



3.27.2019

Re: USE PERMIT APP

Dear Property Owner,

The purpose of this letter is to inform you that we have recently filed a zoning adjustment application (ZA-141-19) for a site located at 4526 E Calle Ventura.

This property is zoned R1-10. My clients would like to build a new, single-story home on the property. In an effort to preserve a comfortable distance between neighbors, we designed the house to be situated 5 feet from the NW property line, where only 3 feet is required. The SW (front) and SE sides will maintain the minimum setbacks required by zoning. In doing so, we would like a small area to encroach into the rear setback, 5 feet more than is permitted by the zoning. The total area of encroachment is 5'x16', as depicted on the attached site plan. All of the other standards, established by the city zoning, will be conformed to. Given that we have increased the side yard setback and that the area in question is 10'-10" off of the NW property line, we feel that this will have no adverse impact on adjacent properties and will be in keeping with similar projects in the area. Your support in the matter would be very much appreciated.

The hearing is as follows:

Zoning Adjustment Hearing
200 W. Washington St.
First Floor, Assembly Room C
4/18/19 at 1:30 pm

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 Department at 200 W. Washington, Phoenix, AZ 85003 and referencing the case number. Your letter will be made part of the case file.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602.956.4000 or the City of Phoenix Planning Department at 602.262.7131.

Sincerely,

A handwritten signature in black ink that reads "Greg Kent". The signature is stylized and cursive.

Greg Kent, Architect