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CORNERSTONE DESIGN GROUP, LLC.

December 17, 2017

Re: 5601 e. Calle Del Paisano
Phoenix, Arizona

We are requesting that the front and rear building setbacks (east and West) be reduced from 30' to 10'. We are also asking for the lot coverage to be increased from 30% to 40%.

The reduction is to allow the residence to be updated and enlarged.

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 and increase in lot coverage. 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.

Sincerely,



Kevin Fulkerson
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