

March 26, 2024

Dear Property Owner or Neighborhood Association President:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-13-24-6) for a site located at 4202 North 55th Place. We were originally scheduled for the March 14, 2024, Zoning Adjustment hearing date; however, we have requested to update our front yard setback (east) request in order to address the concerns of an adjacent neighbor. Our updated request and hearing date is noted below.

Our request is for three variances to (1) reduce the required side yard setback (north) to 10 feet, minimum 20 feet required; (2) reduce the required side yard setback (south) to 15 feet, minimum 20 feet required; and (3) reduce the required front yard setback (east) to 20 feet, minimum 40 feet required. Variances required per Section 609.B.TableB.

The hearing is as follows:

Zoning Adjustment Hearing

Meeting will be held virtually.

To participate, see the instructions on the agenda available on the Public Meeting Notices website:

<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

Meeting Date/Time: April 11, 2024, at 9:00 AM

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 opinions 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 480-682-3916 or ed@berryriddell.com or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

Elyse DiMartino, Planner

Attachment(s)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION NO: ZA-13-24-6

CASE TYPE:

Non Sign

DATE FILED:

01/26/2024

COUNCIL DISTRICT:

6

EXISTING ZONING:

RE-35 ACSPD

**PROPERTY LOCATION
PROPERTY ADDRESS**

4202 North 55th Place

HEARING INFORMATION

Hearing Type	Hearing Time	Hearing Location
Zoning Adjustment Hearing	3/14/24 9:00 AM	Meeting will be held virtually.
Zoning Adjustment Hearing	4/11/24 9:00 AM	Meeting will be held virtually.

GEOGRAPHIC INFORMATION

APN	Quarter Section
172-41-004E	Q17-40

CONTACT INFORMATION

Name	Relationship Type	Address	Phone	Fax	Email
Wendy Peterson	Other	6750 East Camelback Road, Suite 100 Scottsdale, AZ 85251			zoning@berryriddell.com
Wendy Riddell, Berry Riddell LLC	Representative	6750 East Camelback Road, Suite 100 Scottsdale, AZ 85251	480-682-3916		ed@berryriddell.com
Wendy Riddell, Berry Riddell LLC	Applicant	6750 East Camelback Road, Suite 100 Scottsdale, AZ 85251	480-682-3916		ed@berryriddell.com
Brandon and Elizabeth Curtis	Owner	4202 North 55th Place Phoenix, AZ 85018			

REQUEST

- 1) Variance to reduce the required side yard setback (north) to 10 feet. Minimum 20 feet required.
- 2) Variance to reduce the required side yard setback (south) to 15 feet. Minimum 20 feet required.
- 3) Variance to reduce the required front yard setback (east) to 20 feet. Minimum 40 feet required.

ZONING ORD. SECTIONS

- 609.B.Table
- 609.B.Table
- 609.B.Table

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@phoenix.gov or visit our website at <https://www.phoenix.gov/pdds/site/Pages/pddlicensetimes.aspx>

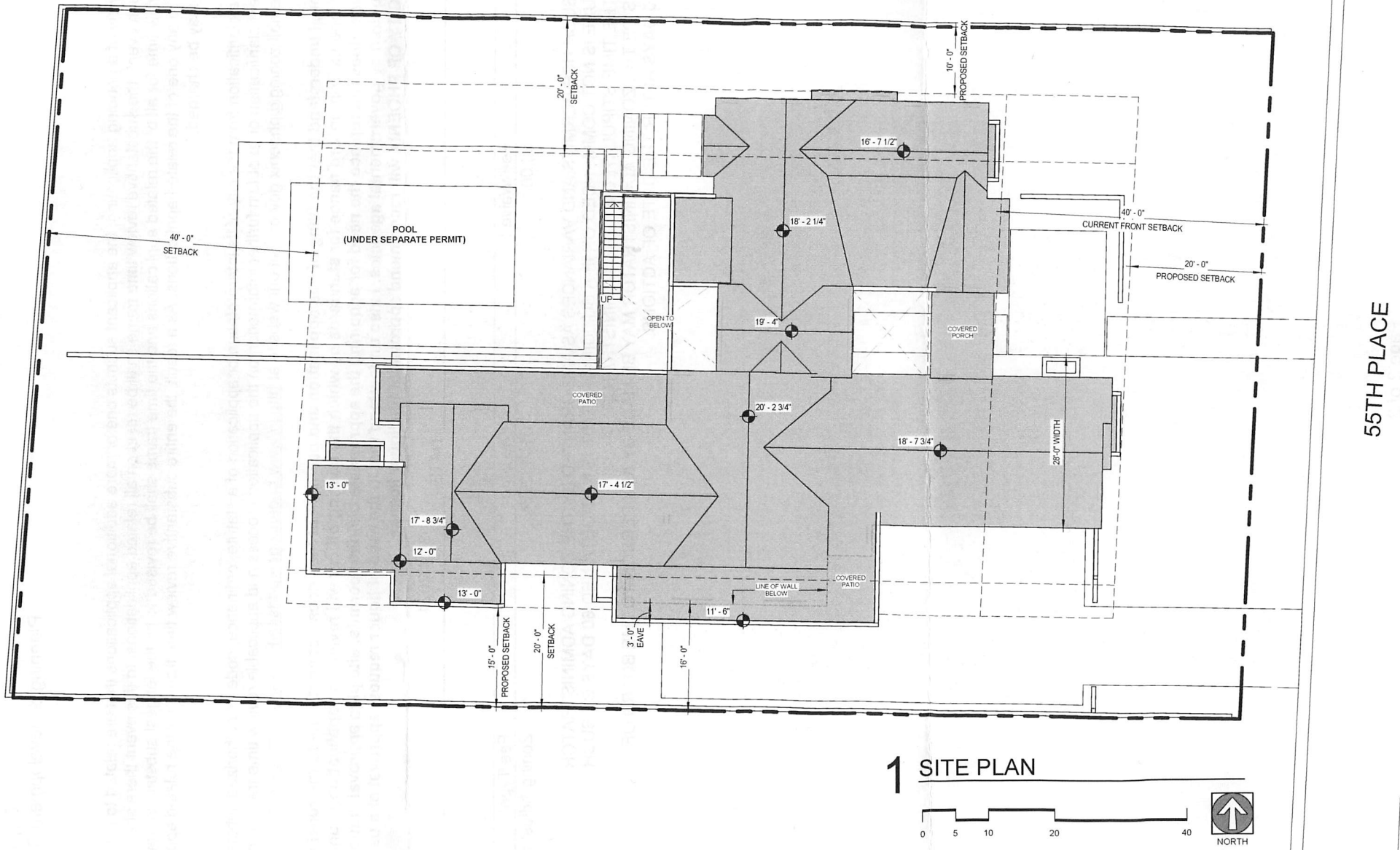
In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request 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.

SIGNATURE: WR DATE: 3/14/2024

FEE INFORMATION

Fee	Fee Waived	Fee Date	Fee Type
\$490.00	\$0.00	01/29/2024	Zoning Adjustment

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.



1 SITE PLAN