



WITHEY  
MORRIS  
BAUGH

June 26, 2023

Re: Zoning Adjustment Application – ZA-211-23 – 4848 E Red Rock Drive, Phoenix

Dear Property Owner or Neighborhood Association President:

This firm represents the Scott M. Young Trust/Andrew Bridge (the "Owners") regarding their proposal to construct a new swimming pool deck on the RE-35 zoned hillside parcel at 4848 East Red Rock Drive, Phoenix, which is also known as Maricopa County APN 172-48-019 (the "Property"). Please see the enclosed aerial parcel map, which identifies the Property. The purpose of this letter is to inform you that we recently filed a zoning adjustment application as site conditions/constraints require one variance for development of the proposed deck.

The Property, which has an extreme slope rising steeply away from Red Rock Drive, was first developed with a single family home in the early 1970s. According to the Maricopa County Assessor's records, the initial year of construction was 1973. When reviewing historic aerials on the Property, it confirms 1) the house remained largely unchanged between 1976 and 2017, when an extensive remodeling/renovation occurred; 2) the swimming pool area has extended in front of the house towards Red Rock Drive since initial construction.

The aerial photographs do not illustrate, however, the slope of the lot which ranges from 55% to 210%. This topography limits development of the Property to its southern edge, closest to Red Rock Drive. This issue also forced the pool area into the front yard of the Property – and into the front building setback.

The Owners propose to add a deck next to the swimming pool and parallel to the house. Like the pool, the deck will extend into the required front yard setback of the Property. The deck will cantilever above the sloping yard, which has a 75% grade in the deck area. The proposed site plan, current photographs of the house and front yard, and renderings showing the proposed deck are attached. The smallest setback of the deck from the front property line will be over 23 feet, as planned. As the swimming pool is, and the deck will be, several feet above the Red Rock Drive right-of-way and site walls and landscaping buffer the uses from the street, visual impacts from the deck will be negligible.

This application, a copy of which is enclosed, requests the following zoning adjustment action:

Variance to reduce the front yard setback to 22 feet. Minimum 40 feet required. Zoning Ordinance §609.B, Subdivision Option.

In addition to permitting construction of the deck, the reduction of the front setback will rectify the fact the swimming pool is within the 40-foot front setback, which Phoenix Zoning Ordinance §706.A prohibits.

A public hearing on the application is scheduled for July 13, 2023 at 1:30pm. The hearing will be held virtually. To participate in the hearing, please see the instructions on the agenda available on Phoenix' Public Meeting Notices website: <https://www.phoenix.gov/cityclerk/publicmeetings/notices> Information will also be posted on signs on the Property. You may attend the hearing to learn about the case and to share your thoughts about it. You

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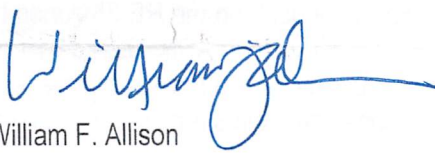
June 26, 2023  
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may also share your thoughts about the case by writing the Phoenix Planning & Development Department, 200 West Washington, 2<sup>nd</sup> Floor, Phoenix, Arizona 85003 or emailing [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov). Please include the application number to ensure your input is included in the case file and shown to the hearing officer. You may also call the Planning & Development Department at 602.262.7131, Option 6.

Hannah Bleam of this office and I would also be happy to answer any questions you have about the application. Our contact information is below.

Very truly yours,

WITHEY MORRIS BAUGH, P.L.C.

By   
William F. Allison

Enclosures



4848 E Red Rock Dr  
APN 172-48-019

# RED ROCKS - PATIO ADDITION

SITE PLAN  
Total patio addition = 420 SF

SETBACKS : FRONT: 40 FT  
REAR: 40 FT  
SIDE: 20 FT

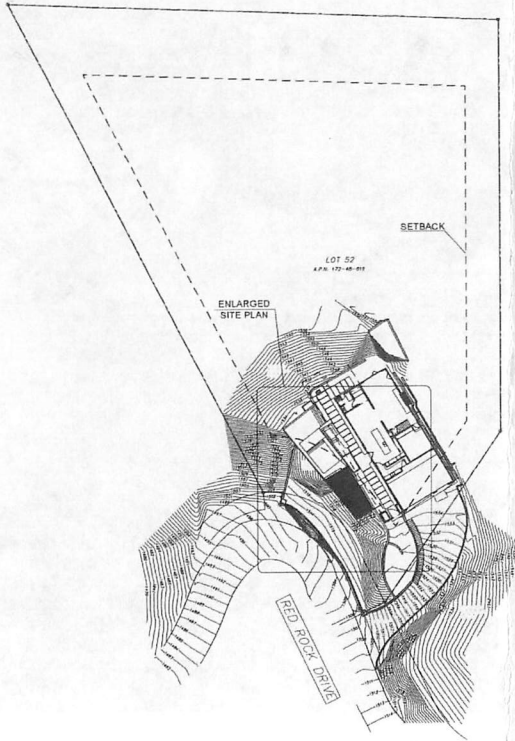
LOT AREA: 63197 FT<sup>2</sup>  
LOT ACREAGE: 1.45 ACRES

MAX LOT COVERAGE ALLOWED: 25%

EXISTING UNDER ROOF: 6.85%

PROPOSED EXTRA COVERAGE WITH PATIO ADDITION: 0.66%

APPROX. GRADE AT FRONT PATIO LOCATION: 75% min.



**SITE PLAN**  
SCALE: 1/32" = 1'-0" 



**ENLARGED SITE PLAN**  
SCALE: 3/16" = 1'-0" 

Aerial View - Current



Aerial View - Proposed



Swimming Pool and Proposed Deck





# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-211-23

CASE TYPE: Variance  
DATE FILED: 6/6/2023

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: RE-35  
FILING STAFF: CThompson

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	06/06/2023		Original Filing Fee

### HEARING DATES

ZA: 07/13/2023 1:30 PM LOCATION: Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4848 East Red Rock Drive

LEGAL DESCRIPTION: see attached

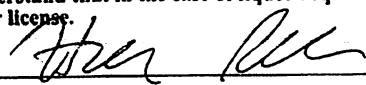
### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Scott Young The Scott W Young Trust/Andrew Bridge (Owner, Applicant)	4848 E Red Rock Drive Phoenix AZ 85018			young.scott@mayo.edu
William F. Allison Withey Morris Baugh, LLC (Representative)	2525 E Arizona Biltmore Circle, A-212 Phoenix AZ 85016	(602) 346-4615		bill@wmbattorneys.com bill@wmbattorneys.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: 6-6-23

**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 the required front yard setback (south) to 22 feet. Minimum 40 feet required.

ZONING ORD. SECTIONS  
609.B. Table

### GEOGRAPHIC INFORMATION

APN: 172-48-019

Qtr Section(Map Index): 19-39(H11)