

Jason and Nicole Lenderman
5430 E Calle Redonda, Phoenix, AZ 85018
623-810-1600
nicole.lenderman@gmail.com

March 14, 2017

Dear Arcadia Camelback Special Planning District,

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-97-17) for our home located at 5430 E Calle Redonda, Phoenix, Arizona 85018.

Our request will enable us to complete a covering over our backyard patio slab. It is a typical patio roof, which means it won't have any walls associated with the project, only a covering to provide shelter from the rain and shade from the sun. In total, the variance request is asking for less than a 2% increase (238 square feet = 1.92% variance request). Prior to the change in maximum lot coverage for R1-14 zoning from 25% to 30%, our property had an approved lot coverage variance of 5% due to the smaller size and abnormal shape of the lot when evaluated versus the other properties in the subdivision. Our request justification is rooted in the same logic, with the notable exception of it being a smaller variance than was previously granted.

We feel that the patio covering will provide us with comparable livability and should also increase the value of the overall home. We intend to use the same materials for the covering as we used for the rest of the home; i.e. it will have seamless aesthetics and be consistent with the current design. We have included a copy of the site plan to better illustrate the design.

The hearing is as follows:

Zoning Adjustment Hearing
City Hall
200 W Washington
1st Floor, Assembly Room C
On April 6, 2017 at 9:00am

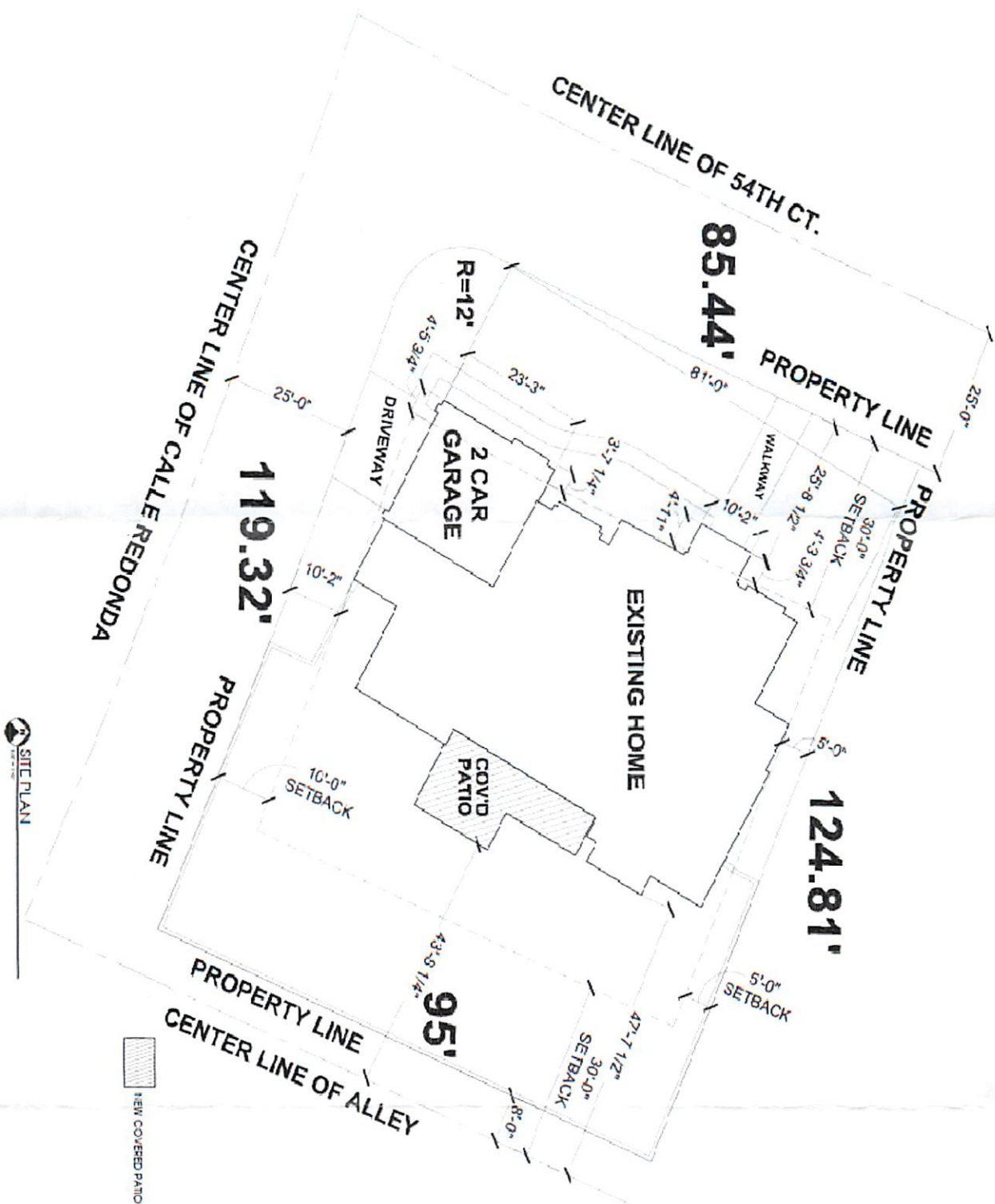
You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on our property. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 W Washington, 2nd Floor, Phoenix, Arizona, 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 623-810-1600 or nicole.lenderman@gmail.com or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,



Nicole Lenderman



PROPERTY INFORMATION

OWNER:
 JASON AND NICOLE LENDERMAN

ADDRESS:
 5430 E. CALLE REDONDA,
 PHOENIX, AZ 85018

APN: 128-13-084

ZONING: R1-14

EXISTING BUILDING FOOTPRINT: 3,987.9 SQ. FT.

NEW BUILDING FOOTPRINT: 3,987.9 SQ. FT.

LOT SIZE: 12,402 SQ. FT.

MAXIMUM LOT COVERAGE: 30% (3,721 SQ. FT.)

EXISTING LOT COVERAGE: 28.91% (3,987.9 SQ. FT.)

NEW LOT COVERAGE: 31.82% (3,987.9 SQ. FT.)

SQUARE FOOTAGE TABLE

EXISTING HOME

LIVABLE: 3,176.9 SQ. FT.

GARAGE: 811 SQ. FT.

COVERED PATIO: 0 SQ. FT.

PORCH: 0 SQ. FT.

TOTAL EXISTING UNDER ROOF: 3,987.9 SQ. FT.

EXISTING LOT COVERAGE: 28.91%

NEW HOME

1 W/ARI.P. 3,178.0 SQ. FT.

GARAGE: 811 SQ. FT.

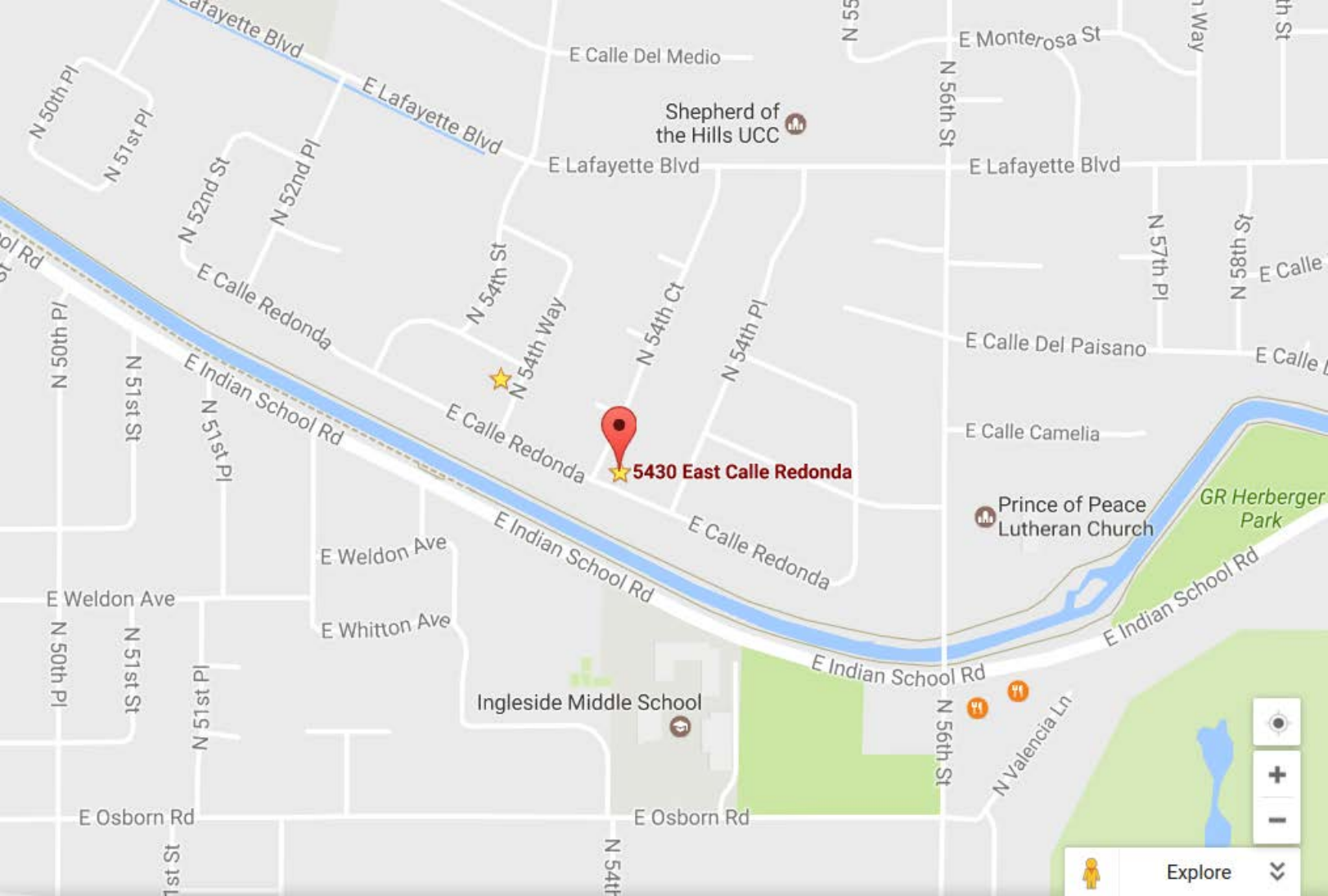
COVERED PATIO: 270 SQ. FT.

PORCH: 0 SQ. FT.

TOTAL NEW UNDER ROOF: 3,987.9 SQ. FT.

NEW LOT COVERAGE: 31.92%

SQ. FT. OVERAGE: 238 SQ. FT. = 1.92%



Shepherd of the Hills UCC

5430 East Calle Redonda

Prince of Peace Lutheran Church

Ingleside Middle School

GR Herberger Park

Explore



Calle Remons