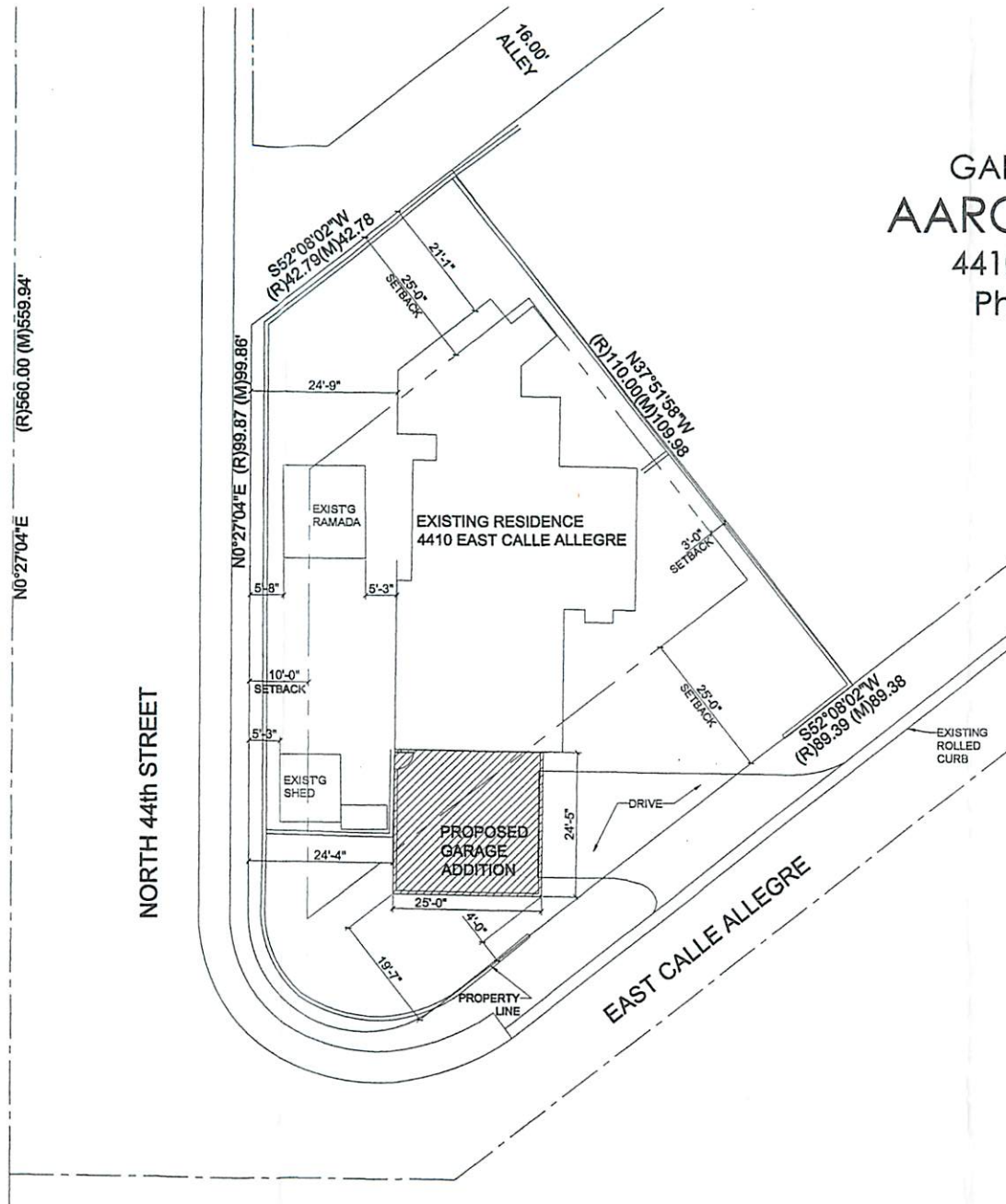


June 12, 2017

Variance for Residence at
4410 East Calle Allegre
Phoenix, Arizona

1. The owner is requesting a variance to the front yard setback due to the unusual shape of the lot so a garage can be provided for the residence. The configuration of the lot and the location of the street dictates that the garage should be located at the south end of the house at the front yard area. As per zoning ordinance 611.B Table 'B' for R1-10 zoning, the setback for the front yard is 25-0". This variance is a request to allow a front yard encroachment to accommodate part of the new garage.
2. The unusual shape of the lot is caused by the angle of the streets in relation to each other and was not self-imposed by the owner.
3. The addition of the much-needed garage will allow the owners to secure their vehicles and protect them from the weather especially in the summer. The new garage will be an asset to the property in both use and value.
4. Most of the homes in the area have garages and adding this garage will make the residence more compatible with the other homes. The garage will visually tie into the residence matching finish materials and colors.

GARAGE ADDITION FOR:
AARON MENDENHALL
 4410 EAST CALLE ALLEGRE
 Phoenix, Arizona 85018



SITE PLAN



1"=10'-0"



WAGNER ARCHITECTS, llc
 2930 East Northern, Suite A-100
 Phoenix, Arizona 85028
 Phone: 602-689-5187

Dear Property Owner, Resident, or Neighborhood Association President,

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-273-17) for a site located at 4410 East Calle Allegre, Phoenix, Arizona 85018.

Our request is for a variance to allow a portion of a proposed garage addition to encroach into the front yard setback.

The hearing is as follows:

Zoning Adjustment Hearing
City Hall
200 West Washington
Assembly Room C (On first floor)
On July 27th, 2017 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 and 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 480-216-5774 or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,



Aaron Mendenhall

Attachments:

- Reason for variance
- Variance Application
- Site Plan showing the new garage



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-273-17

CASE TYPE: Variance
DATE FILED: 6/13/2017

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: R1-10, Arcadia Camelback SPD
FILING STAFF: 070516

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	06/13/2017		Original Filing Fee

HEARING DATES

ZA: 07/27/2017 9:00 AM LOCATION: 200 West Washington Street, 1st Floor, Assembly Room C

BOA:

PROPERTY LOCATION: 4410 E Calle Alegre Phoenix, AZ 85018

LEGAL DESCRIPTION: See attached.

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Aaron Mendenhall (Owner, Applicant)	4410 E Calle Alegre Phoenix AZ 85018-3809	(480) 216-5774		aaron.mendenhall@gmail.com
Jeff Wagner Wagner Architects, LLC (Representative)	2930 E Northern Avenue, A100 Phoenix AZ 85028	(602) 689-5187		wagnerarch@msn.com wagnerarch@msn.com

If, during the course of review of a pending application, the applicant submits one or more additional applications that are related to the pending application, then and in such event, the substantive review time frame shall be reset on all related applications. In this event there shall be one applicable substantive review time for all of the related applications and the time frame shall be revised to be the longest substantive review time frame that was applicable to any one of the related applications. As a result, the entire substantive review time frame for the related applications shall start over, and a fee may be charged.

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

APPLICANT'S SIGNATURE: [Signature] DATE: 06.16.17

NOTE TO APPLICANT: SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED 60 DAYS OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR.

APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN 15 DAYS AFTER THE DATE OF ACTIONS.

REQUEST
1. Variance to reduce the required southeast front yard setback to 4 feet. Minimum 25 feet required. **ZONING ORD. SECTIONS 611. Table B.**

GEOGRAPHIC INFORMATION

APN: 171-35-048
Qtr Section(Map Index): 18-38(H11)