

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 NO: (ZA- 281-17) for a site located at:

4529 E Turney Ave.  
Phoenix, AZ 85018

Our request is for a variance to allow for a closed structure (portion of garage) to project 9 feet into the required front yard setback. The City of Phoenix allows for a 5 foot encroachment provided that the projection is not more than one half the width of the structure. The net result is a 15 foot front yard setback from property line and a 21 foot offset from the back of curb if approved. Given this scenario, the application request is for an additional 4 feet projection. Please see attached site plan for detail.

The hearing is as follows:

Zoning Adjustment Hearing

City Hall  
200 W. Washington  
Assembly Room C  
On July 27, 2017 at 9:00am

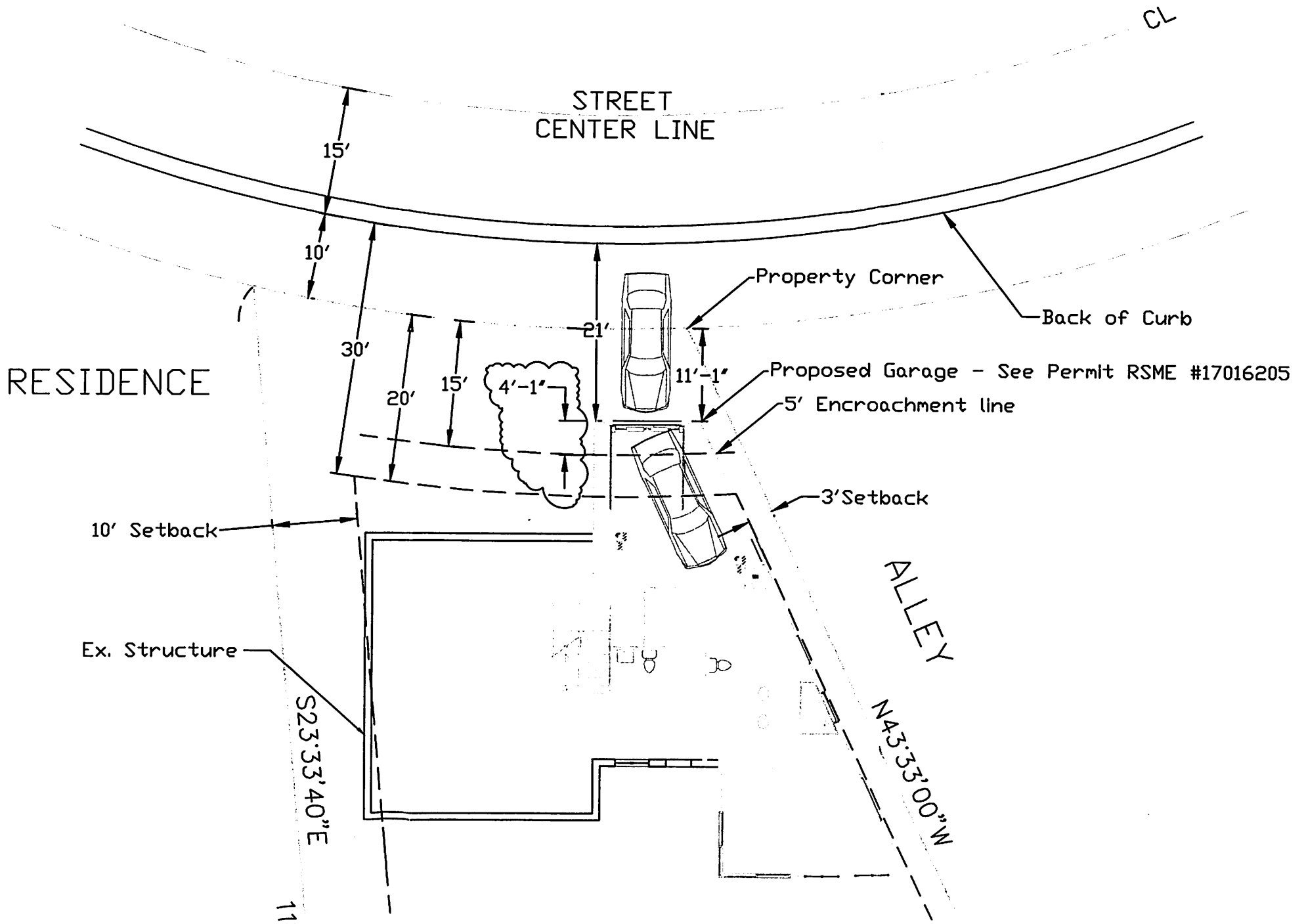
You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona, 85003 and referencing the case number. You can also send an email to [zoning.adjustment@phoenix.gov](mailto: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)599-1389 or [ray@platformllc.net](mailto:ray@platformllc.net) or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131 or by email: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov). Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

  
Ray Gomez

Attachments: 1) Application, 2) zoning sketch





# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR ZONING ADJUSTMENT

### APPLICATION NO: ZA-281-17

CASE TYPE: Variance  
DATE FILED: 6/20/2017

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: R1-6 (Arcadia Camelback SPD)  
FILING STAFF: 070516

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	06/20/2017		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: 4529 E Turney Ave Phoenix, AZ 85018

LEGAL DESCRIPTION: See attached.

#### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Ramon N Gomez <small>(Owner, Applicant, Representative)</small>	4529 E Turney Avenue Phoenix AZ 85018-4341	(602) 599-1389		ray@platformllc.net

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: RNG DATE: 20 JUN 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 allow a closed projection to project 9 feet into the required front yard for no more than one half of the maximum width of the structure. Maximum 5-foot projection permitted.

ZONING ORD. SECTIONS

701 A.3.2.c

#### GEOGRAPHIC INFORMATION

APN: 171-41-063

Qtr Section(Map Index): 17-38(H11)