

August 24, 2022

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-359-22) for a site located at 4631 N. Royal Palm Circle, Phoenix, AZ 85018.

Our request is for:

- 1) Use permit to allow a closed projection to project 33 feet into the rear yard (South) setback. Use permit required. 701.A.3.a.(2).(d)
- 2) Variance to reduce the side yard setback (east) for a detached accessory structure to 0 feet. Minimum 3-foot setback required. 706.B
- 3) Variance to allow an over-height (15 feet) detached accessory structure within the required side yard setback. Maximum 8 feet permitted. 706.C

These variances will allow us to add a pool house next to our pool and to extend our garage.

The Zoning Adjustment Hearing Meeting will be held virtually. To participate, see the instructions on the agenda available on the Public Meetings Notices website:

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

Meeting Date/Time: September 22, 2022 at 9AM.

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](mailto: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 310-779-3898 or [philiptirone@gmail.com](mailto:philiptirone@gmail.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](mailto:zoning.adjustment@phoenix.gov).

Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

Philip and Lily Tirone



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-359-22

CASE TYPE: Variance/Use Permit  
DATE FILED: 8/4/2022

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: RE-35  
FILING STAFF: GHarmon

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	08/04/2022		Original Filing Fee

### HEARING DATES

ZA: 09/22/2022 9:00 AM LOCATION: Meeting will be held virtually.

### BOA:

PROPERTY LOCATION: 4631 North Royal Palm Circle

LEGAL DESCRIPTION: See Attached

### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Lily Tirone (Owner)	7137 E Rancho Vista Drive, B21 Scottsdale AZ 85251	(310) 593-3351		lilytirone@gmail.com
Lily & Philip Tirone (Applicant, Representative)	7137 E Rancho Vista Drive, B21 Scottsdale AZ 85251	(310) 779-3898		philiptirone@gmail.com philiptirone@gmail.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: \_\_\_\_\_

8/4/22

**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	ZONING ORD. SECTIONS
1. Use permit to allow a closed projection to project 33 feet into the rear yard (south) setback. Use permit required.	701.A.3.a.(2).(d)
2. Variance to reduce the side yard setback (east) for a detached accessory structure to 0 feet. Minimum 3 foot setback required.	706.B
3. Variance to allow an over height (15 feet) detached accessory structure within the required side yard setback. Maximum 8 feet permitted.	706.C

### GEOGRAPHIC INFORMATION

APN: 172-21-012

Qtr Section(Map Index): 18-39(H11)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ZONING ADJUSTMENT INVOICE

APPLICATION NO: ZA-359-22

PERMIT TYPE: PLZA  
FILING FEE: \$490.00  
FEE DATE: 8/4/2022

FEE CODE: ZARESUSEIN  
AMOUNT WAIVED: \$0.00  
FILING STAFF: GHarmon

ZA REQUESTS: 3  
RECEIPT:  
CASE TYPE: Variance/Use Permit

FEE DESCRIPTION: Application Fee

PROPERTY LOCATION: 4631 North Royal Palm Circle

CUSTOMER INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Lily Tirone (Owner)	7137 E Rancho Vista Drive, B21 Scottsdale AZ 85251	(310) 593-3351		lilytirone@gmail.com
Lily & Philip Tirone (Applicant, Representative)	7137 E Rancho Vista Drive, B21 Scottsdale AZ 85251	(310) 779-3898		philiptirone@gmail.com philiptirone@gmail.com

APPLICANT'S SIGNATURE: *Lily Tirone*

DATE: 8/4/22



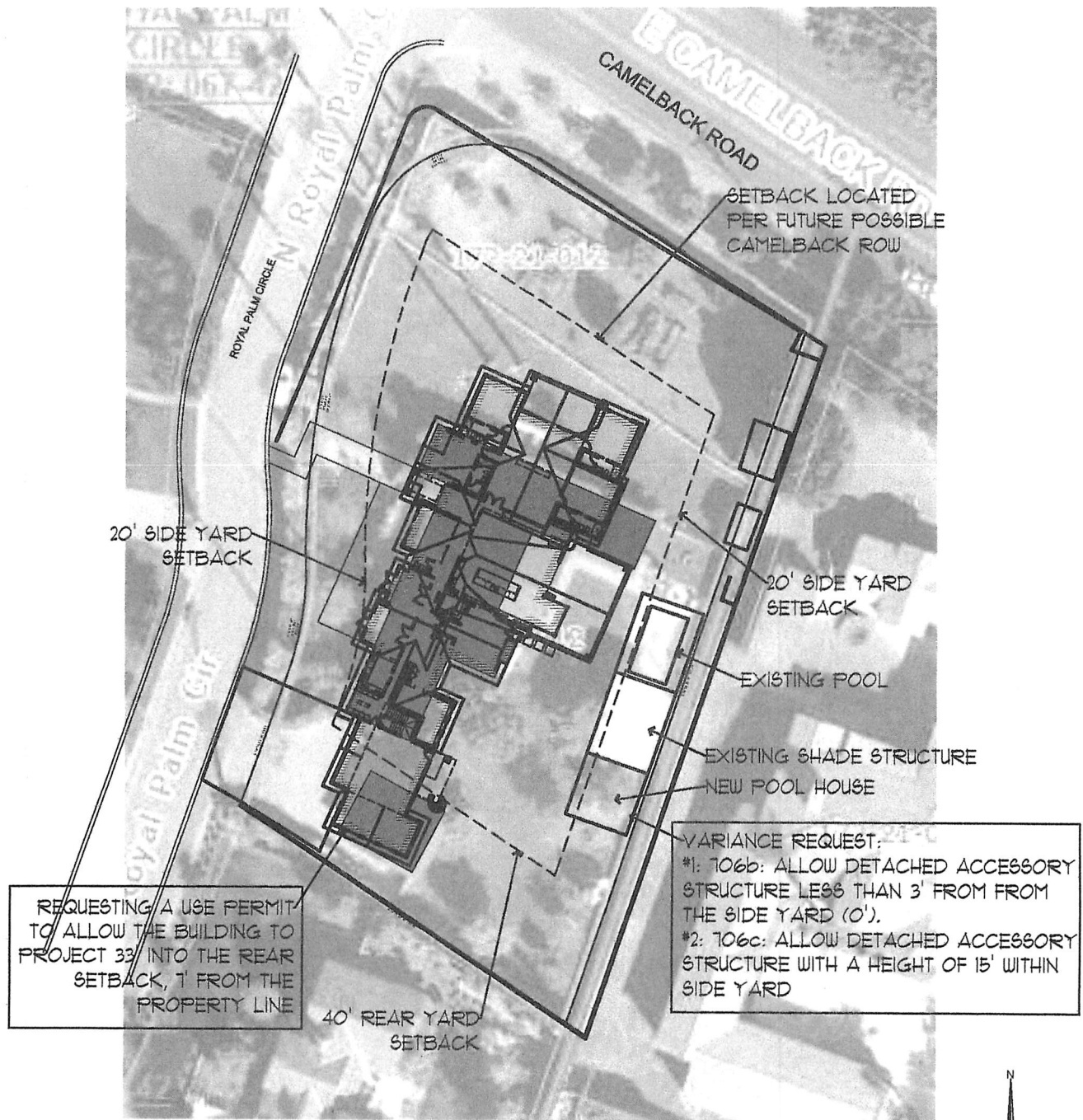
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING ADJUSTMENT INVOICE  
APPLICATION NO: ZA-359-22

**Subject Parcels**

APN  
172-21-012

# TIRONE RESIDENCE

## VARIANCE REQUEST EXHIBIT



REQUESTING A USE PERMIT TO ALLOW THE BUILDING TO PROJECT 33' INTO THE REAR SETBACK, 7' FROM THE PROPERTY LINE

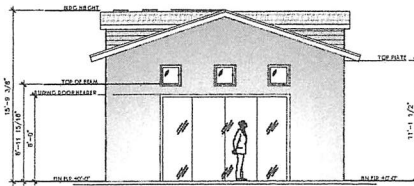
VARIANCE REQUEST:  
 #1: 106b: ALLOW DETACHED ACCESSORY STRUCTURE LESS THAN 3' FROM FROM THE SIDE YARD (0').  
 #2: 106c: ALLOW DETACHED ACCESSORY STRUCTURE WITH A HEIGHT OF 15' WITHIN SIDE YARD

### SITE PLAN

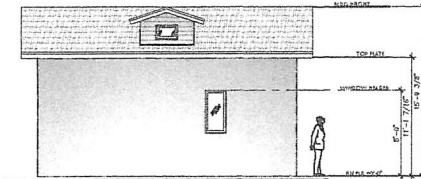
SCALE: 1"=50'-0"



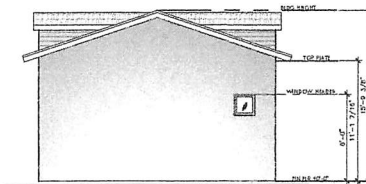
1441 W RANCHO FELIZ PL  
 TUCSON, ARIZONA 85704  
 928-978-1017  
 rsodesigns.bob@gmail.com



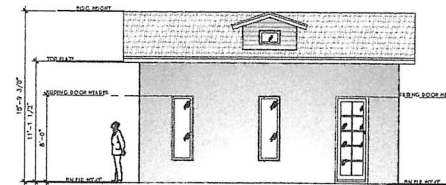
**FRONT ELEVATION (OPTION B)**



**LEFT SIDE VIEW (OPTION B)**



**BACK ELEVATION (OPTION B)**



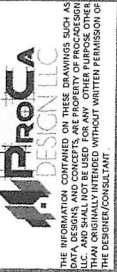
**RIGHT SIDE VIEW (OPTION B)**

**ELEVATION GENERAL NOTES**

- A. ONE(1) COAT STUCCO SYSTEM (ESR-2323) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(L.N.O.) SUBSTRATE:
  - 1) FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE
  - 2) ABOVE TOP PLATE:1" INSULATIONS FOAM BOARD,EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- B. IMAG ONE-COAT STUCCO COMPLIANCE PROGRAM, ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- C. PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS. REFER TO TYPICAL DETAIL OF WINDOW FLASHING
- D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOWS AND DOORS FRAME SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER,REFER TO TYPICAL DETAIL OF WINDOW FLASHING.
- E. PROVIDE CONT. 26 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAILING FLANGE AT +4" ABOVE FINISH GRADE.
- F. MECHANICAL EQUIPMENT TO BE SCREENED BY WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.
- G. SHINGLE ROOF SYSTEM PER ICC ESR. 1389
- H. HOT MOP ASPHALT PER ICC ESR 3123
- I. FOAM ROOF SYSTEM PER ICC ESR 2398

**LEGEND**

- CONCRETE FLAT TILE ROOF SYSTEM PER ES-1900
- SHIPLAP SIDING SYSTEM ESR-1301
- BRICK VENEER PER ESR-2598 (SOLSTICE STONE)
- EXPOSED TIMBER WOOD
- "BARN-BLOCK-LOOK" CEMENT TILE PER ESR-1233
- STUCCO SYSTEM ESR 2323
- SHINGLE ROOF SYSTEM ESR 1389

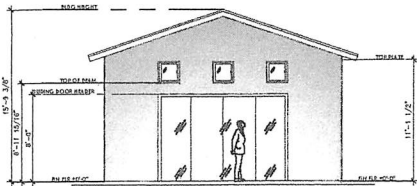


REVISIONS	DATE

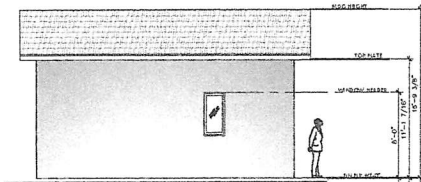
**TIRONE POOL HOUSE**  
 4631 N ROYAL PALM CIR  
 PHOENIX AZ 85018

DRAWN BY:  
**ProCaDesign**  
 CONTACT #  
 www.procadesign.net  
 (602) 606-2855  
 info@procadesign.com  
 DATE:  
 11/17/2020  
 SCALE:  
 PER PLAN  
 SHEET:  
**A2**

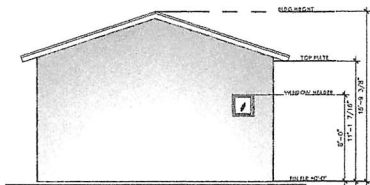




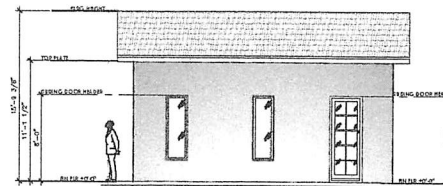
**FRONT ELEVATION (OPTION A)**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE VIEW (OPTION A)**  
SCALE: 1/4" = 1'-0"



**BACK ELEVATION (OPTION A)**  
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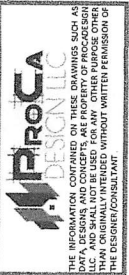
**RIGHT SIDE VIEW (OPTION A)**  
SCALE: 1/4" = 1'-0"

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DRAWN BY:  
**ProCADesign**  
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angelica@procadesign.com  
DATE: 11/17/2020  
SCALE: PER PLAN  
SHEET: