



LOT A

APN 172-14-004D
1.15 ACRES

LOT B

APN 172-14-004E
1.05 ACRES
ZONE: RE-35

NOTE:
THIS DRAWING IS PRELIMINARY
AND DOES NOT REPRESENT A
FINAL SITE PLAN



May 22, 2017

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-201-17 for a site located at 5629 E. Rockridge Road.

Our request is for a Variance to reduce the required street frontage to 20 feet. Minimum 150 feet required.

The hearing date is as follows:

Zoning Adjustment Hearing
Phoenix City Hall
200 W. Washington Street
1st Floor, Assembly Room C
June 8, 2017 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 Department at 200 West Washington Street, Phoenix, Arizona 85003 and referencing the case number above. You can also send an email to zoning.adjustment@phoenix.gov. Your letter 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 602-410-0106, or you may reach the City of Phoenix's Planning Department at 602-262-7131.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason P. Allen', with a large, sweeping horizontal stroke underneath.

Jason P. Allen
Principal
Skyline Consultants LLC

Attachments: Application, Site Plan, Letter



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-201-17

CASE TYPE: Variance
DATE FILED: 5/2/2017

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35 ACSPD
FILING STAFF: MBRK

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	05/02/2017		Original Filing Fee

HEARING DATES

ZA: 06/08/2017 1:30 PM **LOCATION:** 200 West Washington Street, 1st Floor, Assembly Room C

BOA:

PROPERTY LOCATION: 5629 E Rockridge Rd Phoenix, AZ 85018

LEGAL DESCRIPTION: see attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Jason Allen Skyline Consultants LLC (Representative)	4400 N Scottsdale Road, 9-523 Scottsdale AZ 85251	(602) 410-0106		ja.skyline@mindspring.com
Jonathan Laramore Lower Rockridge Road LLC (Owner)	2701 E Camelback Road, 150 Phoenix AZ 85016	(602) 708-8818		jon.laramore@arciterra.com jon.laramore@arciterra.com
Bryan Barnes BCB Advisors, Inc. (Applicant)	3217 E Montecito Avenue Phoenix AZ 85018	(602) 741-0301		barnes.bryanc@gmail.com barnes.bryanc@gmail.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: 5/2/17

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 street frontage to 20 feet. Minimum 150 feet required.

**ZONING ORD. SECTIONS
609.B.1**

GEOGRAPHIC INFORMATION

APN: 172-14-004E, 172-14-004F

Qtr Section(Map Index): 18-41(H11)