hydraulic Backup -Hydraulic Toolbox Output (B1-B4)

1.0 Introduction

1.1 SCOPE

This project is for an detached guesthouse addition to a developed residential lot. Provided herein are offsite and onsite hydrologic and hydraulic analyses/designs. A sunken livable floor is proposed below existing grade with a patio deck on the additions roof.

This report does not include ground water hydrology or hydrogeology. Any issues that arise must be addressed by an engineering firm or an engineer whose specialty covers ground water issues. Graham Surveying & Engineering, Inc. will be held harmless for any damages as a result of ground water issues.

1.2 SITE DESCRIPTION

This lot is located on the south side of the cul-de-sac of Quails Nest, approximately ¼ mile southeast of the intersection of E. Stagecoach Pass and N. Tom Darlington Drive (see Figure 1). The lot is within a portion of the Northwest one-quarter of Section 2, Township 5 North, Range 4 East of the Gila & Salt River Base and Meridian, Town of Carefree, Maricopa County, Arizona. This project gross area is 0.47 acres.

Access to the site is provided to this lot off Quails Nest, being a paved local street with an asphalt surface and 18-inch ribbon curb on either side.

The proposed development area is to the southeast of the existing backyard wall. Moderately sparse vegetation exists typical of the Sonoran Desert (see Figure 2).

2.0 Existing Conditions

Two flowrates will be quantified for this project and will be referred to as W1 and W2. The wash W1 bisects the east property boundary, flows southwest, then turns to the northwest following the outside of the existing backyard wall. The wash W2 enters near the southeast corner flowing northwest to converge with W2 before leaving the site.

3.0 Hydrology

The drainage areas were carefully delineated with topography maps with 10 ft. contour intervals and aerial photographs supplied by the Maricopa County Flood Control District (see Figure 3A). The drainage areas were further divided into land use areas (see Figure 3B). Flow rates were estimated using the Flood Control District of Maricopa County's Drainage Design Management System (DDMS). According to the Maricopa County Drainage Policies & Standards Manual, the 100-year runoff coefficient for residential zone R1-18 is 0.80 and golf courses are 0.31. The precipitation values for the area and the basin's physical properties were entered in the DDMS software. The estimated flows for the 100-year, 6 hour peak storm event are 58 cfs for W2 and 67 cfs for W1 (see Appendix A4).

4.0 Hydraulics

The stormwater flows will be safely routed around the new guesthouse via graded swales. Two cross sections were measured at critical locations. A normal depth calculation from the Hydraulic Toolbox software was used. The 100-year flow and each section's physical properties were entered into the software to yield water surface elevations (WSEL) and average velocities (see Appendix B). The water surface elevation (WSEL) for W1 at the upstream edge of the guesthouse is 2337.70. A second section was analyzed for the combined flow of W1 and W2 at the south of the guesthouse. A WSEL of 2338.2 to the south of the guesthouse.

The proposed finished floor elevation of 2339.25 provides more than 1 foot of freeboard.

5.0 Flood Zone Information

The site is located within the Shaded Zone X of FEMA FIRM Panel 895 of 4425, Community No. 040126 on Map Number 04013C0895 L, revised October 16, 2013 (see Figure 4). Areas within Shaded Zone X are classified by FEMA as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

6.0 Conclusion

- All finished floor elevations are safe from inundation by the 100-year peak rainfall event if constructed in accordance with the accompanying Civil Grading and Drainage Plan.
- This drainage report and accompanying Grading and Drainage plan was made to comply with Town of Carefree and Maricopa County Design Standards and Policies.

7.0 References

Drainage Design Manual for Maricopa County, Arizona, Volume I Hydrology

Drainage Design Manual for Maricopa County, Arizona, Volume II Hydraulics

Drainage Policies and Standards for Maricopa County, Arizona, January 11, 2007

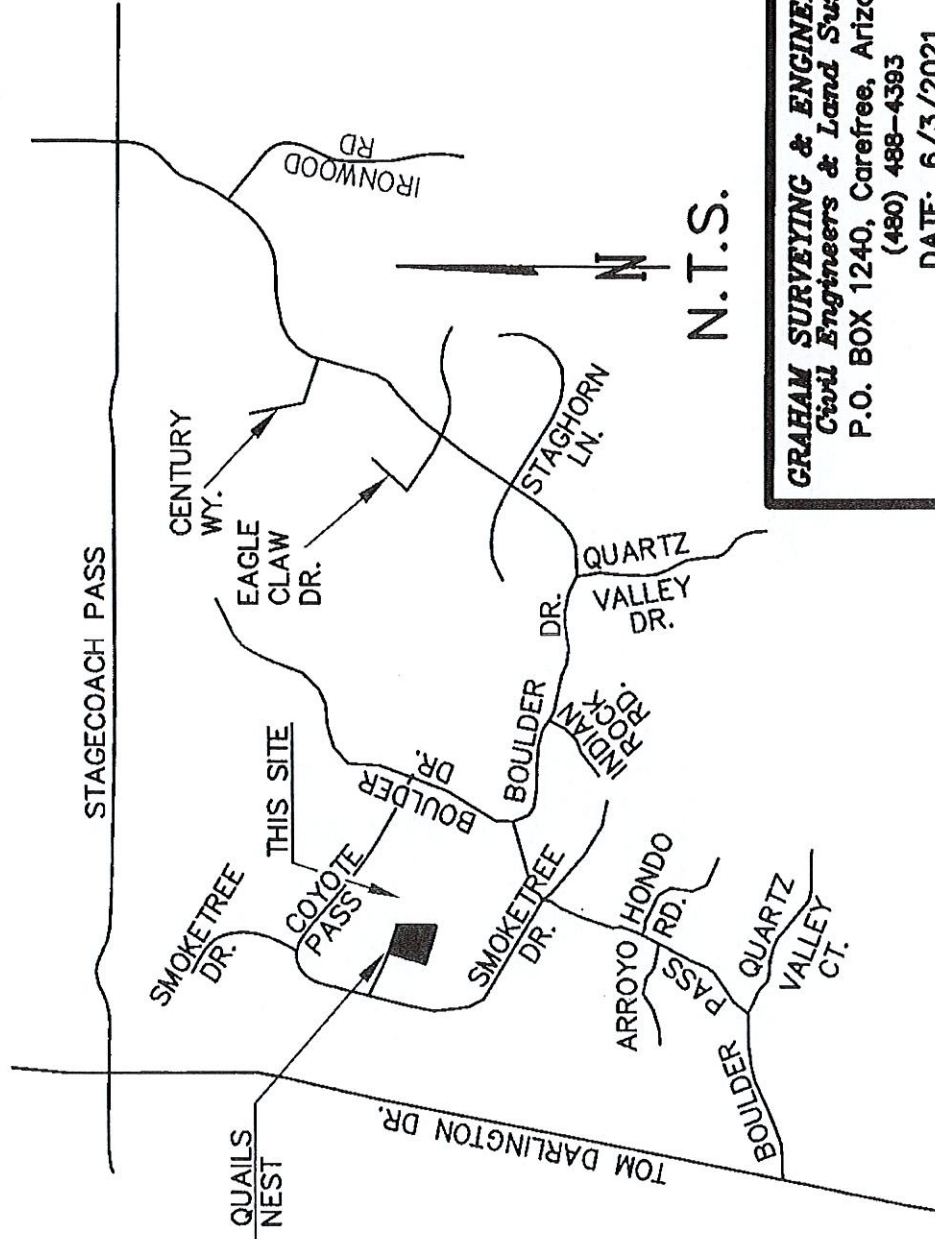
Flood Control District of Maricopa County Storm Water Management System (DDMS) ST.APP, Version 4.8.0, Copyright KVL Consultants Inc.

Hydraulic Toolbox 4.2, Federal Highway Administration, April 15, 2014

FIGURES

FIGURE 1 VICINITY MAP

LOT 134 BOULDER CAREFREE UNIT FOUR PHASE ONE.



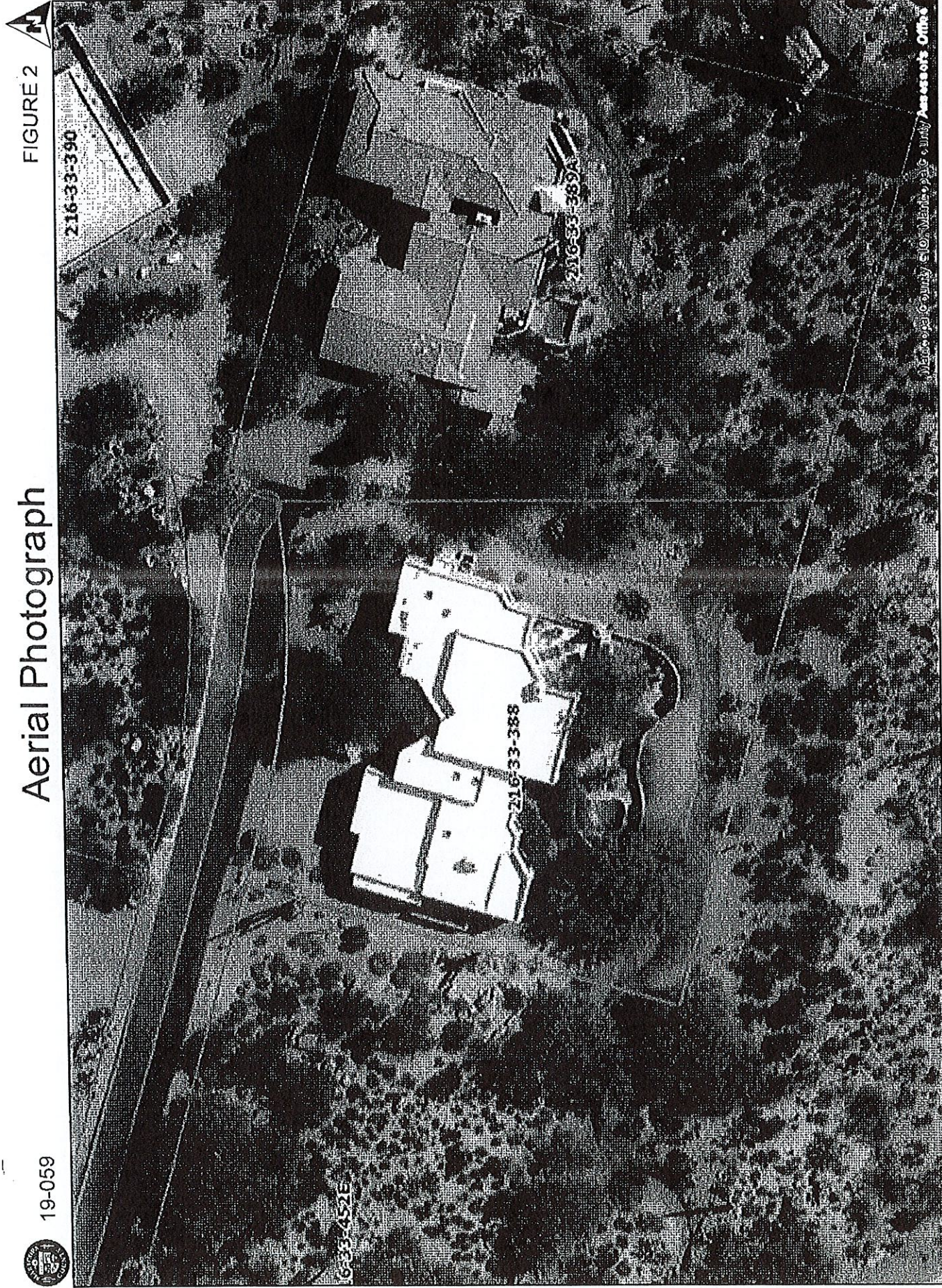
GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393
DATE: 6/3/2021
JOB # 19-059



19-059

Aerial Photograph

FIGURE 2



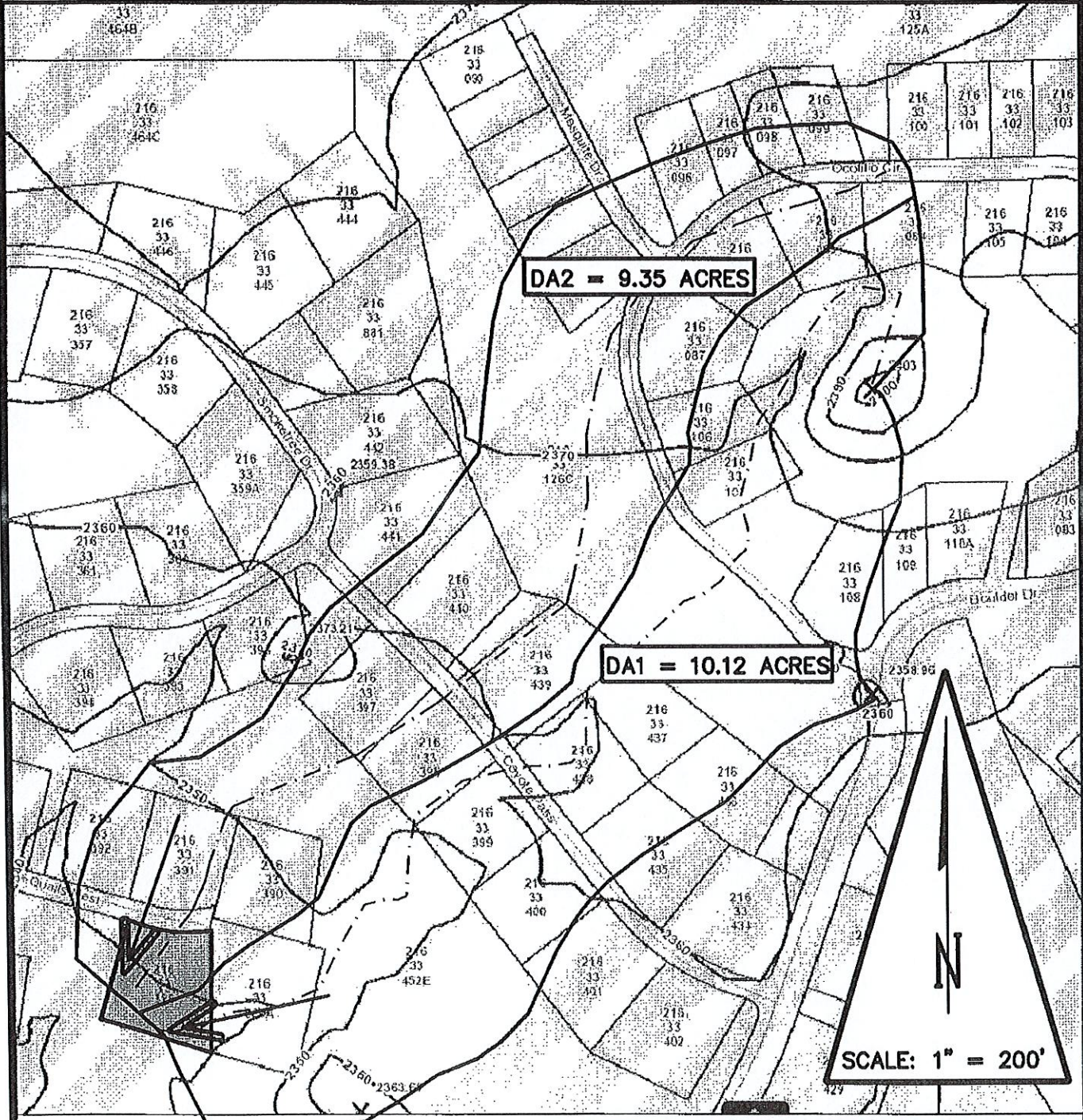
19-059

Aerial Photograph

FIGURE 2

FIGURE 3A DRAINAGE AREA DELINEATION

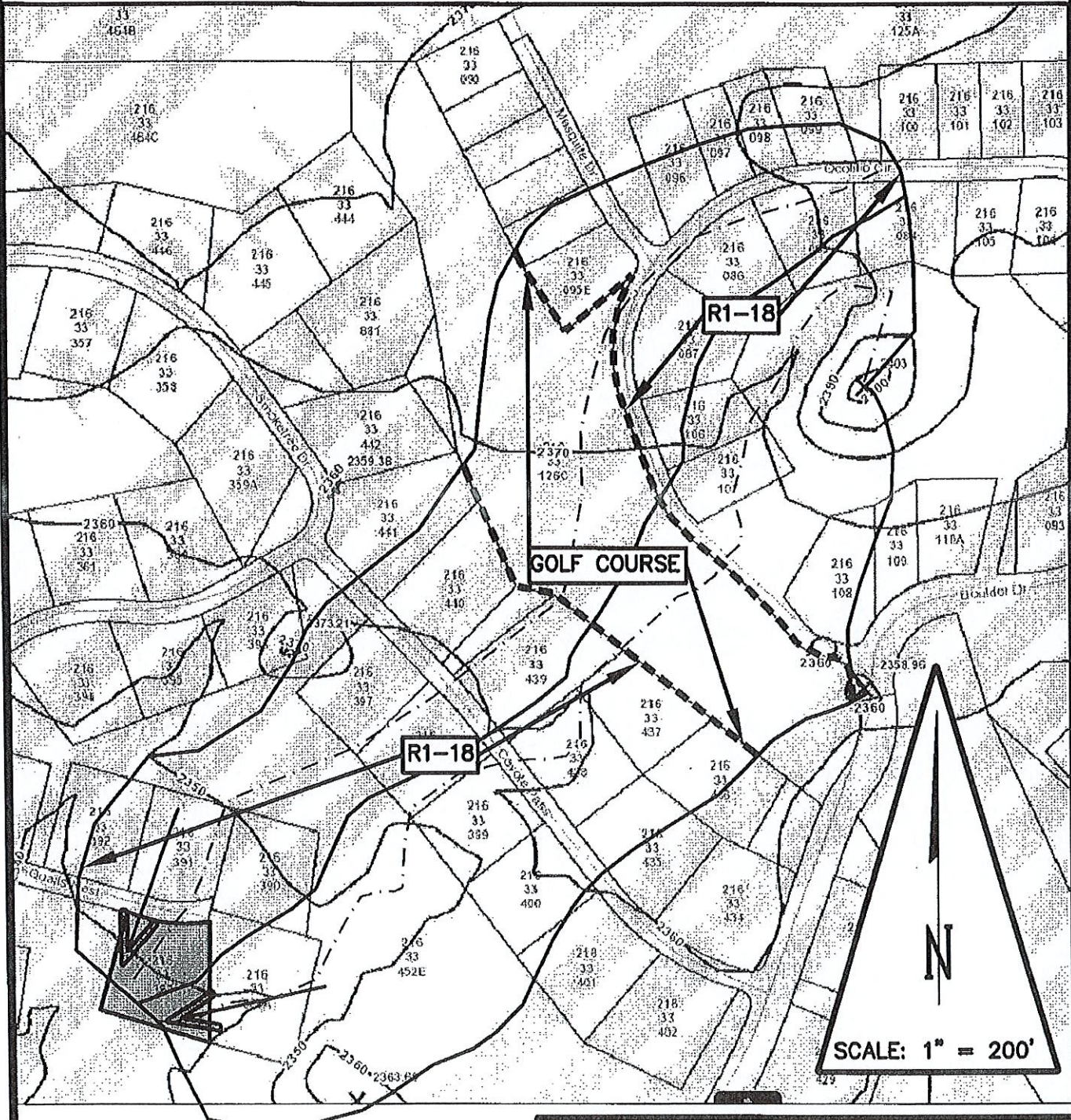
LOT 134 BOULDER CAREFREE UNIT FOUR PHASE ONE.



GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393
DATE: 6/3/2021
JOB # 19-059

FIGURE 3B LAND USE AREA DELINEATION

LOT 134 BOULDER CAREFREE UNIT FOUR PHASE ONE.



GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393
DATE: 6/3/2021
JOB # 19-059

MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 895 OF 4425
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	0895	L
CAREFREE, TOWN OF	040136	0895	L
SCOTTSDALE, CITY OF	045012	0895	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

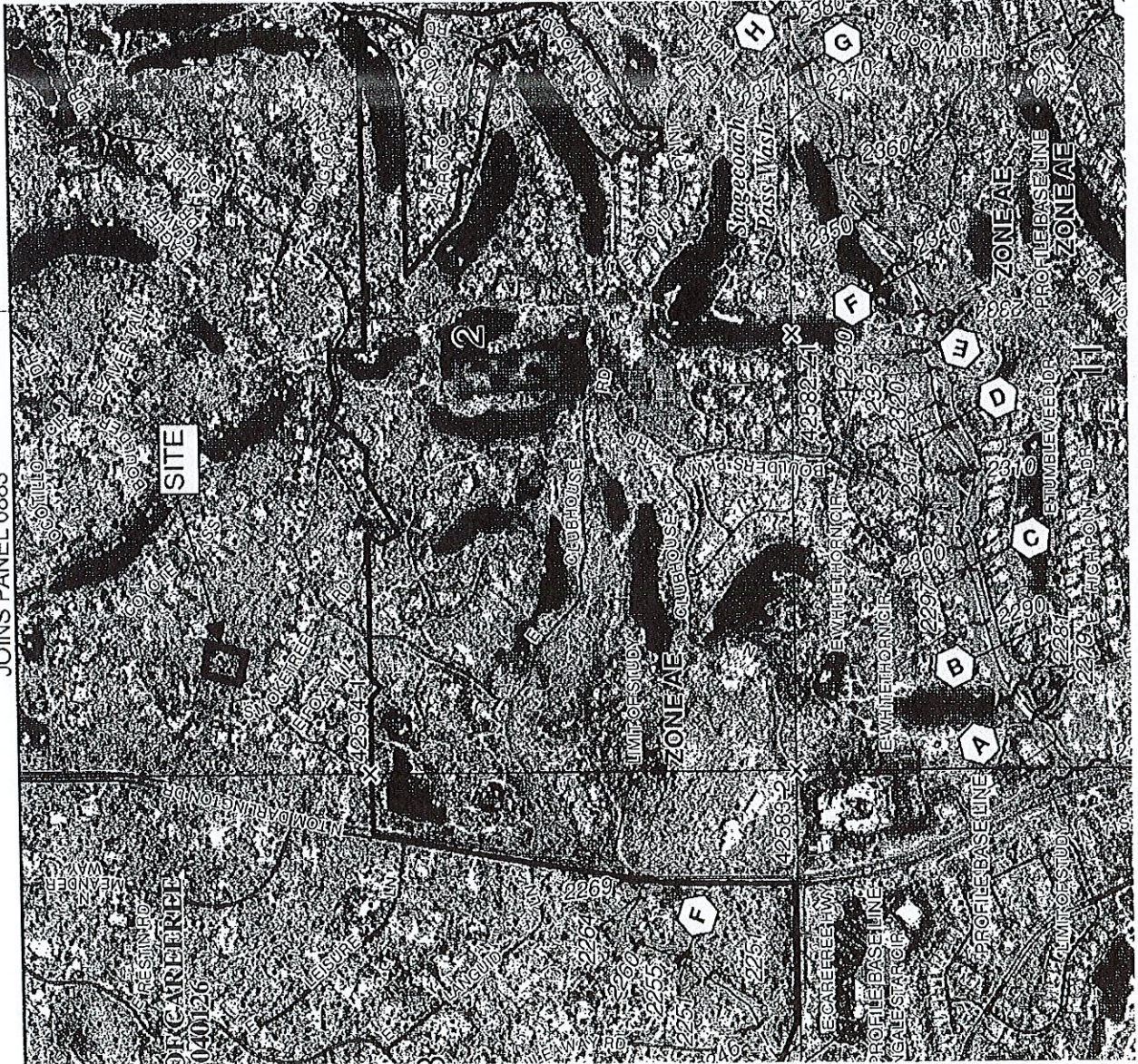
MAP NUMBER
04013C0895L
MAP REVISED
OCTOBER 16, 2013



Federal Emergency Management Agency

700000 FT

JOINS PANEL 0883



This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood

Project

Reference	19-059
Title	Lot 134 Boulders Carefree Unit 4 Phase 1
Location	NW 1/4 Sec. 2 T5N R4E
Agency	Graham Surveying & Engineering, Inc.

Project Defaults

Model	Rational
Land Use Agency	FCDMC
Rainfall	NOAA14
Roads Agency	MCDOT
Inlets Agency	MCDOT

Comments

Map 76
Cell 1847

ID	Method	Duration	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
DEFAULT	NOAA14	5 MIN	0.308	0.415	0.497	0.606	0.689	0.773
	NOAA14	10 MIN	0.469	0.632	0.757	0.923	1.049	1.177
	NOAA14	15 MIN	0.581	0.784	0.938	1.144	1.300	1.459
	NOAA14	30 MIN	0.783	1.055	1.264	1.540	1.751	1.965
	NOAA14	1 HOUR	0.969	1.306	1.564	1.906	2.167	2.432
	NOAA14	2 HOUR	1.116	1.481	1.764	2.146	2.439	2.741
	NOAA14	3 HOUR	1.188	1.548	1.836	2.235	2.552	2.881
	NOAA14	6 HOUR	1.387	1.760	2.059	2.472	2.796	3.132
	NOAA14	12 HOUR	1.651	2.071	2.405	2.859	3.208	3.567
	NOAA14	24 HOUR	1.863	2.441	2.917	3.596	4.157	4.755

Graham Surveying & Engineering, Inc.
 Drainage Design Management System
 LAND USE
 Project Reference: 19-059

8/12/2019

Sub Basin	Land Use Code	Area (acres)	Area (%)	Kb	Runoff Coefficient C					Description	
					2 Year	5 Year	10 Year	25 Year	50 Year		100 Year
Major Basin ID: 01											
DA1	140	7.40	79.1	0.034	0.65	0.65	0.65	0.72	0.78	0.80	Medium Lot Residential - Single Family (2-4 du per acre)
	720	1.96	20.9	0.034	0.25	0.25	0.25	0.28	0.30	0.31	Golf courses
		<u>9.360</u>	<u>100.0</u>								
DA2	140	8.80	87.0	0.034	0.65	0.65	0.65	0.72	0.78	0.80	Medium Lot Residential - Single Family (2-4 du per acre)
	720	1.32	13.0	0.034	0.25	0.25	0.25	0.28	0.30	0.31	Golf courses
		<u>10.120</u>	<u>100.0</u>								

Graham Surveying & Engineering, Inc.
 Drainage Design Management System
 SUB BASINS

Project Reference: 19-059

8/12/2019

ID	Sub Basin Data					Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01												
DA1	9.4	1,671	2,384.00	2,338.00	145.4	0.034	15.6	22.4	27.7	38.8	48.7	57.2
							0.57	0.57	0.57	0.63	0.68	0.70
							5.33	5.33	5.33	5.89	6.36	6.55
						
							9	8	8	7	6	6
							2.92	4.21	5.20	6.59	7.66	8.74
							18.3	26.2	32.5	45.0	56.8	66.5
							0.60	0.60	0.60	0.66	0.72	0.74
							6.07	6.07	6.07	6.68	7.29	7.49
						
							9	8	7	6	6	6
							3.02	4.32	5.35	6.74	7.79	8.88

Major Basin ID: 01

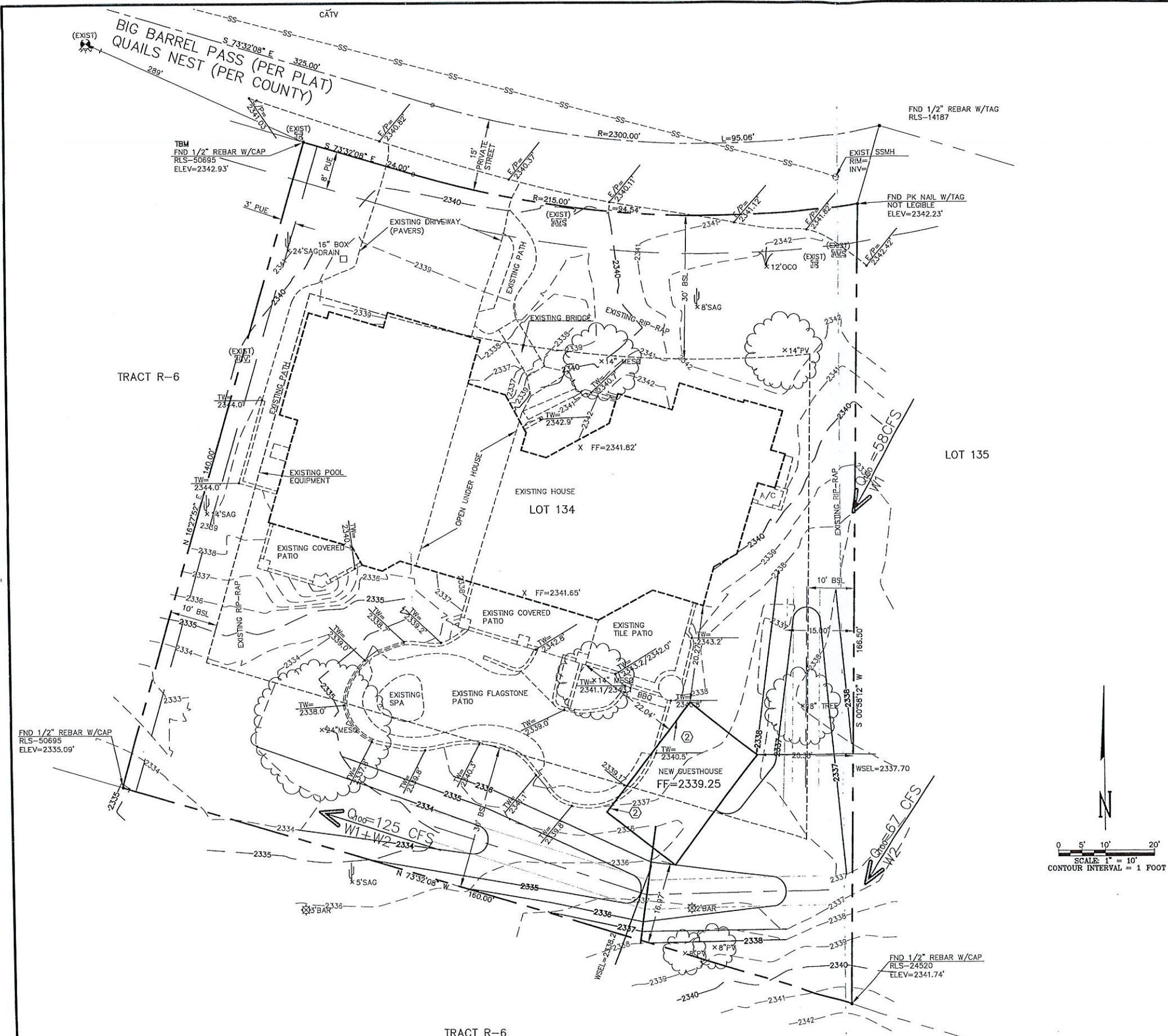
* Non default value

(#SubBasin#)

EXHIBIT D

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



PLAN NOTE:

THIS IS A PRELIMINARY PLAN MADE FOR A VARIANCE SUBMITTAL TO THE TOWN OF CAREFREE. IT IS NOT INTENDED FOR CONSTRUCTION.

BENCHMARK:

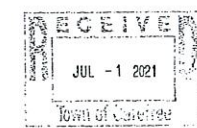
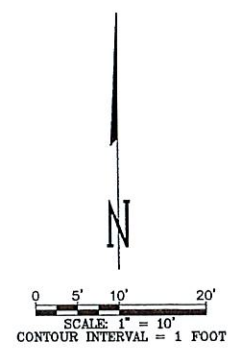
FND 1" IP 1.8" UP W/2 1/2" GLO BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 2 T5N R4E, STAMPED " 1/4 S3 S2 1919" NOTE- BACKYARD OF LOT 2210 SAGEBRUSH. ELEVATION=2318.775' (NAVD88)

T.B.M.:

FND 1/2" REBAR W/CAP (RLS-50695) AT THE NORTHWEST CORNER OF LOT 134 THE BOULDERS CAREFREE UNIT FOUR PHASE ONE. ELEVATION=2342.93' (NAVD88)

CONSTRUCTION NOTES:

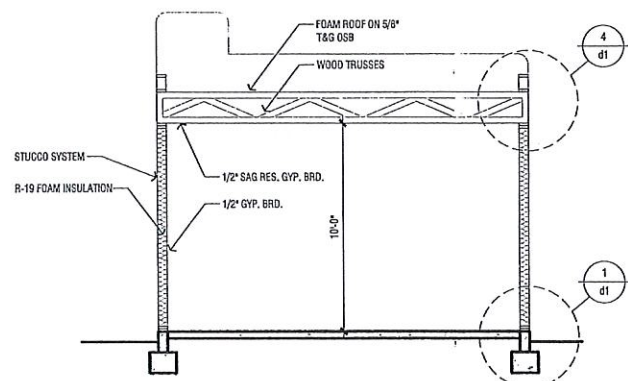
- ① RIP RAP D(50)=1.0' THICKNES=1.5'
- ② SCOUR STEMWALL TOP OF FOOTING ELEVATION IS SET AT LEAST 3' BELOW THE LOWEST ADJACENT SWALE OR WASH GRADE.



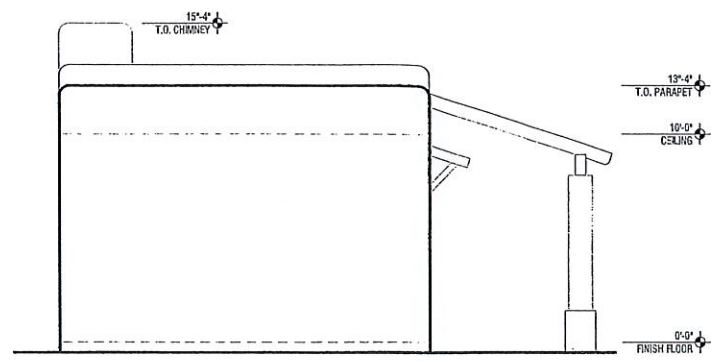
DATE:

PHASE 1	4/2/19	MP
PRELIM	4/26/2021	NAW
CAREFREE	06-25-21	PS
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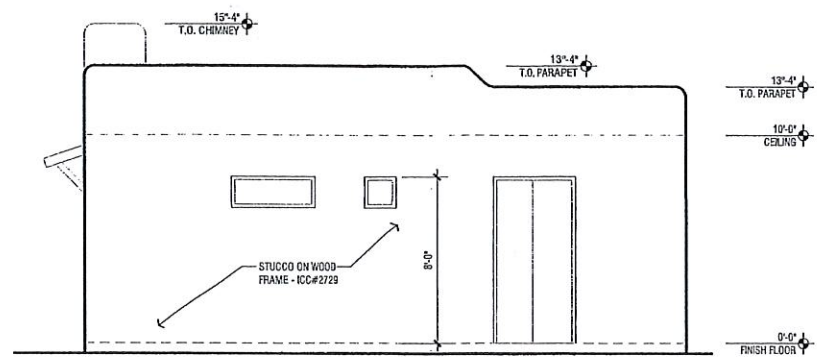
GRAHAM SURVEYING & ENGINEERING INC.
 Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393



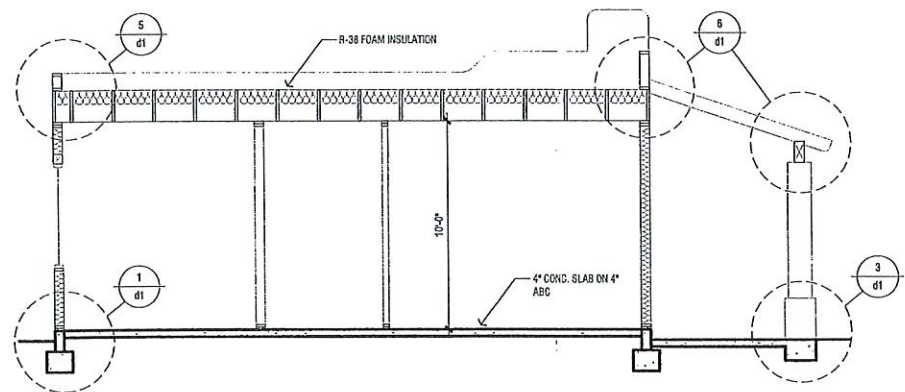
section a-a



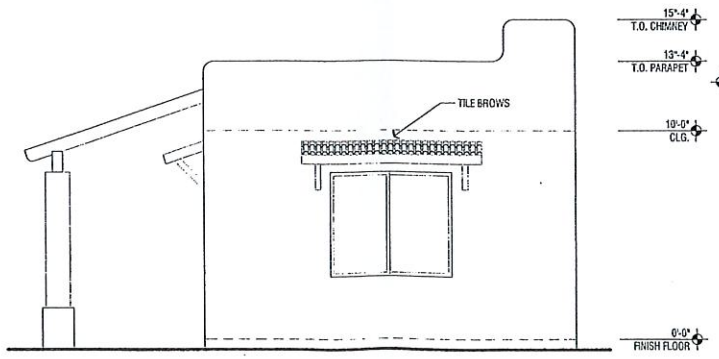
north elevation



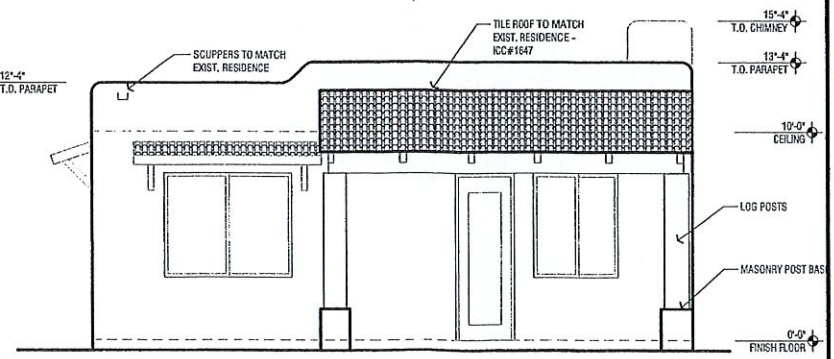
east elevation



section b-b



south elevation

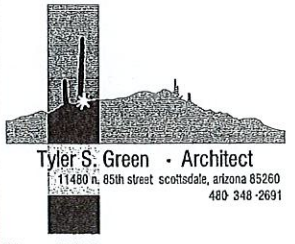


west elevation

exterior elevations

1/4" = 1'0"

Maetzold Residence
 Casita Addition
 2155 Quails Nest
 Carefree, Arizona



Date: 08-03-20
 Revisions:

a2