

LEGEND

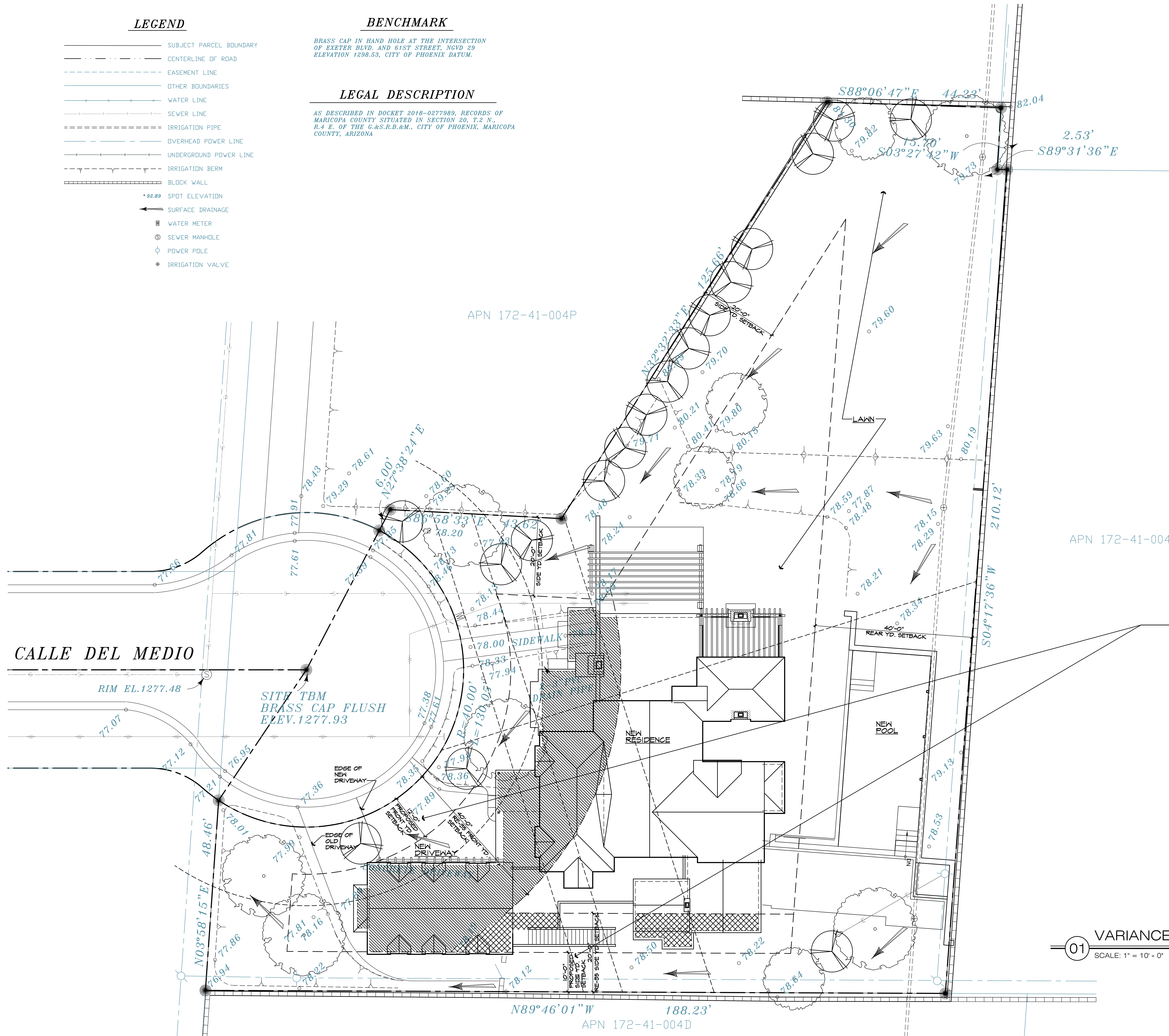
- SUBJECT PARCEL BOUNDARY
- - - CENTERLINE OF ROAD
- - - EASEMENT LINE
- - - OTHER BOUNDARIES
- - - WATER LINE
- - - SEWER LINE
- - - IRRIGATION PIPE
- - - OVERHEAD POWER LINE
- - - UNDERGROUND POWER LINE
- - - IRRIGATION BERM
- - - BLOCK WALL
- 92.89 SPOT ELEVATION
- SURFACE DRAINAGE
- WATER METER
- ⊙ SEWER MANHOLE
- ⊕ POWER POLE
- ⊙ IRRIGATION VALVE

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF EXETER BLVD. AND 61ST STREET, NGVD 29 ELEVATION 1298.53, CITY OF PHOENIX DATUM.

LEGAL DESCRIPTION

AS DESCRIBED IN DOCKET 2018-0277989, RECORDS OF MARICOPA COUNTY SITUATED IN SECTION 20, T.2 N., R.4 E. OF THE G.&S.R.B.&M., CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA



SCOPE OF WORK:

A NEW TWO STORY RESIDENCE OF 5,500 SF FOOTPRINT UNDER ROOF, WITH NEW POOL AND LANDSCAPING.

KEY:

- NEW SQUARE FOOTAGE ENCRANCHING IN FRONT YARD SETBACK
- NEW SQUARE FOOTAGE ENCRANCHING IN SOUTH SIDE YARD SETBACK

ADDITIONAL INFO:

PARCEL #: APN 172-41-004R
 LOT SIZE: 26,784.87 SF
 ZONING: RE-35
 LOT COVERAGE ALLOWED: RE-35: 25%; 6,696.22 SF
 NEW LOT COVERAGE: 20.53%; 5,500.03 SF
 SQUARE FOOTAGE:
 NEW LIVABLE MAIN LEVEL: 3,354.66 SF
 NEW LIVABLE UPPER LEVEL: 1,904.39 SF
 NEW TOTAL LIVABLE: 5,259.05 SF
 NEW NON-LIVABLE TOTAL: 1,455.95 SF
 NEW COVERED PATIOS TOTAL: 964.00 SF
 TOTAL FOOTPRINT (UNDER ROOF): 5,500.03 SF

Part of the new residence and garage encroaches into the Front Yard Setback a total of 1,955.21 square feet, with diagonal hatching as shown on this plan, and encroaches into the south Side Yard Setback a total of 308.21 square feet, as shown with cross hatching.

VARIANCE REQUEST:

CHANGE FRONT YARD SETBACK TO 12'-0" AND SOUTH SIDE YARD SETBACK TO 10'-0" AND MINIMUM AREA FROM 35,000 sq. ft. to 26,000 sq. ft. AND MINIMUM LOT WIDTH FROM 150' TO 128' AND MINIMUM LOT DEPTH FROM 175' TO 142'

PREVIOUS CASE #S:

ZA-146-05, APPROVED 4/7/2005:
 INCREASE LOT COV. FROM 25% TO 29%
 CREATE A LOT WIDTH LESS THAN 150' (150' REQ'D)
 REDUCE FRONT YARD SETBACK TO 11' (40' REQ'D)
 REDUCE REAR YARD SETBACK TO 27' (40' REQ'D)
 REDUCE SIDE YARD SETBACK TO 5.7' (20' REQ'D)

01 VARIANCE EXHIBIT
 SCALE: 1" = 10' - 0"

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11.27.18