January 11, 2022

Dear **Property Owner or Neighborhood Association President:**

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application **(ZA-652-21)** for a site located at **4453 N. 54th Street, Phoenix, Arizona.**

Our request is for a 1. A **Variance** to reduce the required front yard (north) setback to 20 feet. Minimum 40 feet required. 2. A **Variance** to reduce the required rear yard (south) setback to 20 feet. Minimum 40 feet required.

The hearing is as follows:

Zoning Adjustment Hearing
Meeting will be held virtually.

To participate, see the instructions on the agenda available on the Public Meeting Notices website:

https://www.phoenix.gov/cityclerk/publicmeetings/notices

On February 3, 2022 at 9:00am.

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on the signs posted on the site. You may also make your feelings known on the case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, AZ 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 **602-410-0106** or ja.skyline@mindspring.com or you may reach the City of Phoenix's Planning and 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,

Jason P. Allen
Principal
Skyline Consultants LLC

Attachment

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-652-21

CASE TYPE: Variance
DATE FILED: 11/8/2021

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35 CROD
FILING STAFF: jbraswell

Fee	Fee Waived	Fee Date	Receipt	Purpose
$490.00	$0.00	11/08/2021		Original Filing Fee

HEARING DATES

ZA: 02/03/2022 9:00 AM **LOCATION:** Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4453 North 54th Street
LEGAL DESCRIPTION: See attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Jason Allen Skyline Consultants LLC (Applicant, Representative)	4400 N Scottsdale Road, 9-523 Scottsdale AZ 85251	(602) 410-0106		ja.skyline@mindspring.com
Isaac B. Davis (Owner)	4453 N 54th Street Phoenix AZ 85018	(602) 620-7896		ikebd39@gmail.com ikebd39@gmail.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: _____ DATE: 8 NOV 2021

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.

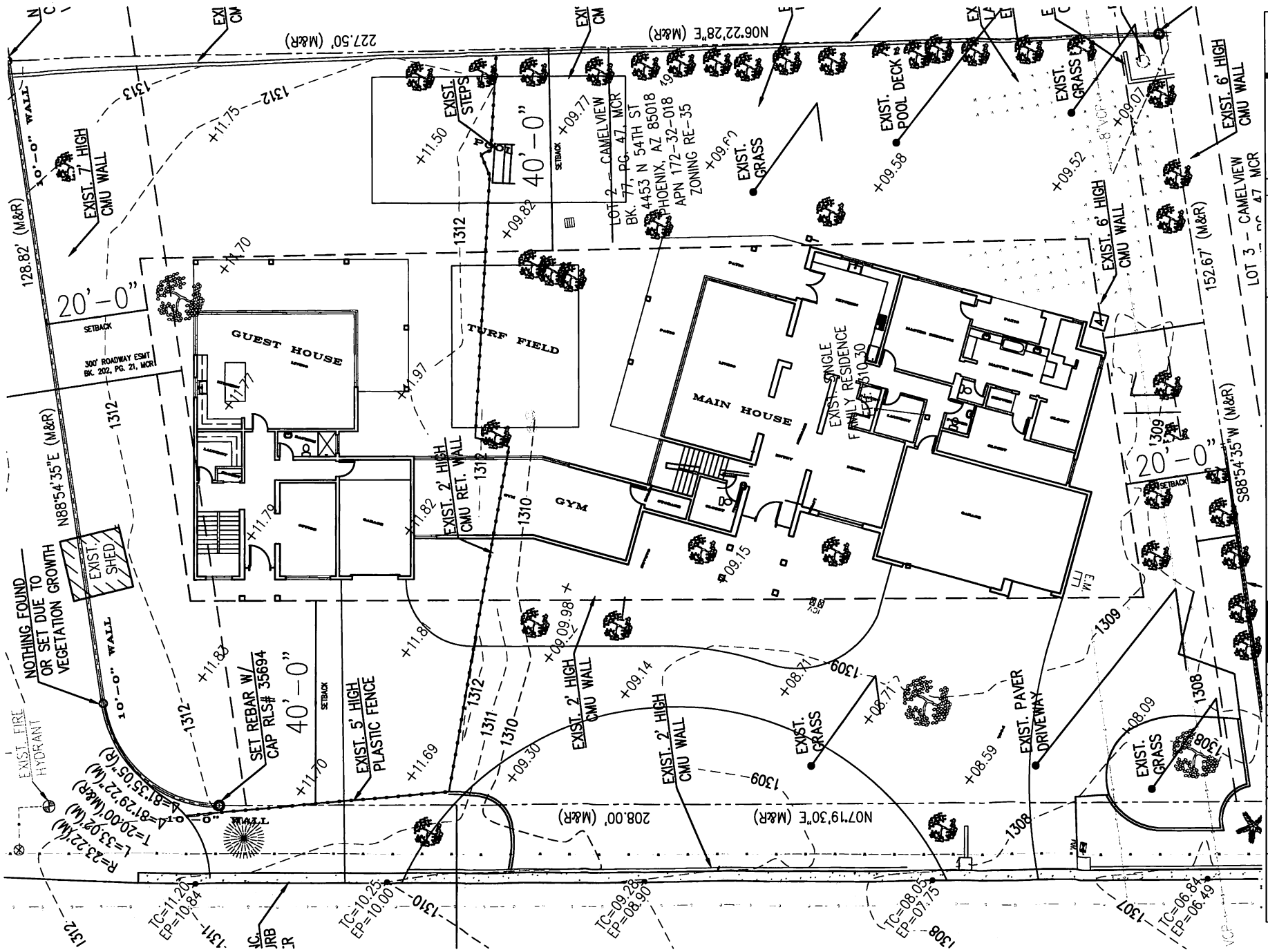
APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN **15 DAYS** AFTER THE DATE OF ACTIONS.

REQUEST

	ZONING ORD. SECTIONS
1. Variance to reduce the required front yard (north) setback to 20 feet. Minimum 40 feet required.	609.B.TableB
2. Variance to reduce the required rear yard (south) setback to 20 feet. Minimum 40 feet required.	609.B.TableB

GEOGRAPHIC INFORMATION

APN: 172-32-018
Qtr Section(Map Index): 17-40(H11)


DAVIS RESIDENCE
4453 N. 54TH STREET
PHOENIX, ARIZONA 85018
architekshon, inc.
LICENSE EXPIRES 03/31/2022
PROJECT DATA:
ADDRESS: 4453 N. 54TH STR., PHOENIX, AZ 85018
APN: 172-32-018
ZONING: R3-35
LOT SIZE: 33,922 S.F. (0.778 AC)
TOTAL BUILDINGS FOOTPRINT: 8,324 S.F.
LOT COVERAGE: 8,324 / 33,922 = 24.54%
ALLOWED LOT COVERAGE: 25%
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08/14/21
1/8"=1'-0"
SITE PLAN
A.1
GUEST HOUSE
TURF FIELD
MAIN HOUSE
GYM
POOL
EXIST. SINGLE FAMILY RESIDENCE
EXIST. POOL DECK
EXIST. GRASS
EXIST. PAVER DRIVEWAY
EXIST. 6' HIGH CMU WALL
EXIST. 7' HIGH CMU WALL
EXIST. 5' HIGH PLASTIC FENCE
EXIST. 2' HIGH CMU WALL
EXIST. 2' HIGH CMU RET. WALL
EXIST. STEPS
EXIST. SHED
EXIST. FIRE HYDRANT
NOTHING FOUND OR SET DUE TO VEGETATION GROWTH
SET REBAR W/ CAP RLS# 35694
LOT 2 - CAMELVIEW 77, PG. 47, MCR
LOT 3 - CAMELVIEW 77, PG. 47, MCR
4453 N 54TH ST PHOENIX, AZ 85018 APN 172-32-018 ZONING RE-35
300' ROADWAY ESMT BK. 202, PG. 21, MCR
SETBACK
20'-0"
40'-0"
10'-0" WALL
N88°54'35"E (M&R)
S88°54'35"W (M&R)
N06°22'28"E (M&R)
N07°19'30"E (M&R)
227.50' (M&R)
208.00' (M&R)
128.82' (M&R)
152.67' (M&R)
TC=11.20
EP=10.84
TC=10.25
EP=10.00
TC=09.28
EP=08.90
TC=08.05
EP=07.75
TC=06.84
EP=06.49