

June 10, 2020

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 (CASE #: ZA-270-20) for a site located at 4645.E. Exeter Blvd, Phoenix, AZ 85018.

Our request is to get a variance of 2 ft for a shed that was tastefully built in our backyard. The shed's roof is placed on what was an existing wall (since 2006, which was approved) that shielded the pool equipment. When we moved our pool, we decided to utilize the space and build a shed to house our basketball equipment. The original complaint was submitted because of the height, which turns out was not the problem. When the inspectors came out, they checked the height, lot coverage and set back. The setback from the eastside neighbor is off by 2 ft. Those neighbors have written a letter stating that they had no problem with the shed being close to their property. We have oleanders between us, so they cannot see the shed.

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: July 2, 2020 at 9am

You may attend the hearing to learn about the case and make your opinion 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, 2<sup>nd</sup> Floor, Phoenix, AZ 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.

If you have any questions or simply want a tour to see the shed, please contact me at [blakevanes@gmail.com](mailto:blakevanes@gmail.com) or you may reach the City of Phoenix's Planning and Development at 602-262-7131, Option 6 or [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,



Blake & John G. Van Es

Attachments: Signed Application and Site Plan Sketch



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-270-20

CASE TYPE: Variance  
DATE FILED: 5/29/2020

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: R1-18  
FILING STAFF: KS

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	05/29/2020		Original Filing Fee

### HEARING DATES

ZA: 07/02/2020 9:00 AM LOCATION: Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4645 East Exeter Boulevard

LEGAL DESCRIPTION: See attached

### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Johnjay & Blake Van Es (Owner, Applicant, Representative)	4645 E Exeter Boulevard Phoenix AZ 85018	(480) 297-6574		blakevanes@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: Maice Van Es DATE: 5/29/20

**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 side yard setback (east) for an accessory structure to 1 foot. Minimum 3 feet required.

ZONING ORD. SECTIONS  
706.B

### GEOGRAPHIC INFORMATION

APN: 171-29-055

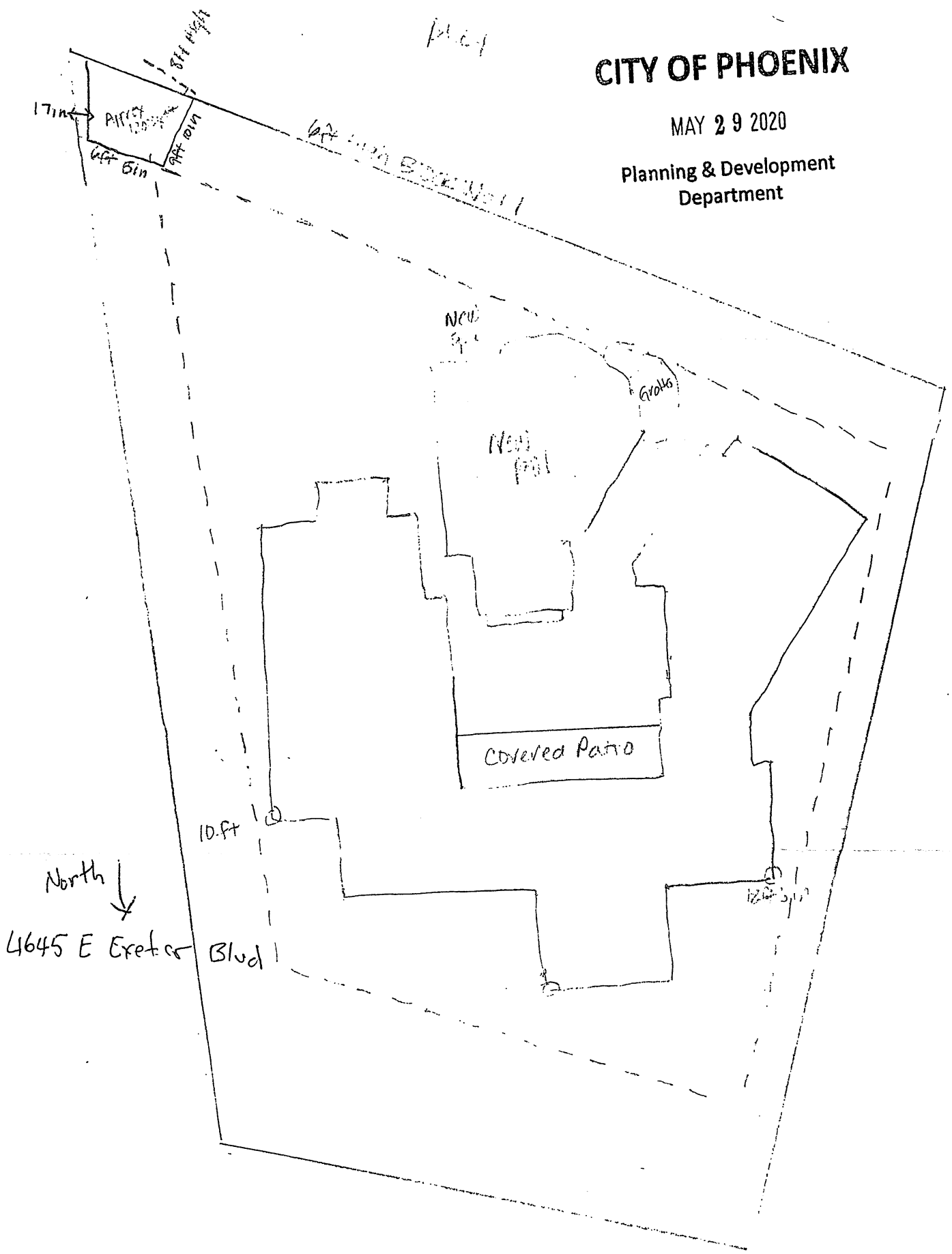
Qtr Section(Map Index): 18-38(H11)

# CITY OF PHOENIX

MAY 29 2020

Planning & Development  
Department

Plan



North ↓  
4645 E Explorer Blvd