



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-475-17

CASE TYPE: Variance
DATE FILED: 10/3/2017

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: R1-14 ACSPD
FILING STAFF: achattle

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	10/03/2017		Original Filing Fee

HEARING DATES

ZA: 11/09/2017 1:30 PM LOCATION: 200 West Washington Street, 1st Floor, Assembly Room C

BOA:

PROPERTY LOCATION: 6220 E Calle Camelia Phoenix, AZ 85251

LEGAL DESCRIPTION: See attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Scott Allen Alfeld 6, LLC (Owner)	6501 Wyoming Boulevard, NE 1 - 3 Albuquerque NM 87109	(505) 400-0699		sallen23@me.com
Dan McIntyre McIntyre Development LLC (Applicant, Representative)	4545 N 36th Street, 208 Phoenix AZ 85018	(602) 486-8991		dan@mcintyredev.com dan@mcintyredev.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: _____

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 increase the lot coverage to 28%. Maximum 25% allowed.

ZONING ORD. SECTIONS
607

GEOGRAPHIC INFORMATION

APN: 128-56-028

Qtr Section(Map Index): 16-42(H12)



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Qtr Section(Map Index): 16-42(H12)



City Of Phoenix
Planning And Development Department

200 W. Washington St.
 Phoenix, Arizona 85003

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit <http://www.phoenix.gov/PDD>

Receipt # 17-0069833
Permit # PLZA 006194
Name: ZA-475-17

Payment Receipt

Date Paid 03-OCT-17 Print Date 03-OCT-17

Permit Address	6220 E CALLE CAMELIA . SCOTTSDALE AZ 85251-4209
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Project	17-4 ZA-3-17
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Fee/Payment Detail

ZAVARRES	ZAD RESIDENTIAL/NON COMMERCIAL VARIANCE	\$490.00
M/C/VISA	DANIEL H MCINTYRE 02018D 20	\$490.00
Payment Totals		

Fees Remaining on This Item:	\$0.00	Fees:	\$490.00
Web Inspection Key:		Amount Received:	\$490.00
Cashier:	PAB	Change Due:	\$0.00

City's Right to Audit and Adjust Impact Fees
 The development impact fees assessed to this permit have been adopted pursuant to Arizona Revised Statute §9-463.05. To ensure compliance with Arizona law, the City may audit the development impact fees for this permit; which could result in additional charges. The City reserves the right to withhold Certificate of Occupancy until adjusted balances pursuant to applicable City and State laws are paid in full.

Address: 6220 E. Calle Camelia
Existing Zoning: R1-14
Block Location: 6200 East – 3800 North
Quarter Section: 16-42
Proposal: Variance to allow 27.04% lot coverage. 25% Allowed
Applicant: Dan McIntyre
Owner: Alfeld 5 LLC

Dear Planning and Development,

We are requesting a variance to allow 27.04% lot coverage on the 1st floor rather than the 25% lot coverage afforded us by the Zoning of R1-14. If the variance is not approved the owners will be forced to sell the property. Special circumstances exist on this lot. The original home was built on the lot in the late 1950's and the lot lacks 113 square feet of meeting the minimum dimensions for the R1-14 district.

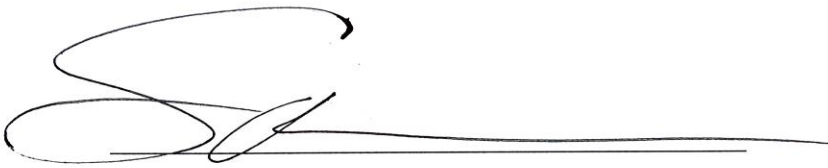
There are special circumstances relating to the size and shape and prior development of this lot, which creates a property hardship sufficient to warrant the relief requested. These are conditions which predate the zoning ordinance and are not the result of any action on the part of the owner/ applicant or prior owner. Approval is necessary for allowing the family to move into the property and the enjoyment of substantial property rights and to enable the house to be brought up to current standards, which are different from the standards in place in the 1950's when the house was originally constructed.

The new house will be a 2- story home which will still meet all setback requirements. It will have 2 bedrooms downstairs including a master bedroom and a 2nd bedroom for elderly parents. A living room, kitchen, dining room and a 2-car garage. The 2nd floor will be 3 kids bedrooms with a study area.

This property was previously approved for a variance allowing 27.02% lot coverage in 2008 (Application No. ZA-320-08). However, the previous owners ran into financial hardships and never obtained the permits making the approved variance obsolete.

City of Phoenix Planning and Development,

I authorize Dan McIntyre to file a zoning application on my behalf for 6220 E. Calle Camelia.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line that extends to the right.

Scott Allen , Alfeld **6** LLC

ZONING ADJUSTMENT WORKSHEET

(Must be filled out completely)

Property Owner Name: Alfeld B, LLC

Company: Alfeld B, LLC

Address: 501 Wyoming Blvd N.E. Building I Suite: 3

City, State, Zip Code: Albuquerque NM 87109

Telephone: (505) 400-0699 Fax: _____

Email Address: Sallen 23@me.com

Applicant Name: Dan McIntyre

Company: McIntyre Development, LLC

Address: 4545 N. 36th Street Suite: 208

City, State, Zip Code: Phoenix AZ 85018

Telephone: (602) 486-8991 Fax: _____

Email Address: dan@mcintyredev.com

Representative Name: Dan McIntyre

Company: McIntyre Development, LLC

Address: 4545 N. 36th Street Suite: 208

City, State, Zip Code: Phoenix AZ 85018

Telephone: (602) 486-8991 Fax: _____

Email Address: dan@mcintyredev.com

Is this property in a gate community? Yes No

If gated, please provide the gate code or entry instructions to a Planning and Development Services Department representative.

Provided: Yes No

OFFICE USE ONLY

Map: _____ Council District: _____ Annex: _____

Q.S.: _____ Zoning: _____

Other Notes:

SAMPLE LETTER

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-** _____) for a site located at _____.

Our request is for a (use permit or variance) to allow for _____.

The hearing is as follows:

Zoning Adjustment Hearing

City Hall

200 W. Washington

Assembly Room _____

On _____, 2012 at _____

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 West 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 (phone number) and/or (fax number) 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,

Developer or representative's name

Attachments

(Attach copy of application, zoning sketch or other exhibits that explain the request)

CITY OF PHOENIX - ZONING ADJUSTMENT APPLICATION - OWNERSHIP VERIFICATION FORM

It is requested that an application for Zoning Adjustment be accepted by the Planning and Development Services Department for property located at:

X ~~6220 E. Calle Camelica~~ 6220 E. Calle Camelica

Said property is owned by:

Alfeld 5, LLC

(Property Owner Name):

(Mailing Address):

501 Wyoming Blvd. N.E. Building I, Suite 3
Albuquerque, NM 87109

Property is legally described as (or see attached):

Lot 403 B Hidden Village Nine

Assessor Parcel Number(s):

128-56-020

NOTE: The tax parcel number can be obtained from your property tax statement or the Maricopa County Assessor's Office (602) 506-3406.

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner (signed authorization must be attached). I am requesting ~~this zoning~~ adjustment action because I believe that it is in the best interest of my desires as the property owner or representative.



(Applicant)

8/16/17

(Date)

CITY OF PHOENIX
HEARING

ZONING ADJUSTMENT

CASE #: ZA-475-17-6
6220 East Calle Camelia

HEARING DATE / TIME:
November 9, 2017
1:30 PM

LOCATION:
200 West Washington Street
1st Floor
Assembly Room C
Phoenix, AZ 85003

Variance:
1) to increase the lot coverage to 28%.

Unlawful removal or destruction of this sign is punishable by law.

CONTACT: 602-262-7131
or www.phoenix.gov/pdd/pz
Phoenix City Hall 2nd Floor - Zoning Services Counter 200 West Washington Street, Phoenix, AZ

10/25/2017 10:32

ZA_475_17_6



**CITY OF PHOENIX
HEARING**

**ZONING
ADJUSTMENT** CASE #ZA-475-17-6
6220 East Cactus Camera

HEARING DATE / TIME Venue
November 9, 2017
1:30 PM

LOCATION
200 West Washington Street
1st Floor
Assembly Room C
Phoenix, AZ 85003

CONTACT: 602-262-7131
or www.phoenix.gov/pdd/pz

10/25/2017 10:32

ZA_475_17_6_ADDITIONAL