

May 18, 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-229-18 for a site located at 5419 E Valle Vista Rd, Phoenix, AZ 85018.

Our request is for a variance to reduce the required rear yard setback (south) to 3 feet. Minimum 40 required.

The hearing is as follows:

Zoning Adjustment Hearing

City Hall
200 West Washington Street, Conference Room 10E.

On June 14, 2018 at 1:30pm.

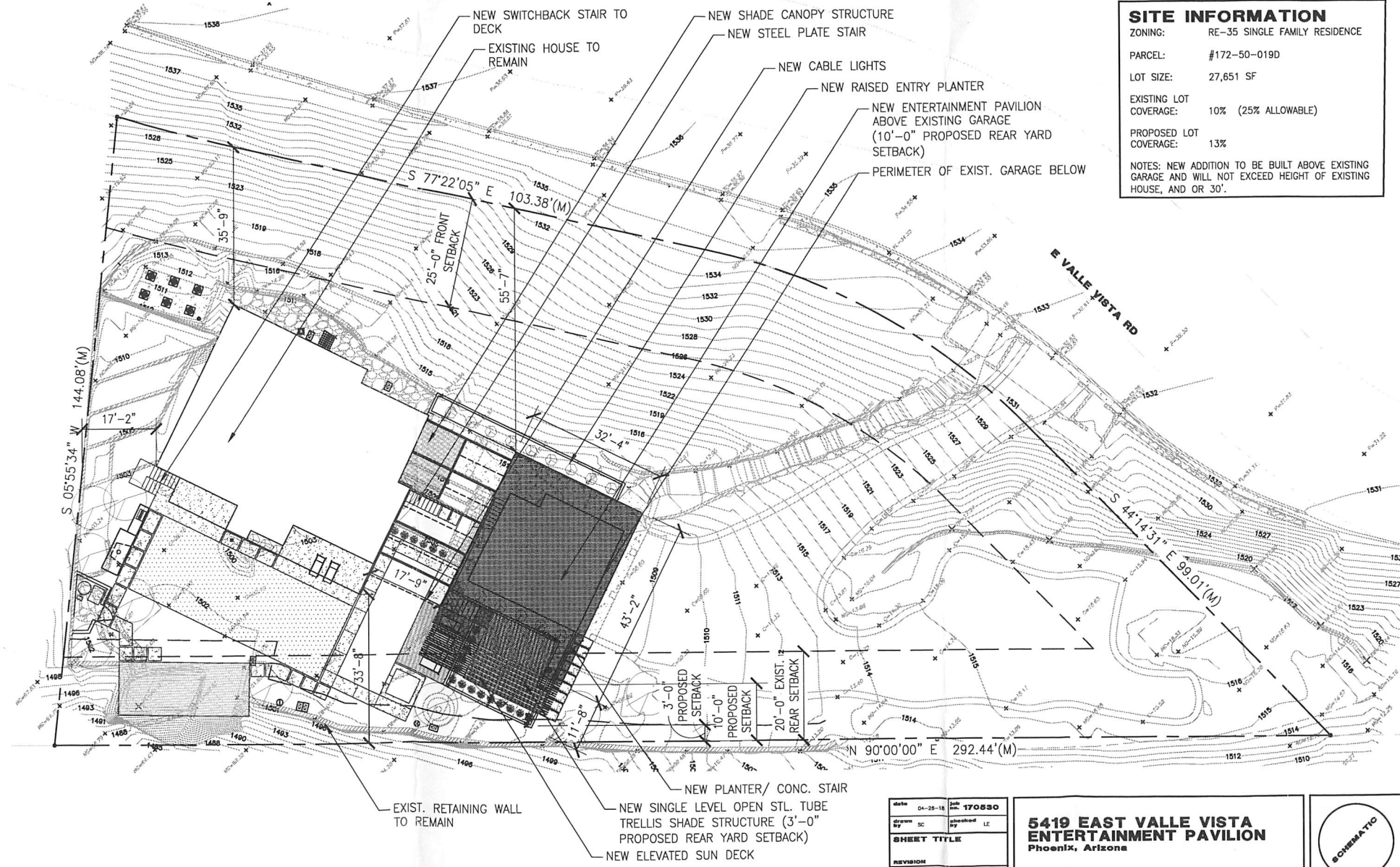
You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona, 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 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 602-721-1292 or chris.walton@atlasphx.com, 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,

Chris Walton

SITE INFORMATION	
ZONING:	RE-35 SINGLE FAMILY RESIDENCE
PARCEL:	#172-50-019D
LOT SIZE:	27,651 SF
EXISTING LOT COVERAGE:	10% (25% ALLOWABLE)
PROPOSED LOT COVERAGE:	13%
NOTES: NEW ADDITION TO BE BUILT ABOVE EXISTING GARAGE AND WILL NOT EXCEED HEIGHT OF EXISTING HOUSE, AND OR 30'.	



DATE	04-28-18	DATE	170530
DRAWN BY	SC	APPROVED BY	LE
SHEET TITLE			
REVISION			
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5419 EAST VALLE VISTA ENTERTAINMENT PAVILION
Phoenix, Arizona

LEA - Architects, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.





City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-229-18

CASE TYPE: Variance
DATE FILED: 5/8/2018

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35
FILING STAFF: mpierce

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	05/08/2018		Original Filing Fee

HEARING DATES

ZA: 06/14/2018 1:30 PM LOCATION: 200 West Washington Street, 10th Floor, Conference Room 10E

BOA:

PROPERTY LOCATION: 5419 East Valle Vista Road

LEGAL DESCRIPTION: see attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Christopher Walton <small>(Owner, Applicant)</small>	5419 E Valle Vista Road Phoenix AZ 85018	(602) 721-1292		chris.walton@atlasphx.com
Lance Enyart LEA Architects, LLC <small>(Representative)</small>	1730 E Northern Road Phoenix AZ 85020	(602) 943-7511		lance@lea-architects.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: DATE: 5.8.18

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 rear yard setback (south) to 3 feet. Minimum 40 feet required.

**ZONING ORD. SECTIONS
609.B**

GEOGRAPHIC INFORMATION

APN: 172-50-019D
Qtr Section(Map Index): 19-40(H11)