

Dear property Owner, Resident, or Neighborhood Association President:

The purpose of this letter is to inform you that we have recently filed a zoning adjustment application ZA-630-17 for a site located at 5601 E. Calle Del Paisano, Phoenix, Az. 85018.

We are requesting that the front building setback (West) be reduced from 30' to 10'. The request will still leave approximately 20' from the street to the face of the new garage. The residence is currently legal non-conforming. A previous owner had closed in the existing garage to livable space. Due to the orientation of the residence, adding a new garage to the west would not be possible.

The updates are all in keeping with changes in the neighborhood.

Many other homes have requested and been granted the same setback reductions. Some have a West side setback that is less than the 10' we are requesting.

The conditions are not self-imposed by the current or previous owners.

The original request was asking for a lot coverage increase but that is being withdrawn. The request for the East side setback change is also being withdrawn.

The hearing is as follows:

Zoning Adjustment hearing,

City Hall

200 W. Washington Street

1<sup>st</sup> Floor

Assembly Room C

On March 22nd, 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 W. Washington, 6<sup>th</sup> Floor Phoenix, Arizona 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.

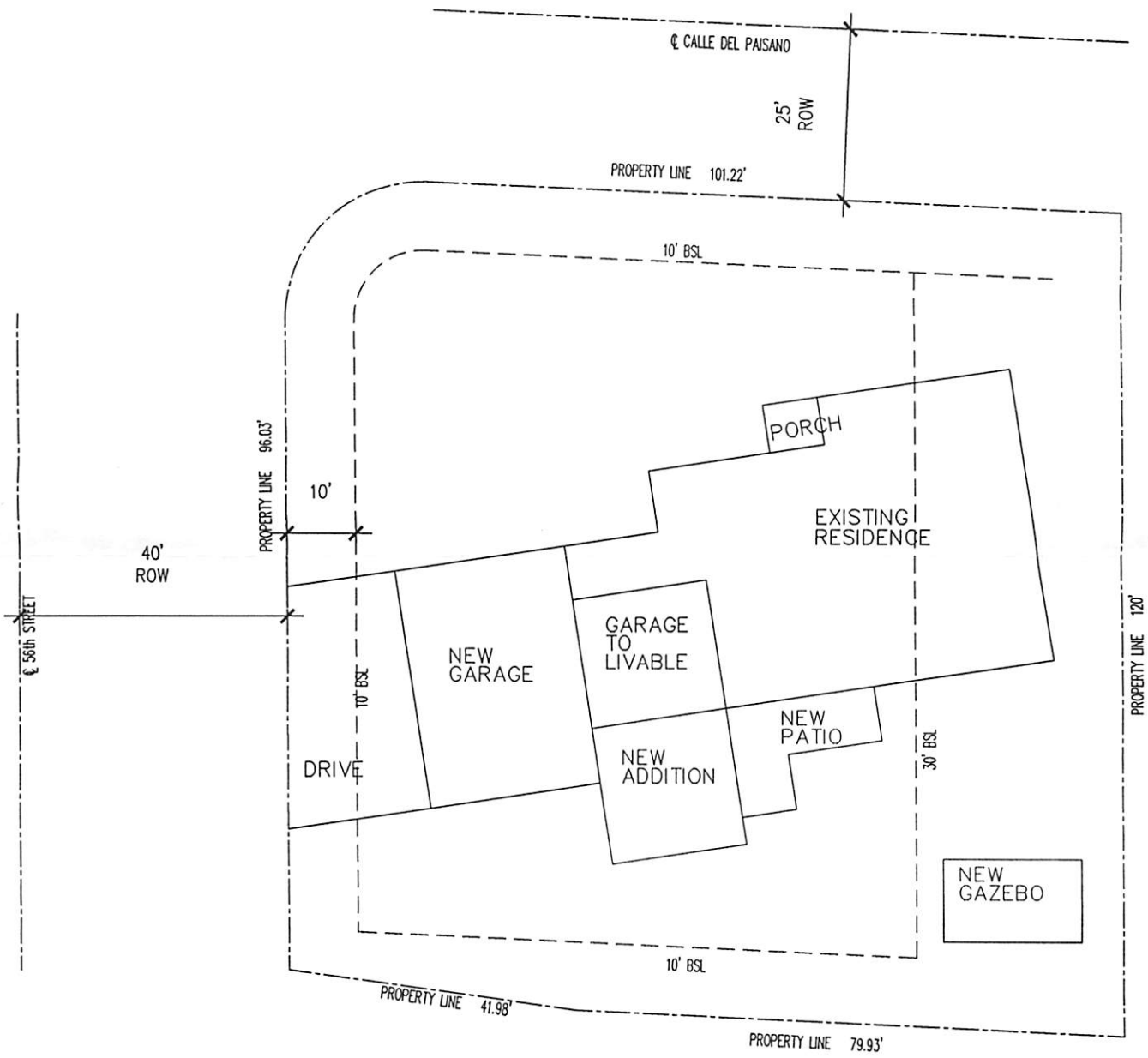
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-695-5324 and/or email at [rto52@msn.com](mailto:rto52@msn.com),

Or you may reach the City of Phoenix's Planning Department 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.

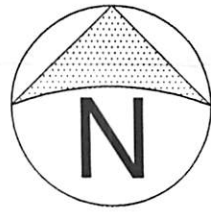
Sincerely,

Kevin Fulkerson

Designer/Representative



SCALE: 1" = 20'



|                                       |                                |                        |
|---------------------------------------|--------------------------------|------------------------|
| NET AREA OF LOT: 14550 SQ. FT.        | SCALE: 1" = 20'                |                        |
| BUILDING FOOTPRINT AREA: 4184 SQ. FT. | DATE DRAWN: 03/03/18           |                        |
| LOT COVERAGE: 28.8%                   | DRAWN BY: KLF                  |                        |
| MAX LOT COVERAGE: 30%                 | STD. PLAN:                     |                        |
| LIN. FT. OF FENCE:                    | ZONING: RI-14                  |                        |
| APN: 128-28-036                       | ADDRESS: 5601 E. CALLE PAISANO |                        |
|                                       | LOT: 16                        | ARCADIA SQUARE         |
|                                       |                                | PHOENIX, ARIZONA 85014 |