

July 25, 2017

VIA FIRST CLASS US MAIL

RE: **Case Number ZA-323-17.** Variances to reduce front and rear yard setbacks to maintain existing lot orientation in the R1-18 zoning district. Property located at 6319 E. Calle del Norte.

Dear Neighbor, Neighborhood Association President, or Homeowner Association President,

This letter is being sent to all property owners of record within 150 feet and all registered neighborhood associations and homeowner associations within 600 feet of the property located at 6319 East Calle del Norte, the southwest corner of Calle del Norte and 63rd Place (the "Site"). We would like to inform you that we recently filed a zoning adjustment application with the City of Phoenix for variances that will allow the property owner to maintain the existing lot orientation facing Calle del Norte for construction of a new single-family home. These variance requests will allow the property owner to follow the existing historic lot orientation that dates back to the original plat and construction in 1960 and 1961.

The requested variances are to reduce the front yard setback from 25 feet to 20 feet and the rear yard setback from 30 feet to 10 feet. These variances are necessary to maintain the existing lot orientation.

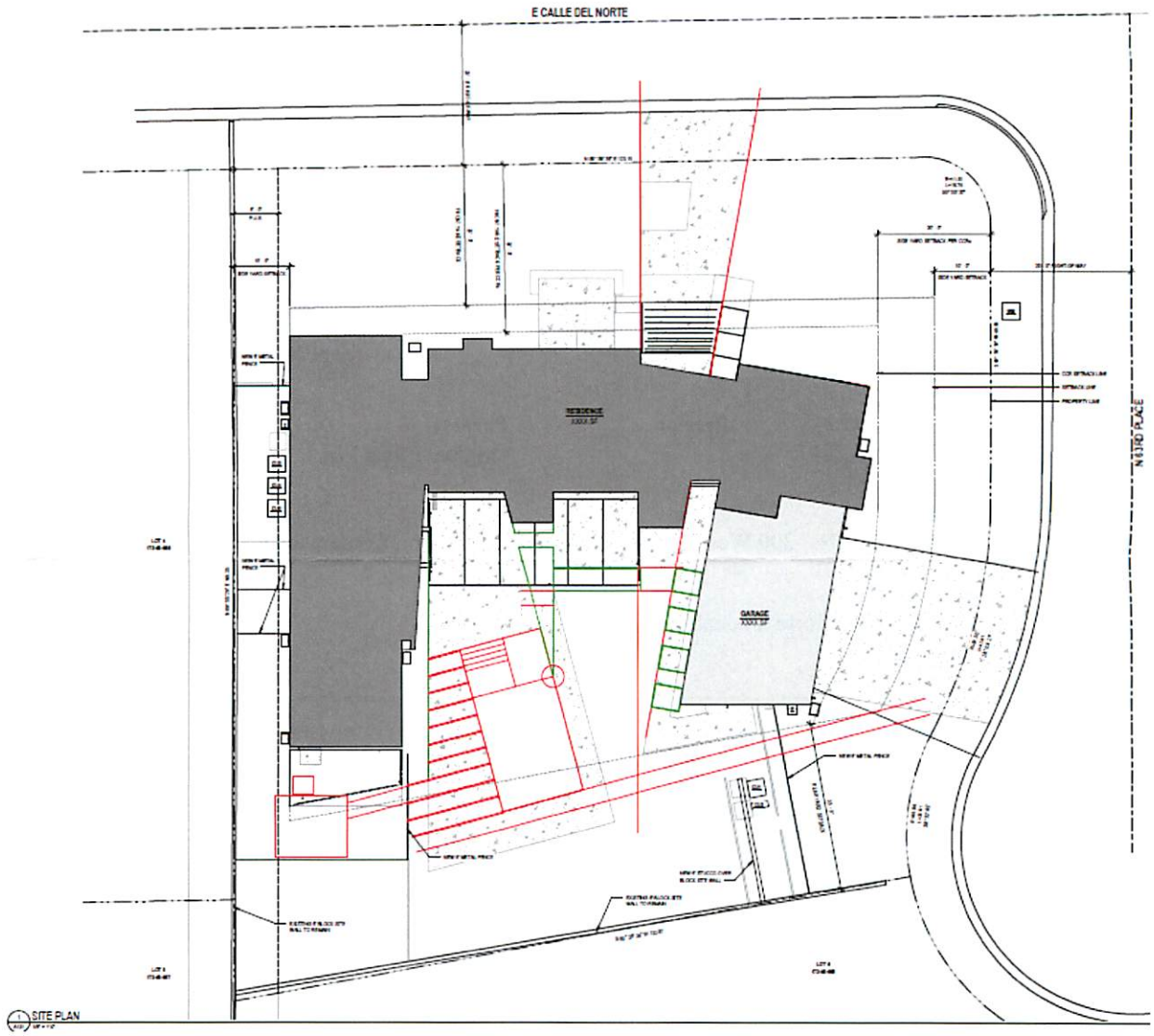
The Savoy Estates subdivision's CC&Rs establish lot setbacks and orientation for the lots in the subdivision. For the Site, the CC&Rs orient the front towards Calle del Norte and the side towards 63rd Place. The homes in the area follow this orientation. The City of Phoenix zoning requirements are just the opposite. In the interest of maintaining the character of Calle del Norte and the existing setbacks to which adjacent property owners are accustomed, we are requesting variances to reduce the front and rear yard setback. The effect of this request is to maintain the existing lot orientation that has been established since the 1960's.

The Zoning Adjustment Hearing for this request will be held on **August 10th at 1:30 PM in Conference Room 10 E, City of Phoenix City Hall at 200 West Washington Street, Phoenix.** Hearing information may be found on signs posted at the Site. You may attend this hearing to learn about the case and make your opinions known. I would be happy to answer any questions that you may have regarding this proposal. You may contact me at (602) 448-1828 and/or jen@senderlaw.com or the property owner at (970) 401-4410 and/or jordanvasbinder@gmail.com. You may also contact the Planning and Development Department regarding this case by phone at (602) 262-7131, by mail at 200 West Washington, 2nd Floor, Phoenix, Arizona 85003, or by email at zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your letter/email to expedite a response.

Sincerely,



Jennifer K. Boblick





City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-323-17

CASE TYPE: Variance
DATE FILED: 7/13/2017

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: R1-18 ACCBSPD
FILING STAFF: achattle

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	07/13/2017		Original Filing Fee

HEARING DATES

ZA: 08/10/2017 1:30 PM LOCATION: 200 West Washington Street, 10th Floor, Conference Room 10E

BOA:

PROPERTY LOCATION: 6319 E Calle Del Norte Phoenix, AZ 85251

LEGAL DESCRIPTION: See attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
True Craft Residential, Inc. (Owner)	464 S Farmer Avenue, 102 Tempe AZ 85281			
Jennifer K. Boblick Sender Associates, Chtd. (Applicant, Representative)	464 S Farmer Avenue, 102 Tempe AZ 85281	(602) 448-1828		jen@senderlaw.com jen@senderlaw.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: Jennifer K. Boblick DATE: 7-13-2017

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

- Variance to reduce the front yard setback (east) to 20 feet. Minimum 25 feet required.
- Variance to reduce the rear yard setback (west) to 10 feet. Minimum 30 feet required.

ZONING ORD. SECTIONS
610.B.table
610.B.table

GEOGRAPHIC INFORMATION

APN: 172-45-069
Qtr Section(Map Index): 17-42(H12)