

Date: August 31, 2023

Dear Property Owner or Neighborhood Association President,

I am writing to inform you that we have recently filed a Zoning Adjustment application (**ZA-331-23**) for a site located at 4702 E. Devonshire Ave.

Our request is for a variance to reduce side yard setback (west) to 3 feet. Minimum 10 feet required (Section 613.Table B).

The details for the hearing are as follows:

Zoning Adjustment Hearing

- The meeting will be held virtually.
- To participate, please refer to the instructions provided in the agenda, which can be found on the Public Meeting Notices website at <https://www.phoenix.gov/cityclerk/publicmeetings/notices>
- **Meeting Date/Time: September 21, 2023, at 9:00 AM**

You are welcome to attend the hearing to learn about the case and express your opinions. Additionally, information regarding the hearing may be found on signs posted on the site. If you wish to share your views in writing, please send your feedback to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona, 85003 and referencing the case number. Alternatively, emails can be sent 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.

Should you have questions or concerns about this proposal, please do not hesitate to contact me at (602)909-7940 or bob@worksite.co 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.

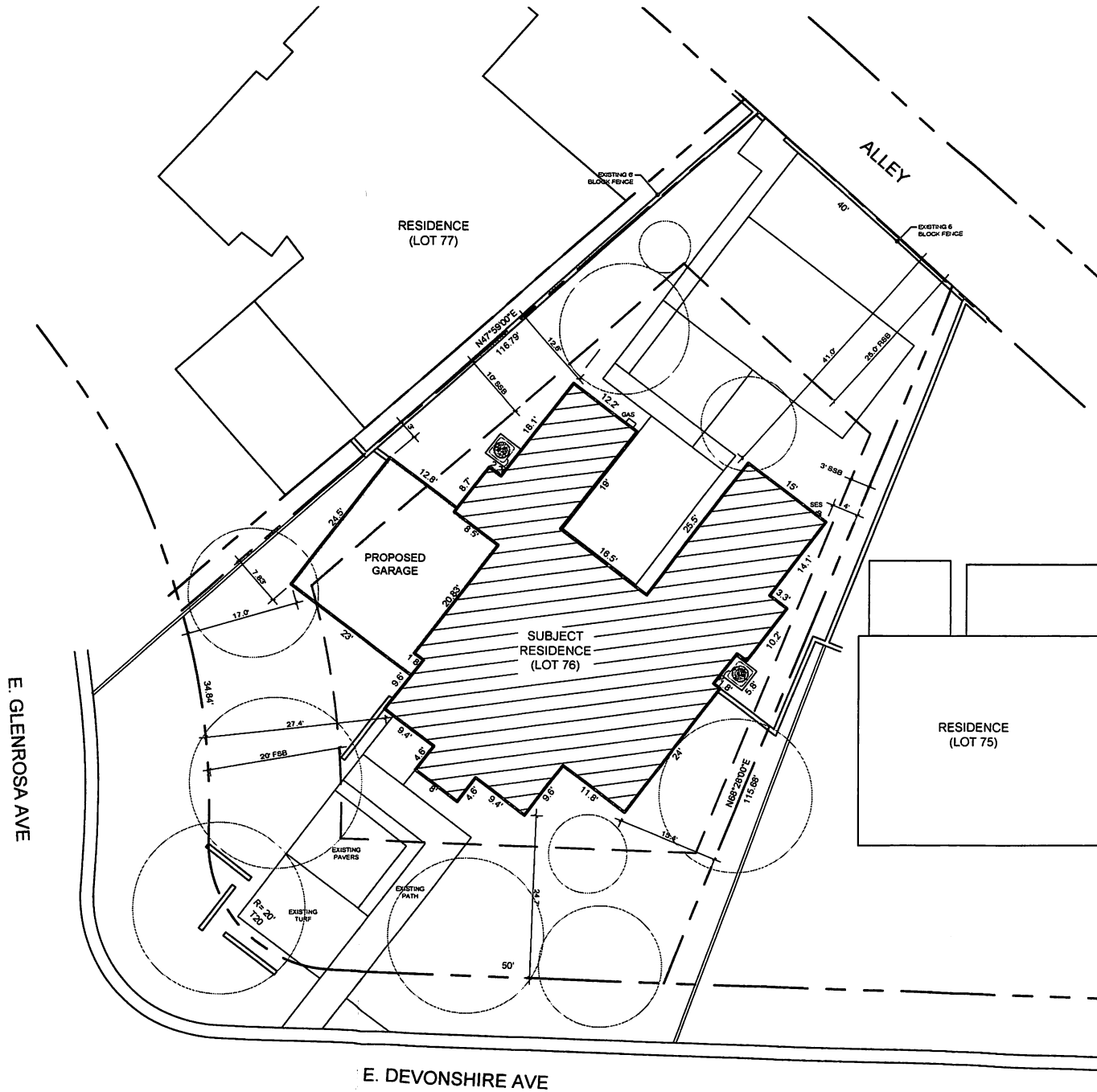
Sincerely,

Robert Wilkinson

4702 E. DEVONSHIRE AVE

PROJECT DATA

PROJECT DESCRIPTION	GARAGE ADDITION TO SINGLE-FAMILY HOME
PROJECT ADDRESS	4702 E DEVONSHIRE AVE PHOENIX, AZ 85018
APN	171-54-016
ZONING	R1-6
CONSTRUCTION TYPE	WOOD FRAMED
BUILDING SETBACKS	FRONT 20 FT REAR 25 FT SIDES 10FT & 3FT
BUILDING AREA	RESIDENCE: 2,125 S.F. PROPOSED GARAGE: 520 S.F.



SITE PLAN
SCALE: NTS 01



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-331-23

CASE TYPE: Variance
DATE FILED: 8/15/2023

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: R1-6 ACSPD
FILING STAFF: DA'

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	08/15/2023		Original Filing Fee

HEARING DATES

ZA: 09/21/2023 9:00 AM LOCATION: Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4702 East Devonshire Avenue

LEGAL DESCRIPTION: See Attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Kelly Parent (Owner, Applicant)	4702 E Devonshire Avenue Phoenix AZ 85018	(602) 820-0040		kellybparent@gmail.com
Robert Wilkinson Worksite Inc (Representative)	1501 E Westwind Way Tempe AZ 85283	(602) 909-7940		bob@worksite.co bob@worksite.co

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: August 15, 2023

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

1. Variance to reduce side yard setback (west) to 3 feet. Minimum 10 feet required.

ZONING ORD. SECTIONS
613.Table B

GEOGRAPHIC INFORMATION

APN: 171-54-016

Qtr Section(Map Index): 17-38(H11)