

June 5, 2023

Dear **Property Owner or Neighborhood Association President:**

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (**ZA-191-23**) for a site located at 6232 E Lafayette Boulevard, Scottsdale Arizona 85251.

Our request is for a **variance to allow an over height (11 feet) accessory structure 5 feet from the street side property line (west). Maximum 8 feet in height allowed.**

**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: June 22, 2023 at 9:00 a.m.**

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 the case by writing to the Planning and Development Department 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.

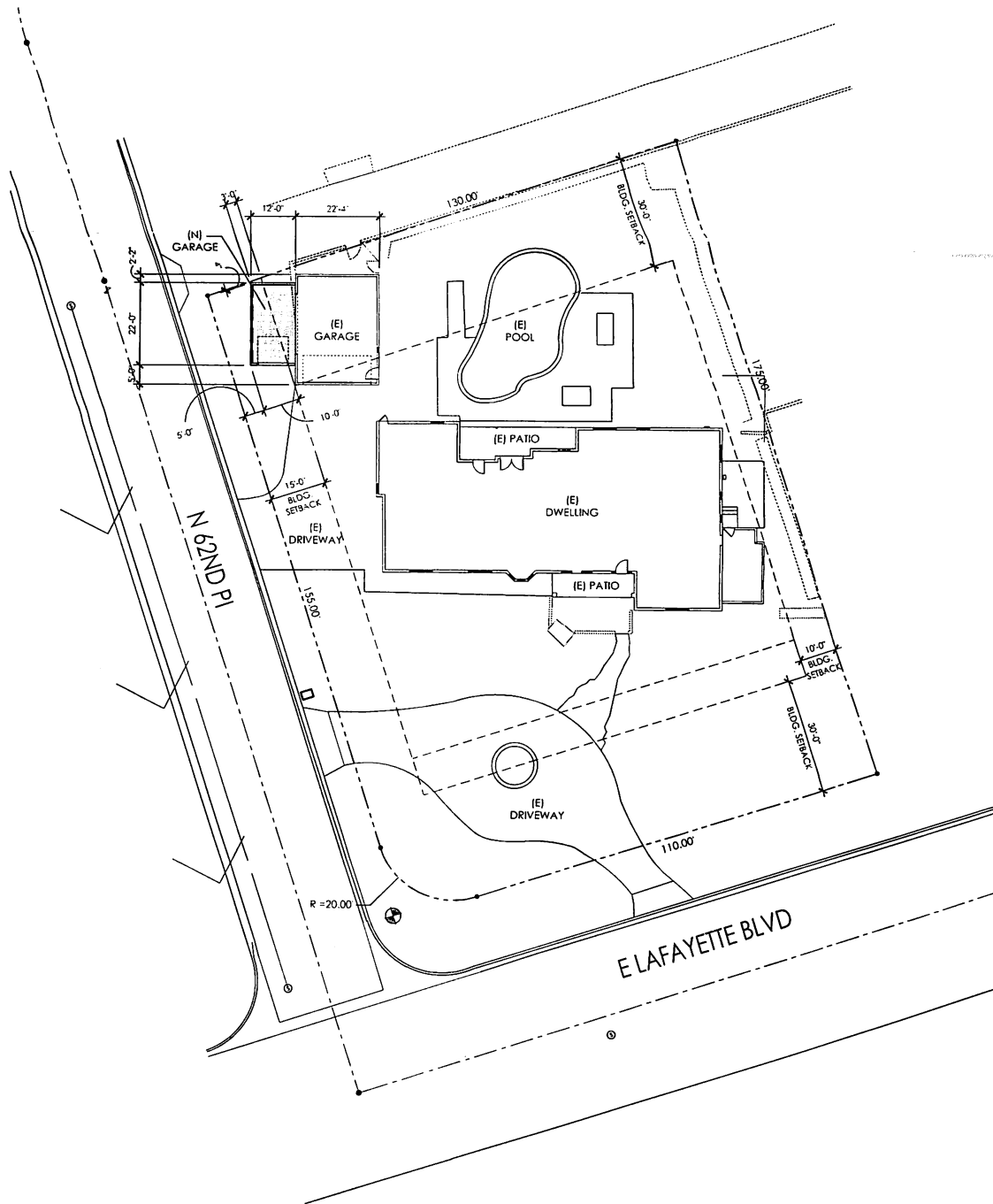
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **480-947-4992** or [jason@chouinarddesign.com](mailto:jason@chouinarddesign.com) or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, Option 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,

**Jason Chouinard  
Architect**

Attachment(s):

Signed Application, Site Plan, Exterior Elevations

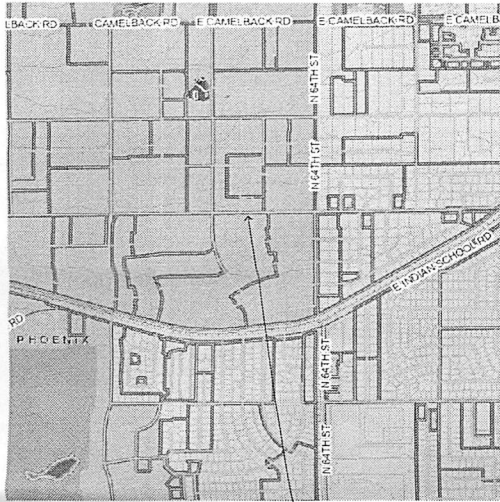


site plan

scale: 1"=20'



### VICINITY MAP



PROJECT SITE

### PROJECT INFORMATION

**PROJECT ADDRESS:** 6232 EAST LAFAYETTE BLVD  
PHOENIX, AZ 85018

**OWNER:** JEFFREY & ANGELA WOUDEBERG

**LEGAL DESCRIPTION:** LOT 28 OF WOODSHIRE

**CONSTRUCTION TYPE:** V-B

**PARCEL NUMBER:** 172-45-053

**OCCUPANCY TYPE:** R-3

**ZONING:** RE-24

**HEIGHT:** 12'-2 5/8"± MAX. EXST'G / 1 STORY (DETACHED GARAGE)  
(15'-0" MAX. ALLOWED)(DETACHED GARAGE)

**LOT COVERAGE:** 4,942 S.F. (TOTAL UNDER ROOF) / 22,690 S.F. = 21.78%  
(25% MAX. ALLOWED)

### AREA SUMMARY (ALL AREAS ARE APPROXIMATE - FIELD VFY.)

LOCATION	EXST'G(SF) (to remain)	REMODEL(SF) (of existing)	NEW(SF)	TOTAL(SF)
LIVABLE	3,679	-	-	3,679
GARAGE (DETACHED)	646	-	264	910
ATTACHED COV'D PATIO	353	-	-	353
<b>TOTAL(SF)</b>	<b>4,678</b>	<b>-</b>	<b>264</b>	<b>4,942</b>

### SHEET INDEX

A1 COVER SHEET, SITE PLAN, PROJECT DATA  
A2 ELEVATIONS

## WOUDEBERG RESIDENCE

6232 e lafayette blvd  
phoenix, az 85018

# A1

date: 04/18/2023 | project no: 160-23  
 drawn by: JC | PRELIMINARY. NOT FOR CONSTRUCTION

chouinard design studio  
 800 N 38TH AVE | SUITE 102 | PHOENIX, AZ 85018  
 480.447.6802 | 480.412.0312

schematic  
design

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