

d r a t t r
LLC

P.O. Box 24506
Phoenix, AZ 85004
monica@drattr.com

03/28/2022

Dear **ARCADIA CAMELBACK SPECIAL PLANNING DISTRICT - CRAIG STEBLAY**,

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (**ZA-132-22**) for a site located at **4519 North 61st Place**.

Our request is for a:

1. Variance to reduce the required rear yard (east) 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>

Meeting Date/Time: April 21, 2022 at 1:30pm

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 opinions 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 602-579-0055 or monica@drattr.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,

Monica Perez, Applicant

Attachment(s)

1. Application for zoning adjustment
2. Site Plan



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-132-22

CASE TYPE: Variance
DATE FILED: 3/22/2022

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35
FILING STAFF: BWylam

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	03/22/2022		Original Filing Fee

HEARING DATES

ZA: 04/21/2022 1:30 PM **LOCATION:** Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4519 North 61st Place

LEGAL DESCRIPTION: See Attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
James and Janine Harris (Owner)	4519 N 61st Place Scottsdale AZ 85251	(414) 803-7118		janineharris@me.com
Monica Perez Drattr, LLC (Applicant, Representative)	PO Box 24506 Phoenix AZ 85074	(602) 579-0055		monica@drattr.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: 03.23.2022

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 rear yard (east) setback to 20 feet. Minimum 40 feet required.

ZONING ORD. SECTIONS
609.B.Table

GEOGRAPHIC INFORMATION

APN: 172-26-036

Qtr Section(Map Index): 18-42(H12)

AREA OF EXISTING FIRST FLOOR LIVING AREA: 3,966 SQ. FT.
 AREA OF EXISTING 3-CAR GARAGE: = 851 SQ. FT.
 AREA OF EXISTING RESIDENCE & GARAGE: 4,817 SQ. FT.
 AREA OF EXISTING COVERED PATIOS: 1,010 SQ. FT.
 AREA OF EXISTING PATIO: 115 SQ. FT. (NOT COVERED)
 AREA OF PROPOSED CASITA: 900 SQ. FT.
 AREA OF PROPOSED POOL CABANA: 512 SQ. FT.
 AREA OF PROPOSED CASITA MECHANICAL CLOSET: 17 SQ. FT.
 AREA OF PROPOSED CASITA COVERED ENTRY: 24 SQ. FT.
 AREA OF PROPOSED TOTAL RESIDENCE LIVING AREA: 4,866 SQ. FT.
 AREA OF PROPOSED RESIDENCE & EXISTING GARAGE: 7,280 SQ. FT.
 LOT COVERAGE 7,280SF / 35,091SF = 20.74%

3075 HARRIS RESIDENCE – CASITA ADDITION
JAMES T & JANINE HARRIS
4519 N. 61st PLACE
SCOTTSDALE, AZ. 85251

