

07/12/2022

Dear Property Owner

The purpose of this letter is to inform you that we have recently filed Zoning Adjustment application (ZA-274-22) for a site located at 5610 E Monterosa.

Our request is for a variance to allow a 37 percent lot coverage. Maximum of 30 percent lot coverage permitted.

**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>

Meeting Date/Time: 08/04/2022 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 signs posted on the site. You may also make your opinions known on this case by writing to Planning and Development Department at 200 West Washington Street, 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 623-688-4006 or at [seth@traviscustomhomesaz.com](mailto:seth@traviscustomhomesaz.com) or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, option 6 or [zoning.adjustments@phoenix.gov](mailto:zoning.adjustments@phoenix.gov). Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

Travis Custom Homes

NARRATIVE for 5610 E Monterosa Street Phoenix, Az 85018

We are requesting a variance from the blanket zoning given to the property of RE-24. This variance is requested for the property at 5610 E. Monterosa, Phoenix, AZ. The current zoning is set for a half-acre lot, and the lot at 5610 E Monterosa property is only a 11,000 square foot lot, and the RE-24 zoning places undue hardship and restrictions on a lot that is significantly under this size. We are requesting a variance to the lot coverage of the RE-24 zoning, and are requesting that the lot coverage be consistent with the R1-10 zoning that is appropriate for a lot of this size.

Request: Variance to allow a 37% lot coverage. Maximum of 30% lot coverage permitted per Zoning Ordinance Section 606.B.5

This variance is necessary because the current zoning on the property RE-24 is overly restrictive for a lot that is less than 50% of the lot size that the zoning designation was planned for.

1. The RE-24 zoning was a blanket zoning for this property that is not consistent with the size of the lot and unfairly restricts the lot coverage for a lot that is much smaller than a half-acre.
2. This zoning was adopted by the City of Phoenix and was not something that the current or previous owners were party to.
3. The home on the property can not be built to marketable standards with the restrictions from the current blanket zoning that was applied to the property.
4. Providing a variance to this property will maintain the character and architectural interest of the neighborhood. It will add to the overall value and enjoyment of the area, and the surrounding neighbors.

Respectfully we thank you for your consideration.



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR ZONING ADJUSTMENT

### APPLICATION NO: ZA-274-22

CASE TYPE: Variance  
DATE FILED: 6/14/2022

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: RE-24  
FILING STAFF: BWylam

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	06/14/2022		Original Filing Fee

#### HEARING DATES

ZA: 08/04/2022 1:30 PM LOCATION: Meeting will be held virtually.

#### BOA:

PROPERTY LOCATION: 5610 East Monterosa Street

LEGAL DESCRIPTION: see attached


#### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Travis Reid Travis Custom Homes <small>(Applicant, Representative)</small>	15957 N 81st Street, #101 Scottsdale AZ 85260	(602) 577-8409		travis@traviscustomhomesaz.com
5610 East Monterosa Street, LLC <small>(Owner)</small>	6502 E Exeter Boulevard Scottsdale AZ 85251	(602) 577-8409		travis@traviscustomhomesaz.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: 7/11/2022

**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 allow a 37 percent lot coverage. Maximum of 30 percent lot coverage permitted.

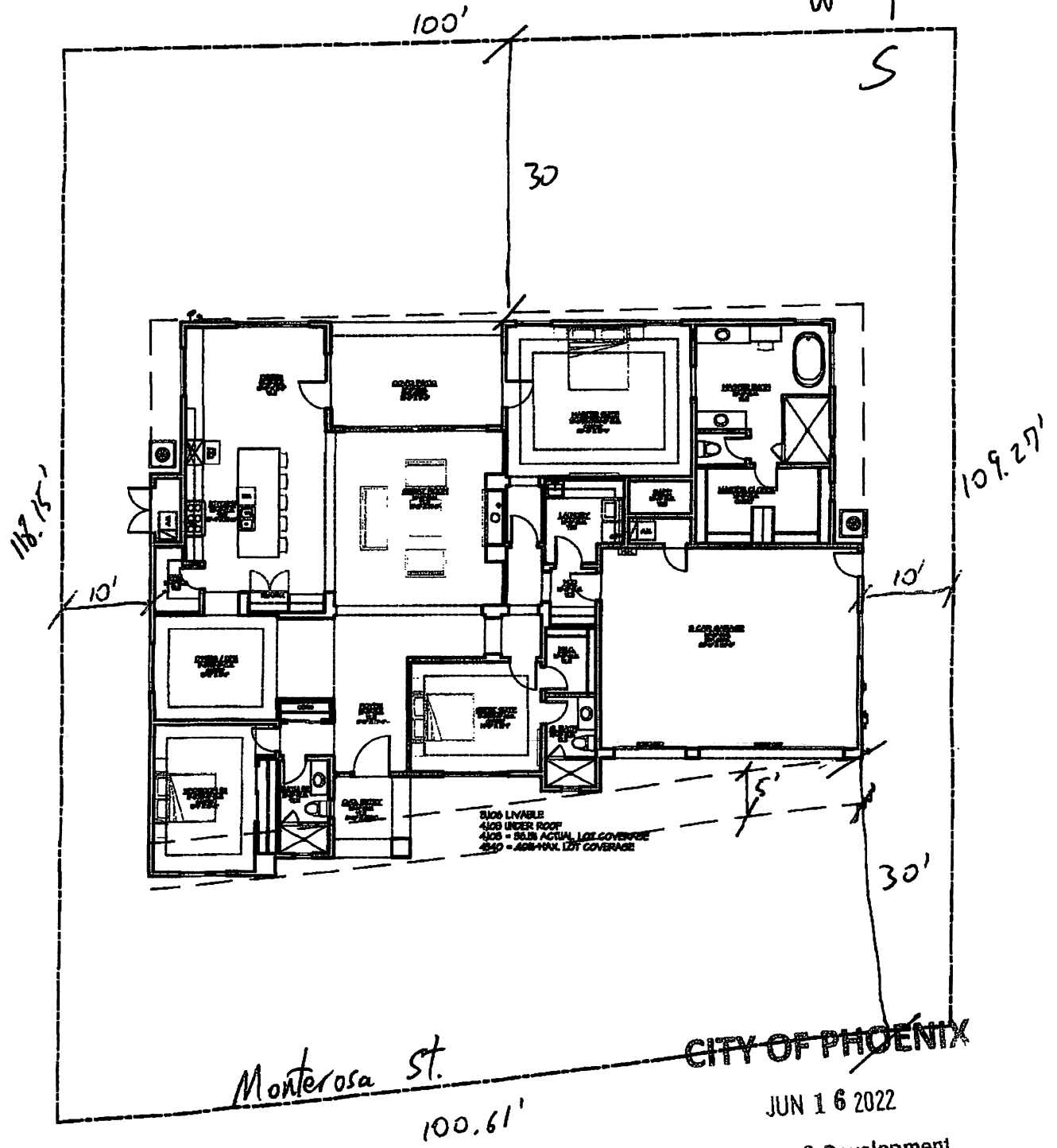
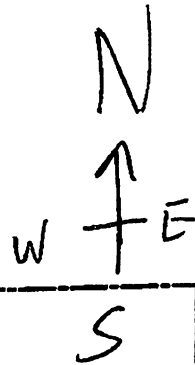
**ZONING ORD. SECTIONS  
606.B.5**

#### GEOGRAPHIC INFORMATION

APN: 172-42-002

Qtr Section(Map Index): 17-41(H11)

172-42-002  
11352 SQ FT  
LOT 4  
5610 E. MONTEROSA  
RE-24



Monterosa St.

100.61'

**CITY OF PHOENIX**

JUN 16 2022

Planning & Development  
Department