

6115 North Cattletrack | Scottsdale, Arizona 85250 | p-480-951-8558 | f-480-951-8559 | www.kendledesign.com

July 5, 2023

5539 E. Exeter Blvd Phoenix, AZ 85018

Subject: Variance application for a New Residence at 4925 E. Grandview Lane, Phoenix, AZ 85018

Dear Mr. Craig Steblay

This letter is to inform you that we recently filed a Zoning Adjustment application ZA-262-23 for a site located at 4925 E. Grandview Lane.

Our request is for a variance to reduce the required rear yard (southeast) setback to 20 feet. Minimum 40 feet required (Section 609.B. Table)

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:

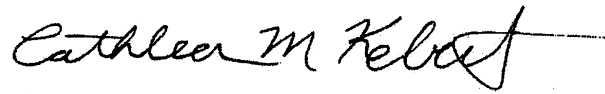
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

On August 10<sup>th</sup>, 2023 at 1:30 pm.

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on the signs posted on the site. You may also make your feeling known on this case by writing to the Planning and Development Departments at 200 West Washington, 2<sup>nd</sup> 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 (480)951-8558 or [cathleen@kendledesign.com](mailto:cathleen@kendledesign.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,

A handwritten signature in black ink that reads "Cathleen M. Kebert". The signature is written in a cursive style with a long horizontal stroke extending to the right.

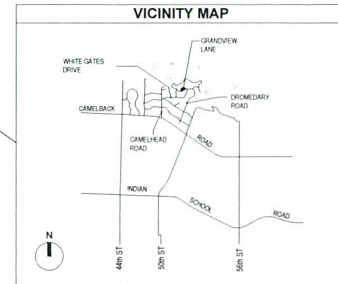
Cathleen Kebert

Attachment(s): Site Plan

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# EXHIBIT 1-CURRENT AND PROPOSED YARDS WITH SETBACKS



**PROJECT DATA**

ADDRESS: 4925 E GRANDVIEW LANE PHOENIX, AZ 85018

LEGAL: LOT 30 OF RED ROCKS THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 89 OF MAPS, PAGE 26

ZONING: RE-35

LOT AREA: 38,917 (0.893 AC)

PARCEL #: 172-49-032

**SITE PLAN LEGEND**

	ENCLOSED SQUARE FOOTAGE
	OVERHANGS
	DRAINAGEWAY
	CURRENT SETBACKS
	PROPOSED SETBACKS



Gries Residence

4925 E Grandview Lane Phoenix, AZ 85018

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MARK	DATE	DESCRIPTION

ISSUE: 06/22/2023 CITY OF PHOENIX VARIANCE APPLICATION

PROJECT NO: \_\_\_\_\_  
 CAD DWG FILE: \_\_\_\_\_  
 DRAWN BY: CK, RVH  
 CHECKED BY: BK  
 SHEET TITLE: \_\_\_\_\_

ARCHITECTURAL SITE PLAN

A-1.0