

Arcadia Camelback Special Planning District

c/o Mr. Craig Steblay

5539 E. Exeter Boulevard

Phoenix, Arizona 85018

August 22, 2022

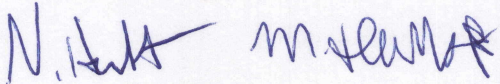
Dear Neighbor,

We are Neil and Meghan Herbst and we are the Homeowners at 5515 E. Calle Del Paisano, Phoenix, Arizona, 85018. We are in the early stages of planning to add to our existing home. As part of these plans, we are requesting a variance to expand our non-living garage space in order to accommodate our cars. We have taken care with these plans to not be a hindrance or negatively affect our neighbors. We believe these plans will improve our home's aesthetic which would improve the neighborhood.

Attached to this letter you will find the details regarding this variance request, including the site plans and hearing notification. We would be happy to answer any questions or hear any concerns that you may have regarding these plans and this proposal. You may reach me at 713-882-7371 or megherbst@gmail.com.

Thank you for your time and consideration.

Thanks and Regards,



Meghan and Neil Herbst

Attachments:

Virtual Meeting Information

Variance Request Narrative

Site Plan

Virtual Meeting Information

Zoning Adjustment Application:

Application Number: ZA-375-22

Location: 5515 E. Calle Del Paisano, Phoenix, Arizona, 85018

Request: For a variance to reduce the side yard setback (East) to 5 feet. Minimum 10 feet required (Section 606.B.3.b)

Hearing Information:

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>

Meeting Date/Time: ~~September 29, 2021 at 9:00 AM~~

Additional Information

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. 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 questions or hear any concerns that you may have regarding this proposal. You may reach me at **713-882-7371** or megherbst@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. Please reference the above case number and hearing date in your email to expedite a response.

Members of the Zoning Administrator or Hearing Officer,

We ask the members of the Zoning Board of Appeals to grant a Hardship Variance for a garage expansion into the side yard of a residence located at 5515 E. Calle Del Paisano, Phoenix, AZ 85018.

We believe we qualify for a Hardship Variance based on the 4 conditions set in the variance request forms. The current owner's wish to expand the current garage from a 16' wide 1 Car Garage to a modest and more typical 2 Car Garage at 20' wide. We are requesting a side yard setback of 5' to accommodate this request, please see attached plot plan. As the plot plan shows the garage structure would only touch the 5' line at one point and then quickly taper back. We have worked hard to keep the remainder of the addition inside the 10' side setback.

The special condition that makes this so difficult and unique is the original placement of the home when it was built in 1958. The home is not set square with the lot lines, leaving it at an angle and making it difficult to modify or expand to bring the home up to current standards.

This original placement and setting of the home, and any other past permitted work was not executed by the current owner and was completed long before they took ownership of the property.

The authorization of this variance would make the use of this property difficult for this owner or any future owner. A modest size garage to fit two typical vehicles in would benefit any owner and may even be seen as a necessity. This would also be a benefit to beautifying the neighborhood by getting vehicles off the street and driveways.

This variance would not be a hindrance or negatively affect anyone in the area. Whether it be aesthetically, safety or otherwise. In fact, as stated earlier, it would potentially make the street more attractive with more cars off the street, etc. The garage would still be inside of the required building fire separation as well.

We appreciate the opportunity to be heard on this issue.

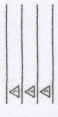
Thank you for your time,
Neil and Meghan Herbst



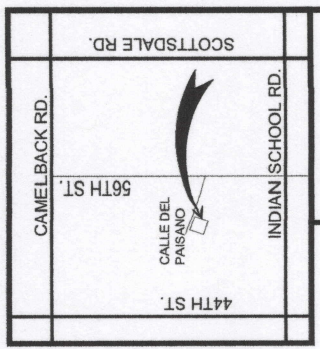
brianscottdesign
 4127 E Mesquite St.
 Gilbert, AZ 85296
 602-999-1090
 brianscottdesign.com

HERBST RESIDENCE
 1838 E CALLE DEL PAISANO
 PHOENIX, AZ 85018

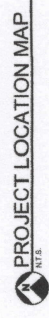
COVER SHEET/SITE PLAN
 HERBST RESIDENCE
 DATE: 7/26/22



PROJECT NUMBER
 C1.1

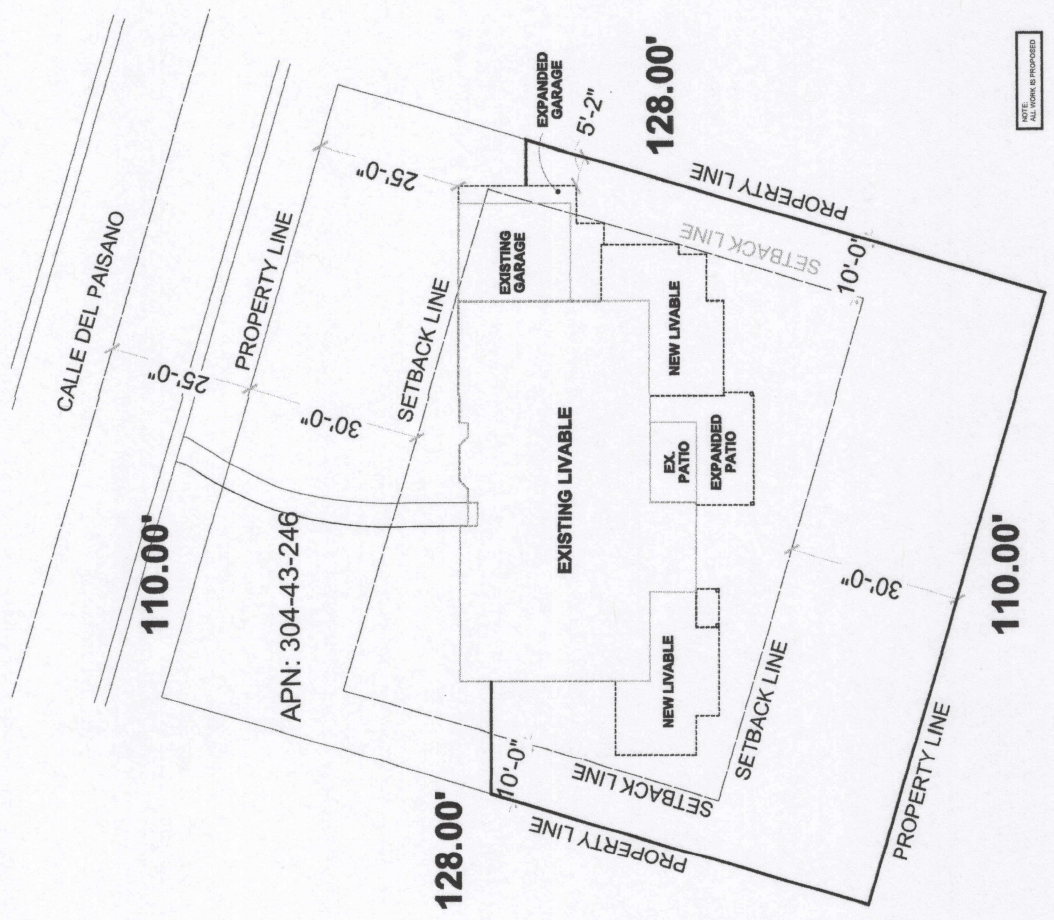


SITE LOCATION:
 5515 E. CALLE DEL PAISANO
 PHOENIX, AZ 85018



PROPERTY INFORMATION
 OWNER:
 NEEL AND NEGHAN HERBST
 5515 E. CALLE DEL PAISANO
 PHOENIX, AZ 85018
 APN: 191-11-050A
 ZONING: R1-14
 LOT SIZE: 14,006 SQ. FT.

CODE INFORMATION
 MUNICIPALITY: CITY OF PHOENIX
 ZONING: R1-14
 DISTRICT: 14
 MAP: 14-006
 DATE: 07/26/22



NOTE:
 ALL WORK IS PROPOSED

