

December 22, 2016

Dear Arcadia Neighborhood Association:

Seasons Greetings! The purpose of this letter is to inform you that we have recently filed a zoning adjustment application (ZA-562-16) for our home located at 5415 E. Calle Ventura in Arcadia. The purpose of the request is to so we may add an additional two bedrooms and 1 bathroom onto our existing home. Currently, there is a setback restriction of 15 feet from the street side of a corner lot. We are respectfully requesting that the City of Phoenix consider a 10 foot setback from *the street* to accommodate the addition.

Please know that we are long time Arcadia residents, and the intention is to add on to the house for our own use, not for resale purposes. We have owned the house for ten years, and recently, due to a death in the family (mother of 3 of the children) we are required to move two additional teenagers into our home. We are a blended family – with 5 teens among us. Four of them require bedrooms – the oldest is in college. Our current house is 3057 feet. The addition would increase the house by 800 feet, still within the normal size for our neighborhood.

Our lot is a corner lot, and trapezoid shaped, and there really is no other location to add on other than the street side. The lot is narrower in the back, and we have an alley behind us. The homes directly to the North and South of our property have already received variances to build closer to the street than the allotted 15 foot set back. (see photo) For this reason, the look and feel of the neighborhood already has homes built closer to the street than allowed by zoning and we can assure you that you will hardly notice the difference!

We are required to notify all neighbors and neighborhood associations in the immediate vicinity so that you are aware of the project and can attend the zoning adjustment hearing, if you like. The hearing is January 12, 2017 at 9:00 am at City Hall (200 West Washington, 1st floor Assembly Room C.

We would be happy to answer any questions or concerns you may have concerning this proposal. You may reach Angie at (602) 505-9050 or apb1973@gmail.com.

Sincerely,



Angie Bayless
Chris Adamson



Attachments:

Aerial view of lot
Proposed sketch



proposed
addition

10 foot
setback

Map

