



NATASHA MARIE HARTRICK
DESIGNS, PLLC

April 8, 2022

Dear Neighborhood Association Representative:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-100-22) for the property located at 4202 North 58th Street, Phoenix, Arizona 85018.

The Variance is requesting to reduce the current side yard (North) setback to 8 feet (10 feet required) and to reduce the current front yard (East) setback to 32 feet (32'-5" required), for an existing Non-Conforming Detached Garage & Game Room.

The property is currently zoned RE-24 and has an Existing Non-Conforming Detached Game Room & Garage, which was permitted in 1977 & 1978. The Structure was intended to be constructed 10 feet away from the North property line per the site plan accompanying the permit, but the builders at the time apparently only relied on the north fence line, which is farther north, thus resulting in the current configuration which is just over 8 feet from the North Property line and is also taller than 8 feet. This condition was not created by the current Owner.

The current Owners would like Convert the Game Room to a Guest House while expanding and remodeling it. The Zoning Code requires sleeping and cooking facilities to be within the Building Envelope and also that structures over 8 feet not to be located in the side yard setback, therefore we are requesting this Variance for the Pre-existing, Non-Conforming Structure. The minor Garage Addition of 2 feet to the East does not increase the Non-Conformity and is only a 2.75 inch encroachment into the current front yard setback to allow for larger vehicles to fit into the Garage.

This Variance will enable the property owners to continue to better utilize their property and add value to their residence without negatively impacting any neighbors as this Variance is for an Existing Non-Conforming Structure which has been on the property since 1979. The remodel will add some much needed curb appeal to the existing structure and will better complement the neighborhood.

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/publicmeeting/notices>

On Thursday, May 5, 2022 at 9:00am

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, 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.

8623 EAST HOLLY STREET ▪ SCOTTSDALE ▪ ARIZONA 85257
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E-MAIL natasha@nmhdesigns.com



NATASHA MARIE HARTRICK
DESIGNS, PLLC

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 / natasha@nmhdesigns.com email or you may reach the City of Phoenix's Planning & 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,



Natasha Hartrick, Architect
NMH Designs, PLLC

Attachments: Application for Zoning Adjustment, New Site Plan, New Floor Plan & Elevations

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.

SITE INFO

PROJECT ADDRESS:
4202 NORTH 58TH STREET
PHOENIX, ARIZONA 85018

YEAR BUILT: 1966

CURRENT ZONING: RE-24

NET LAND AREA: 24,097 SF 0.55 ACRE

BUILDING FOOTPRINT: 6,057 SF

PERCENT COVERAGE: 25.1% (30% MAX., 1 STORY, 20 FT HIGH)

PARCEL #: 172-42-051

NICR #: 09843

BUILDING SETBACKS:
FRONT: 32'-5"
REAR: 30 FT
SIDES: 10 FT

FIRE SPRINKLERS: NO

LEGAL DESCRIPTION

DEL RAY ESTATES 11 LOT #28
21 2N 4E

BUILDING CODES:

2018 IBC (INTERNATIONAL BUILDING CODE) WITH PHOENIX AMENDMENTS
2018 IRC (INTERNATIONAL RESIDENTIAL CODE) WITH PHOENIX AMENDMENTS
2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE) WITH PHOENIX AMENDMENTS
2018 IMC (INTERNATIONAL MECHANICAL CODE)
2018 IEBC (INTERNATIONAL EXISTING BUILDING CODE) WITH PHOENIX AMENDMENTS
2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE WITH PHOENIX AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH PHOENIX AMENDMENTS
2017 NEC / NFPA-70 (NATIONAL ELECTRIC CODE) WITH PHOENIX AMENDMENTS
2018 PHOENIX FIRE CODE
2018 IFGC (INTERNATIONAL FUEL GAS CODE) WITH PHOENIX AMENDMENTS
PHOENIX BUILDING CONSTRUCTION CODE-ADMINISTRATIVE PROVISIONS
PHOENIX ZONING ORDINANCE

BUILDING INFO

BUILDING AREAS:

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|---------------------------------------------|-----------------|
| EXISTING LIVABLE RESIDENCE | 3,424 SF |
| EXISTING NON-LIVABLE COVERED PORCH | 64 SF |
| EXISTING NON-LIVABLE COVERED PATIOS | 672 SF |
| EXISTING NON-LIVABLE RESIDENCE TOTAL | 736 SF |
| EXISTING MAIN HOUSE RESIDENCE TOTAL | 4,160 SF |
| EXISTING LIVABLE DETACHED GAME ROOM | 780 SF |
| EXISTING NON-LIVABLE DETACHED GARAGE | 591 SF |
| EXISTING GAME ROOM RESIDENCE TOTAL | 1,371 SF |
| EXISTING FOOTPRINT TOTAL | 5,531 SF |
| NEW LIVABLE GUEST HOUSE ADDITION | 299 SF |
| CONVERT NON-LIVABLE DETACHED GARAGE TO LIVA | 157 SF |
| NEW LIVABLE GUEST HOUSE TOTAL | 1,236 SF |
| NEW NON-LIVABLE DETACHED GARAGE ADDITION | 44 SF |
| NEW NON-LIVABLE DETACHED COVERED PORCH | 183 SF |
| NEW NON-LIVABLE DETACHED RESIDENCE TOTAL | 661 SF |
| NEW DETACHED GUEST HOUSE TOTAL | 1,897 SF |
| NEW FOOTPRINT TOTAL | 6,057 SF |

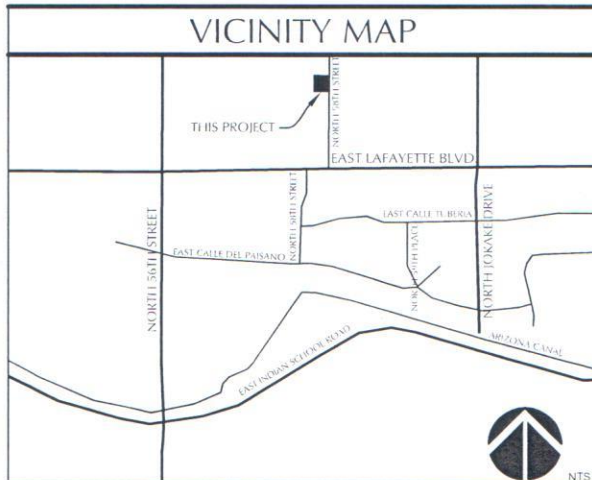
VARIANCE REQUEST:

- REDUCE SIDE YARD SETBACK TO 8'-0"
- REDUCE FRONT YARD SETBACK TO 32'-0"

30% LOT COVERAGE
ALLOWED PER C.O.P. TEXT
AMENDMENT Z-TA-5-14:
SECTION 606.B.5.

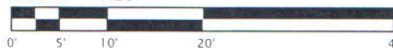
ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:
FENESTRATION= 0.40 MAX U-FACTOR, 0.25 MAX SHGC.
MIN. R-13 @ FRAME WALLS & FLOORS, MIN. R-6 @ MASONRY WALLS OR R-13 LOCATED IN INTERIOR SIDE, R-38 AT CEILINGS. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIRES A MINIMUM OF R-8 & R-6 WHEN LOCATED IN FLOOR OR ROOF JOISTS. MINIMIZE AIR LEAKAGE PER IECC 402.4.

VICINITY MAP



NEW SITE PLAN:

SCALE: 1:20



Natasha Marie Hatrick
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Limber Guest House
4202 North 58th Street
Phoenix, Arizona 85018
NEW SITE PLAN

REVISIONS

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DATE: 3/8/22

SCALE: 1:20

CLIENT #: 2021.03

A-1

SHEET 5 OF 26

