

N88°46.0' E (M) 734.8' (M) N88°48'00" E (R) 735.32' (R) PL  
370.51' (R) T=16.481' (R) BASIS OF BEARING

E. CALLE TUBERIA

25'-0 1/2" EXISTING R.O.W. EXISTING ROLLED CURB

LOT 67

N88°55'39"E (M) N88°48'00"E (R)  
101.67' (M) 101.46' (R)

1" IRON BAR

FD. 1" IRON BAR

15'-0" EXISTING SETBACK

SET 1/2" REBAR L.S.# 32788

29'-8 1/2"

23'-9 1/2"

25'-1 1/2"

24'-1"

30'-0 1/2"

20'-3 1/2"

EXISTING SETBACK

NEW LIVABLE ADDITION  
140 SF

NEW COURTYARD PATIO

NEW NON-LIVABLE GARAGE  
590 SF

NEW DRIVEWAY

EXISTING NON-LIVABLE COVERED PATIO  
17 SF

DEMO EXISTING NON-LIVABLE GARAGE  
562 SF

NEW LIVABLE ADDITION  
469 SF

EXISTING LIVABLE RESIDENCE  
2,975 SF

DEMO EXISTING NON-LIVABLE COVERED PATIO  
228 SF

N. 62ND STREET

130.00' (R)

130.51' (M)

6.5 FT HIGH LOCK FENCE

50'-0 1/2"

SET 1/2" REBAR L.S.# 32788

EXISTING 6.5 FT HIGH BLOCK FENCE

21.04' (M)

21.00' (R)

N88°48'00"E (R) N88°48'07"E (M)

SET 1/2" REBAR L.S.# 32788

10'-0" EXISTING SETBACK

16' ALLEY

DEMO EXISTING POOL FENCE

DEMO EXISTING POOL EQUIPMENT

PATIO

PATIO

DEMO EXISTING POOL

EXISTING ROLLED CURB

NEW 6 FT HIGH BLOCK FENCE TO MATCH EXISTING

NEW 6 FT HIGH BLOCK FENCE TO MATCH EXISTING

EXISTING R.O.W.

EXISTING 6 FT HIGH BLOCK FENCE

DEMO EXISTING POOL FENCE

EXISTING 6 FT HIGH BLOCK FENCE

SET 1/2" REBAR L.S.# 32788

51'0" (17.68' M) 51'0" (16.52' E) (R)

15.96' (R) 15.95' (M)

N76°11'29"E (R) N76°11'44"E (M)

30.02' (M) 30.00' (R)

FD. BRASS CAP IN HAND HOLE

FD. 1" IRON BAR

**VARIANCE REQUEST:**  
REDUCE FRONT YARD (EAST- 62ND STREET)  
SETBACK TO 15'-0"



NATASHA MARIE HARTRICK  
DESIGNS, PLLC

October 10, 2018

Dear Neighborhood Association:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-492-18) for the property located at 6139 East Calle Tuberia, Scottsdale, Arizona 85251. The request is for a Variance to revise the current building front yard (East) setback. Presently the front yard is considered to be 62<sup>nd</sup> Street which, in turn, makes the North side (Calle Tuberia) of the property the street side yard. As demonstrated by the Site Plan, the original residence does not conform to these standards, but instead more closely follows to standards of having Calle Tuberia considered the front yard.

My clients are requesting the 62<sup>nd</sup> Street (Front) setback be reduced to 15 feet (which would be the typical street side setback) in order for them to be able to demolish the current small Garage with a lower sloped roofline and add on an adequately sized Garage with an additional Bedroom to accommodate their family. The new addition will have roof lines that better conform with the remainder of the residence. The intended improvements will add value to the property and the neighborhood while not infringing on any views.

The hearing is as follows:

Zoning Adjustment Hearing  
City Hall  
200 West Washington Street  
Phoenix, Arizona 85003  
1<sup>st</sup> Floor Assembly Room C  
On Thursday, October 25, 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 & Development Department at 200 West Washington, 2<sup>nd</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 480-776-9778 cell / 480-947-1646 fax / [natasha@nmhdesigns.com](mailto:natasha@nmhdesigns.com) email or you may reach the City of Phoenix's Planning & Development Department at 602-262-7131 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,



Natasha Hartrick, Architect  
NMH Designs, PLLC

Attachments: Proposed Site Plan & Floor Plan

8623 EAST HOLLY STREET ▪ SCOTTSDALE ▪ ARIZONA 85257  
PHONE 480-947-1646 ▪ CELL 480-776-9778  
E-MAIL [natasha@nmhdesigns.com](mailto:natasha@nmhdesigns.com)

This drawing is an instrument of service and the property of NMH Designs and shall remain its property. The use of this drawing shall be restricted to the original site for which it is prepared and publication in the report is expressly limited to such use.

DRINK	1960
ALL TUBERIA	
ARIZONA 85251	
DATE	1960
ENGINE	RI-14
AREA	14,168 SF 0.33 ACRE
FOOTPRINT	4,182 SF
AVERAGE	29.7% (30% MAX, 1-STORY, <20 FT)
HEIGHT	14.4' (30 FT MAX)
	1,286.77 S.F.
	0.0126
NEW BLOCK FENCE	35 FT
TRAVEL	FRONT 30 FT
	REAR 10 FT
	SIDE 10 FT/15 FT
DESK	NO

**GENERAL NOTES**

- PER R303.8: WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60° F (16° C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING MIN. ROOM TEMPERATURES BETWEEN 68° F AND 90° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS OR COOLERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION.
- PER R319: BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE FROM AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHOULD CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE PERMANENT AND MINIMUM 4 INCH HIGH AND A HALF INCH STROKE.
- PER R326.3: THE HARDWARE ON EXTERIOR DOORS AND DOORS LEADING FROM GARAGE OR CARPORT AREAS INTO DWELLING UNITS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE TWO JAMB STUDS WHICH PREVENT REMOVAL OF THE DOOR IF THE PINS ARE REMOVED FROM THE HINGES. JAMB STUDS SHALL NOT BE LESS THAN A 16d BOX NAIL IN DIAMETER AND SHALL PROJECT INTO THE DOOR AND JAMB NOT LESS THAN .25 INCH.
- PER R326.4, SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND WITH A MEANS OR A DEVICE TO PROHIBIT THE RAISING OR REMOVAL OF THE MOVING PANEL WHILE IN THE CLOSED POSITION.

**DESCRIPTION**

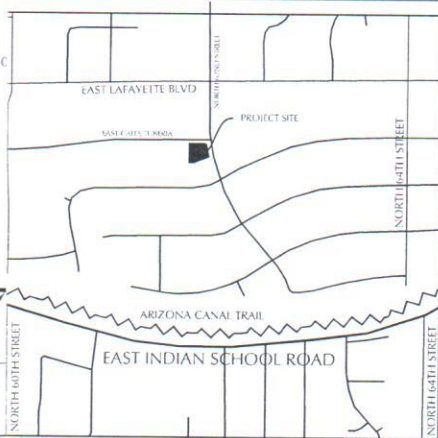
- INTERNATIONAL BUILDING CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL MECHANICAL CODE
- INTERNATIONAL EXISTING BUILDING CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL CODE COUNCIL PERFORMANCE CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL PLUMBING CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL ELECTRICAL CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL FIRE CODE WITH PROPOSED AMENDMENTS
- INTERNATIONAL FUEL GAS CODE WITH PROPOSED AMENDMENTS
- BUILDING CONSTRUCTION CODE-ADMINISTRATIVE PROVISIONS
- ZONING ORDINANCE

**135 INFO**

EXISTING	
1. HABITABLE RESIDENCE	4,975 SF
2. NON-HABITABLE GARAGE	562 SF
3. NON-HABITABLE COVERED PATIOS	245 SF
4. NON-HABITABLE RESIDENCE TOTAL	807 SF
5. RESIDENCE TOTAL	3,782 SF
ADDITION	
1. HABITABLE ADDITION	609 SF
2. NON-HABITABLE	9 SF
3. HABITABLE RESIDENCE TOTAL	3,575 SF
4. EXISTING COVERED PATIO	228 SF
5. EXISTING GARAGE	562 SF
6. NON-HABITABLE GARAGE	590 SF
7. NON-HABITABLE COVERED PATIO	0 SF
8. NON-HABITABLE RESIDENCE TOTAL	607 SF
9. RESIDENCE TOTAL	4,182 SF

ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:  
 INfiltration= 0.40 MAX UFACTOR, 0.25 MAX SH/GC.  
 IN. R-13 @ FRAME WALLS & FLOORS, MIN. R-6 @ ASYMMETRIC WALLS OR R-13 LOCATED IN INTERIOR SIDE, 3/8" AT CEILINGS. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIRES A MINIMUM OF R-8 & R-6 WHEN LOCATED IN FLOOR OR JOIST JOISTS. MINIMIZE AIR LEAKAGE PER IECC 402.4.

**PROPERTY MAP**



**SCALE PLAN:**



ARIZONA 811  
 CALL TWO WORKING DAYS  
 BEFORE YOU DIG  
**602-659-7500**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

**Natasha Marie Hartrick**  
 8623 East Holly Street Scottsdale, Arizona 85257  
 Phone / Fax 480.947.1646 Cell 480.776.9778  
 e-mail natasha@nmhdesigns.com

**Terreen Residence**  
 6139 East Calle Tuberia  
 Scottsdale, Arizona 85251  
**SITE PLAN**

**REVISIONS**

1	
2	
3	
4	
5	

DATE: 10/3/18  
 SCALE: 1:20  
 CLIENT #: 2018.20  
**A-1**  
 SHEET 1 OF 2