

**Richert & Associates 7525 E. Gainey Ranch Rd. #147,
Scottsdale AZ 85258**

4/17/2023

Dear Interested Parties:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment Application ZA-107-23 to reapply for a front yard variance at 5447 E. Wonderview Rd. (See Attached Graphics) This variance was previously granted by the City's Zoning Adjustment Hearing Officer under ZA-84-21-6 on 3/24/2021 Exhibit 1. The previous property owner sold the property to Mr. Fricchione and the setback variance is requested further to the east and similar encroachment as the existing home Exhibit 2. The existing building/property is zoned RE-35 and previously built under County Standards prior to annexation by the City of Phoenix. This parcel was also built prior to the adoption of the Hillside Ordinance. The residence will be built within the existing graded area and is a smaller home than the previous home proposed. The variance is required through the Zoning Ordinance on the property in Section RE-35 Zoning District of the City of Phoenix.

REQUEST

ZONING ORD, SECTIONS

1. Variance to reduce the required front yard setback(north) to 25 feet. Minimum 40 feet required. 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**

**[http://www.phoenix.gov/cityclerk/public
meeting/notices](http://www.phoenix.gov/cityclerk/public/meeting/notices)**

On May 4, 2023, at 9:00 am

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 and Development Department at 200 West Washington, 2nd Floor, Phoenix, AZ, 85003 and referencing the case number. You also

can send 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.

We would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-908-7647 or david.richert@hotmail.com or contact the property owner directly at 570-650-2621 or email pjfricchione@gmail.com. You may also 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 file number and hearing date in your email to expedite a response. Also, attached for your convenience is a copy of the variance and use permit applications and a site plan for the site.

Sincerely,



David Richert
CEO and President of Richert and Associates

Cc: Alan Stephenson, Trisha Gomes

Attachments



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-107-23

CASE TYPE: Variance
DATE FILED: 3/14/2023

COUNCIL DISTRICT: 6
CASE STATUS: Pending

EXISTING ZONING: RE-35 ACSPD
FILING STAFF: KS

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$245.00	\$0.00	03/14/2023		Original Filing Fee
\$245.00	\$0.00	04/05/2023		additional fee from time ext to variance.

HEARING DATES

ZA: 05/04/2023 9:00 AM LOCATION: Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 5347 East Wonderview Road

LEGAL DESCRIPTION: See attached.

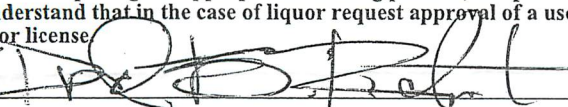
CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Patrick Fricchione Simplex Homes (Owner)	1 Simplex Drive Scranton PA 18504	(570) 650-2621		pjfriccione@gmail.com
David E. Richert Richert & Associates (Applicant, Representative)	7525 E Gainey Ranch Road, #147 Scottsdale AZ 85257	(602) 908-7647		david.richert@hotmail.com david.richert@hotmail.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: 4/5/2023

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 the required front yard setback (north) to 25 feet. Minimum 40 feet required.

ZONING ORD. SECTIONS
609.B.Table

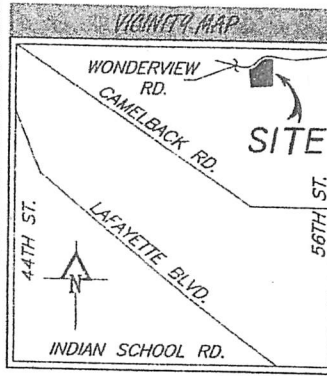
GEOGRAPHIC INFORMATION

APN: 172-15-026

Qtr Section(Map Index): 18-40(H11)

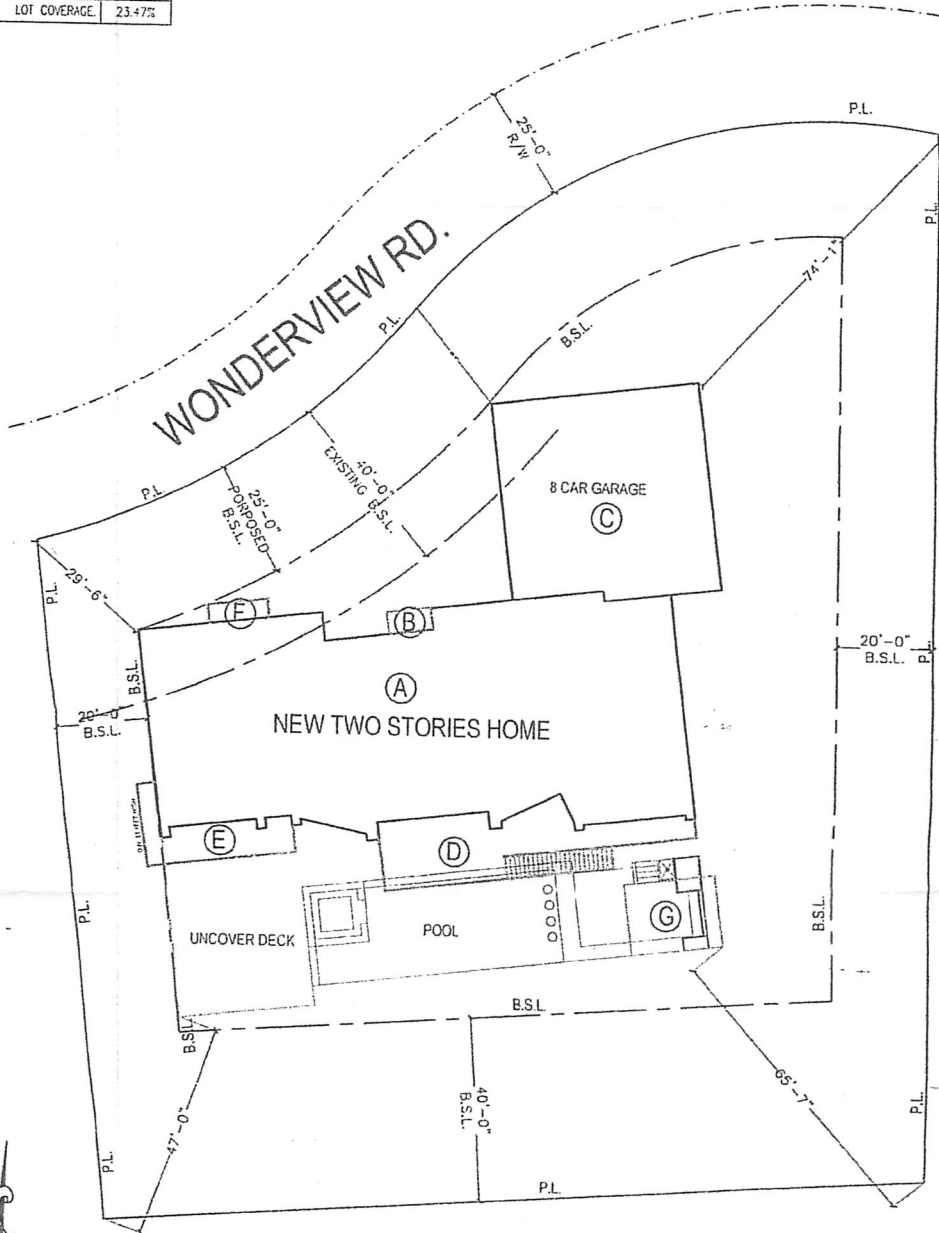
BUILDING AREA SCHEDULE		
MARK	DESCRIPTION	AREA
A	LOWER LEVEL LIVABLE	5,110 H ²
B	FRONT PORCH	45 H ²
C	8 CAR GARAGE	1,982 H ²
D	REAR PATIO AND DECK	605 H ²
E	REAR PATIO AND DECK	292 H ²
F	FRONT DECK	54 H ²
G	DETACHED GAZEBO	325 H ²
H	UPPER LEVEL LIVABLE	6,764 H ²
	TOTAL UNDER ROOF	15,577 H ²
	FOOT PRINT	8,613 H ²
	LOT SIZE	36,683
	LOT COVERAGE	23.47%

PARCEL INFORMATION	
ADDRESS:	5317 E WONDERSVIEW RD PHOENIX AZ 85018
PARCEL NUMBER:	172-15-026
SUBDIVISION:	HIGHLANDS 2
LOCAL JURISDICTION:	PHOENIX
ZONING DISTRICT:	RE-35
LOT NUMBER:	26
FRONT SETBACK:	10'
REAR SETBACK:	25'
SIDE SETBACK:	20'
MAX ALLOWED COVERAGE:	25% - 70%
CENTER:	SMITH ANTHONY
PHONE:	480-265-7134



CONTACT INFO	
CONTACT:	LEODRA DOWDELL
PHONE:	(480) 205-4828
EMAIL:	leodra@phoenixpermitservices.com

PROJECT DESCRIPTION	
COMPLETE DEMOLITION OF EXISTING HOME AND CONSTRUCT A NEW CUSTOM 2-STORY HOME USING A PROPOSED 25' FRONT SETBACK AS OPPOSED TO EXISTING 40' FRONT SETBACK.	



SITE PLAN

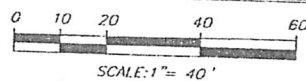


Exhibit 1

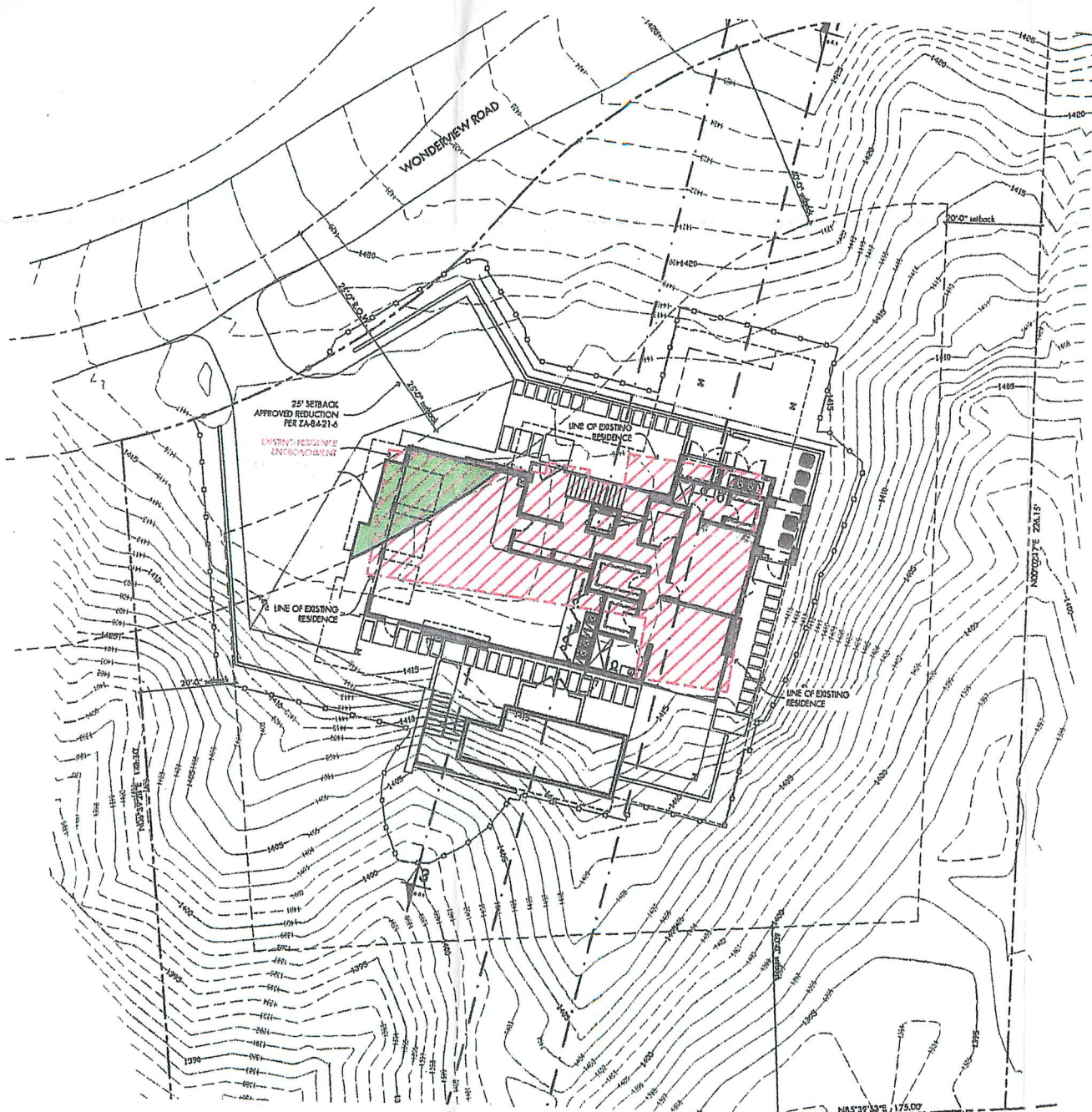


Exhibit Z

New construction of a 6,465 sq. ft. 2 story conditioned certain residence including landscape and hardscape.

Project Data

Owner Patrick Hitchens
Owner Address:
Property Address: 5347 E. Wonderview Road
Phoenix, Arizona 85018

SITE DATA:
Assessor Parcel #: 172-16-026
Section Township Range: 20-2N-4E
Zoning: R2-35
Lot Area: 35,856 sq. ft.
MGR: 63-07
Subdivision: Highlands 2
Lot #: 25

Area Calculations:

Lower Level
Conditioned: 1,755 sf
Unconditioned: 1,424 sf
Covered Porch: 1,234 sf
Upper Level
Conditioned: 3,710 sf
Unconditioned: 2,680 sf
Total Under Roof: 6,370 sf

Lot Coverage Data:
Total Under Roof: 6,370 sf
Lot Area: 35,856 sf

Detached Area:
Proposed: 11,748 sf
Allowed: 12,839 sf

ZA-84-21-6 Stipulation

- 25' setback reduction

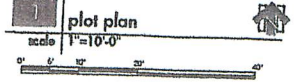
RYNOTES

- 1.1 Approved list of existing (natural) vegetation to be retained on proposed finished grade.
- 1.2 6" Moisture Shield w/ 30' D.D.
- 1.3 Concrete driveway panels
- 1.4 Custom interlocking pavers - see 6/10 1.0
- 1.5 4" thick exterior concrete slab on compacted grade with rebar color and finished concrete finish.
- 1.6 4" thick interior concrete slab on compacted grade with rebar finish for natural stone tile.
- 1.7 4" thick interior concrete floor slab over 4" dia. grade. Where required, provide integral color and finish concrete finish.
- 1.8 4" thick concrete wheel stop with finished finish on - see 6/10 1.0
- 1.9 4" thick concrete parapet footing - per structural engineer
- 1.10 4" thick concrete parapet top or casing
- 1.11 Parapets to be w/ minimal grade finish - per owner
- 1.12 Disruptive brick metal chimney breast - see 20/0 9.0
- 1.13 4" thick concrete parapet
- 1.14 4" thick concrete parapet
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- 1.99 4" thick concrete parapet
- 2.00 4" thick concrete parapet

PRELIMINARY
NOT
FOR
CONSTRUCTION

Wonderview Residence
5347 E. Wonderview Road, Phoenix, Arizona

Date:
02.28.2023



Job #: 2232