



NATASHA MARIE HARTRICK
DESIGNS, PLLC

September 24, 2019

Dear Neighborhood Association Representative:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-470-19) for the property located at 4145 North 46th Place, Phoenix, Arizona 85018. The request is for a Variance to reduce the current front yard (West) building setback to 11 feet (for the new Garage only) and to reduce the street side yard (North) setback to 4'-2".

The current front yard setback is 20 feet and with the allowable 5 foot encroachment per Section 701.3.(2).(c). could be reduced down to 15 feet (as many neighboring properties have done). We are requesting the front yard setback be reduced to 11 feet (only 4 feet beyond that 5 foot encroachment) which, combined with already taking 3'-4" from the livable portion of the residence, would allow the owners to construct a reasonably sized Garage, while still maintaining a minimum of a 20 foot driveway on the lot.

The current North (street side /alley side) setback is 10 feet and we are requesting that be reduced to 4'-2" which would permit a width of a 2 car Garage while not eliminating the current front Kitchen window. The Garage addition combined with the New Covered Patio addition will add some much needed curb appeal to the residence which will further enhance the overall value of the neighborhood. This addition will not block any neighboring views and the design will be harmonious with the style of the area as indicated by the front elevation drawing.

The hearing is as follows:

Zoning Adjustment Hearing
City Hall
200 West Washington Street
Phoenix, Arizona 85003
1st Floor Assembly Room C
On Thursday, October 24, 2018 at 9:00 am

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning & Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona 85003 and referencing the case number. You can also send an email to zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email. Your letter/ email will be made part of the case file and shared with the hearing officer.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-776-9778 cell / natasha@nmhdesigns.com email or you may reach the City of Phoenix's Planning & Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,



Natasha Hartrick, Architect
NMH Designs, PLLC

Attachments: Proposed Site Plan, Demo & New Floor Plan, Roof Plan & Front Elevation

8623 EAST HOLLY STREET ▪ SCOTTSDALE ▪ ARIZONA 85257

PHONE 480-947-1646 ▪ CELL 480-776-9778

E-MAIL natasha@nmhdesigns.com

ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE TWO JAMB STUDS WHICH PREVENT REMOVAL OF THE DOOR IF THE PINS ARE REMOVED FROM THE HINGES. JAMB STUDS SHALL NOT BE LESS THAN A 16d BOX NAIL IN DIAMETER AND SHALL PROJECT INTO THE DOOR AND JAMB NOT LESS THAN .25 INCH.

- PER R326.4, SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND WITH A MEANS OR A DEVICE TO PROHIBIT THE RAISING OR REMOVAL OF THE MOVING PANEL WHILE IN THE CLOSED POSITION.





