

Kontexture, LLC
3334 N. 20th Street
Phoenix, AZ 85016
www.kontexture.com

April 23rd, 2018

Hearing Letter

April 23rd, 2018

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-176-18** for a site located at 4602 East Camelback Road, Phoenix, AZ 85018.

Our request is for a variance to reduce the required front yard setback (east) to 10 feet. Minimum of 40 feet required.

The hearing is as follows:

Zoning Adjustment Hearing
City Hall
200 West Washington Street
1st Floor, Assembly Room C
On 05/17/2018 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 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 Office.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at [602-875-6231](tel:602-875-6231) or daniel.istrate@kontexture.com or by fax at [602-875-6239](tel:602-875-6239) 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,

Daniel Istrate, AIA
Architect

Attachments: Application Form



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-176-18

CASE TYPE: Variance
DATE FILED: 4/11/2018

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35
FILING STAFF: M.Newman

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	04/11/2018		Original Filing Fee

HEARING DATES

ZA: 05/17/2018 1:30 PM LOCATION: 200 West Washington Street, 1st Floor, Assembly Room C

BOA:

PROPERTY LOCATION: 4602 East Camelback Road

LEGAL DESCRIPTION: See attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Brett Weisel Camelback Arcadia LLC (Owner)	238 Summit Avenue San Rafael CA 94901	(415) 999-3405		brett@bweisel.com
Daniel Istrate Kontexture LLC (Applicant, Representative)	3334 N 20th Street Phoenix AZ 85016	(602) 875-6239		daniel.istrate@kontexture.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: J. D. [Signature] DATE: 04.16.2018

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 front yard setback (east) to 10 feet. Minimum of 40 feet required.

ZONING ORD. SECTIONS
609.B.11 Table

GEOGRAPHIC INFORMATION

APN: 171-14-022

Qtr Section(Map Index): 19-38(H11)