

June 8, 2022

Dear *Property Owner or Neighborhood Association representative*:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-194-22) for a site located at 5649 East Rockridge Road.

Our request includes the following:

1. Variance to reduce the required minimum lot depth to 160 feet for Lot K. Minimum 175 feet required.
2. Variance to reduce the required front setback (north) to 15 feet for Lot K. Minimum 40 feet required.
3. Variance to reduce the lot width to 20 feet for Lot L. Minimum 150 feet of width required.

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 23, 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 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](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 [ed@berryriddell.com](mailto:ed@berryriddell.com) or 480-682-3916, 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,

Elyse DiMartino

Elyse DiMartino

Attachments: Application cover sheet  
Site plan



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-194-22

CASE TYPE: Variance  
DATE FILED: 4/28/2022

COUNCIL DISTRICT: 6  
CASE STATUS: Pending

EXISTING ZONING: RE-35  
FILING STAFF: CH

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$490.00	\$0.00	04/28/2022		Original Filing Fee

### HEARING DATES

ZA: 06/23/2022 1:30 PM LOCATION: Meeting will be held virtually.

### BOA:

PROPERTY LOCATION: 5649 East Rockridge Road

LEGAL DESCRIPTION: See attached

### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Sam Kendrick K2 Signature Homes, LLC (Owner)	5206 E Fresno Drive Phoenix AZ 85018	(480) 682-3916		sam@k2signaturehomes.com
Cassandra Ayres Berry Riddell, LLC (Applicant, Representative)	6750 E Camelback Road, 100 Scottsdale AZ 85251	(480) 682-3916		ed@berryriddell.com ed@berryriddell.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: 4/28/2022

**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

- Variance to reduce the required minimum lot depth to 160 feet for Lot K. Minimum 175 feet required.
- Variance to reduce the required front setback (north) to 15 feet for Lot K. Minimum 40 feet required.
- Variance to reduce the lot width to 20 feet for Lot L. Minimum 150 feet of width required.

### ZONING ORD. SECTIONS

- 609.B.Table
- 609.B.Table
- 609.B.Table

### GEOGRAPHIC INFORMATION

APN: 172-14-004J

Qtr Section(Map Index): 18-41(H11)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

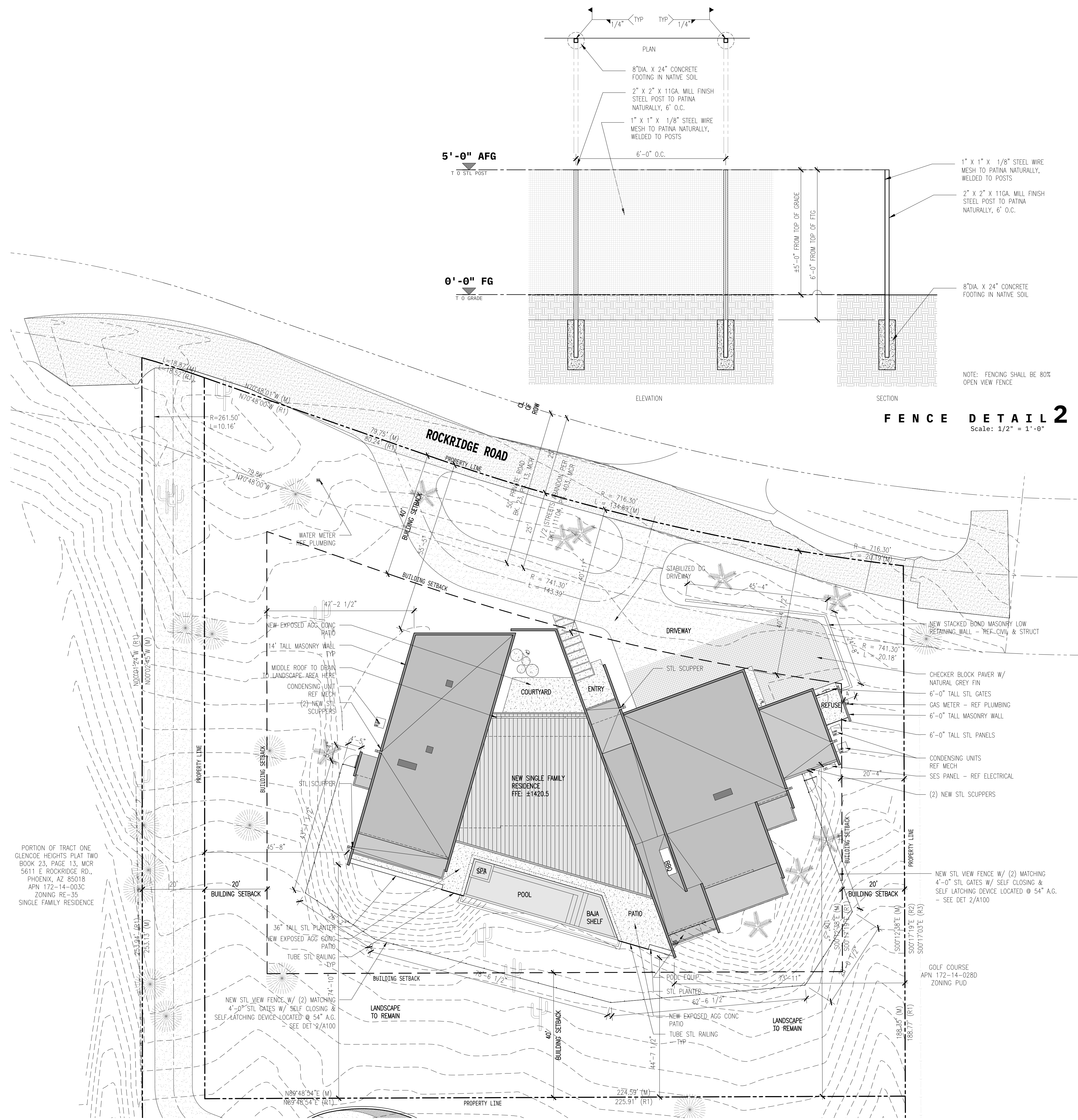
ZONING ADJUSTMENT INVOICE

**APPLICATION NO: ZA-194-22**

## Subject Parcels

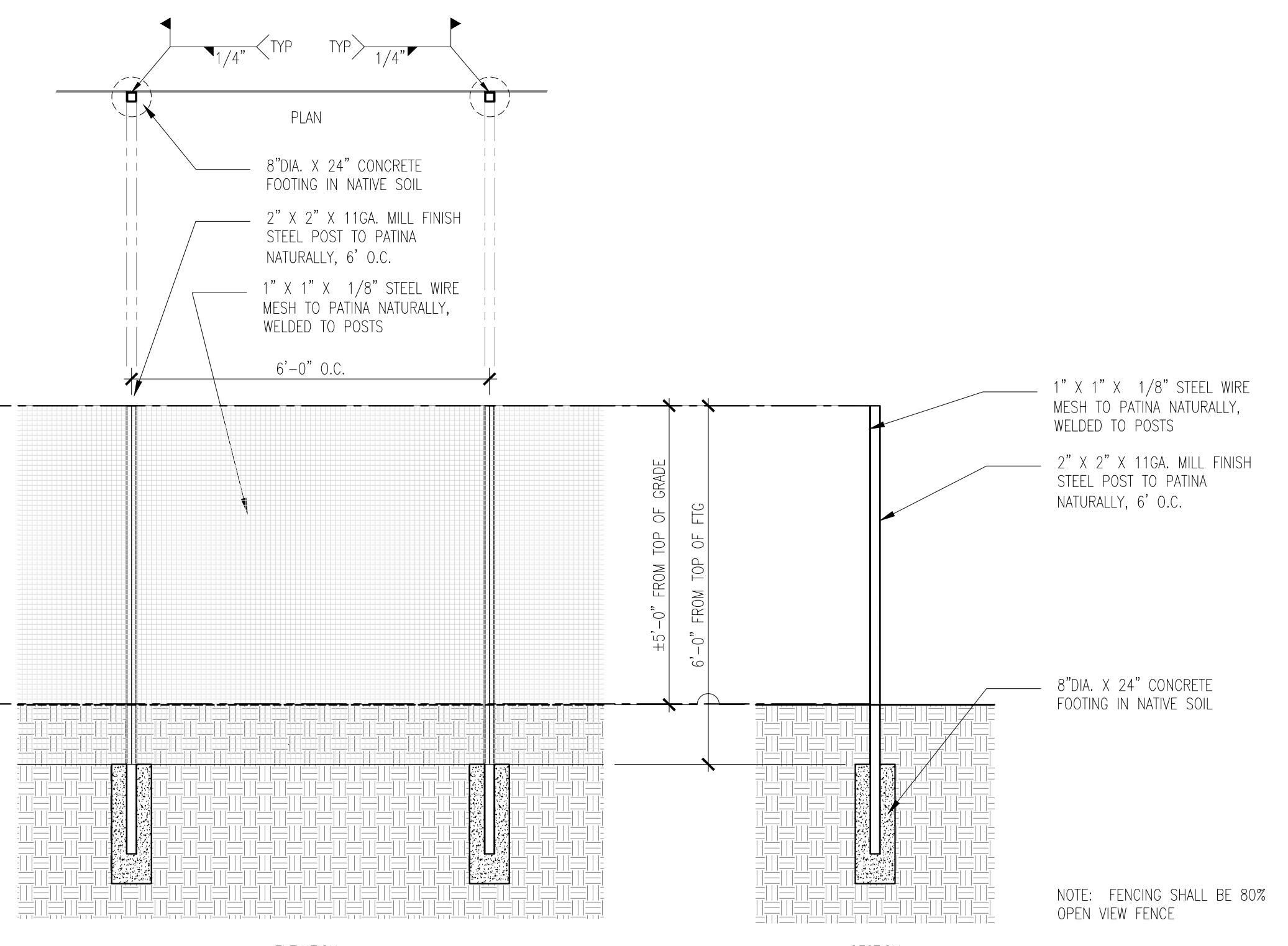
APN

172-14-004J



PORTION OF TRACT ONE  
 GLENDALE HEIGHTS PLAT TWO  
 BOOK 23, PAGE 13, MCR  
 5611 E ROCKRIDGE RD.,  
 PHOENIX, AZ 85018  
 APN 172-14-003C  
 ZONING RE-35  
 SINGLE FAMILY RESIDENCE

**SITE PLAN 1**  
 Scale: 1/16" = 1'-0"



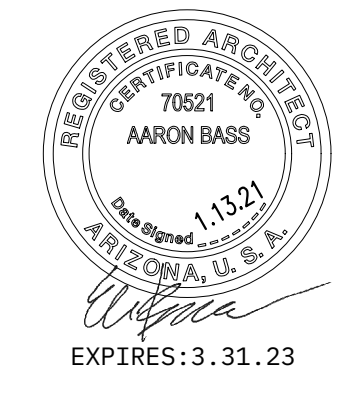
**FENCE DETAIL 2**  
 Scale: 1/2" = 1'-0"

- GENERAL NOTES**
- FOR ALL STRUCTURAL REQ - REF STRUCTURAL DRAWINGS
  - FOR ALL MECHANICAL REQ - REF MECHANICAL DRAWINGS
  - FOR ALL PLUMBING REQ - REF PLUMBING DRAWINGS
  - ALL GLAZING TO BE TEMPERED FOR SAFETY (REF GLAZING SCHEDULE)
  - PROVIDE MOISTURE RESISTANT GYP BD @ ALL WET LOCATIONS
  - PROVIDE 5/8" GYP BD @ ALL CEILING PLANES (TYP)
  - PROVIDE ACOUSTIC BATT INSULATION @ ALL INTERIOR 2X WALLS FOR PURPOSES OF SOUND ATTENUATION (TYP)
  - PROVIDE ALLOWANCE FOR ALL PLUMBING FIXTURES & APPLIANCES
  - ALL DIMENSIONS SHOWN ARE TO FINISH SURFACE U.N.O.
  - CONTRACTOR TO COORDINATE ROUTING OF MECHANICAL DUCTWORK & PIPING AS REQ'D - REF TO MECHANICAL & STRUCTURAL DRAWINGS
  - PROVIDE 2X6 BLOCKING FOR ALL FLOATING MILLWORK, SHELVING, HANDRAILS, BATHROOM ACCESSORIES, WALL MOUNTED FIXTURES & EQUIPMENTS, BASEBOARD (TYP.)
  - PROVIDE INSULATION AS FOLLOWS:  
 R-38 IN ALL CEILINGS  
 R-19 MIN IN ALL 2X EXTERIOR WALLS
  - AT LOCATIONS WHERE TWO DISSIMILAR METALS ARE ADJACENT TO ONE ANOTHER, THE CONTRACTOR TO PROVIDE A 10 MIL RUBBER MEMBRANE SEPARATING THE TWO DISSIMILAR METALS DUE TO ISSUES OF GALVANIC ACTION (TYP)
  - THE EMERGENCY ESCAPE/RESCUE UNITS (WINDOWS OR DOORS) SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS AND SHALL PROVIDE A FULL, CLEAR OPENING
  - ALL WALL FRAMING @ MAIN RESIDENCE TO BE 2X WOOD STUD FRAMING - REF STRUCTURAL
  - FOR ALL GLAZING INFORMATION - REF GLAZING SCHEDULE
  - ALL NEW EXTERIOR FLATWORK CONCRETE TO BE EXPOSED 3/8" MINUS AGG W/ SEALER
  - ALL NEW EXTERIOR VERTICAL CONCRETE TO HAVE INTEGRAL COLOR - VERIFY COLOR W/ ARCHITECT
  - ALL FLATWORK CONC SHALL HAVE 1/4" CARPET EDGE
  - ALL EXTERIOR STEEL TO "WEATHER NATURALLY"
  - ALL CONCRETE CONTROL JOINTS TO BE SAW CUT @ INTERIOR & EXTERIOR CONCRETE SLAB
  - AT ALL CONCRETE SLAB ON GRADE CONDITIONS, CONTRACTOR TO PROVIDE "FLORPRUFE" VAPOR BARRIER & ALL APPLICABLE ACCESSORIES BY WR GRACE OR EQ
  - PROVIDE IC-RATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS. (N1102.4.3)
  - FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E3903.8)
  - PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS. (E3802.7)
  - PROVIDE GFCI PROTECTED RECEPTACLES AT ALL EXTERIOR, BATHROOM AND GARAGE LOCATIONS. (E3802.1, 2)
  - PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3801.6)
  - RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3502.2)

NOT FOR  
 CONSTRUCTION

**STANCE  
 ARCHITECTURE**  
 aaron  
 architect:  
 bass  
 3402 e sells dr  
 phoenix, az 85018

aaron  
 @  
 stancearchitecture.com



**APERTURE  
 HOUSE**

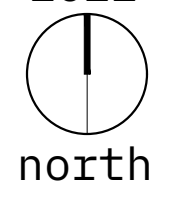
5629 E Rockridge Rd.  
 Phoenix  
 Arizona, 85018

APPROVAL BOX  
 KIVA:  
 SDEV:  
 QS:

SITE PLAN  
 Scale: 1/16" = 1'-0"

**A100**

100% CONSTRUCTION DOCUMENTATION  
 13 JANUARY 2022



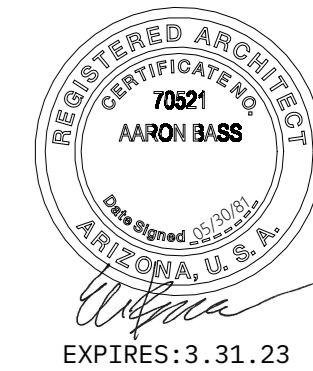
**GENERAL NOTES**

- FOR ALL STRUCTURAL REQ - REF STRUCTURAL DRAWINGS
- FOR ALL MECHANICAL REQ - REF MECHANICAL DRAWINGS
- FOR ALL PLUMBING REQ - REF PLUMBING DRAWINGS
- ALL GLAZING TO BE TEMPORARY FOR SAFETY (REF GLAZING SCHEDULE)
- PROVIDE MOISTURE RESISTANT GYP BD @ ALL WET LOCATIONS
- PROVIDE 5/8" GYP BD @ CEILING PLANES (TYP)
- PROVIDE ACOUSTIC BATT INSULATION @ ALL INTERIOR 2X WALLS FOR PURPOSES OF SOUND ATTENUATION (TYP)
- PROVIDE ALLOWANCE FOR ALL PLUMBING FIXTURES & APPLIANCES
- ALL DIMENSIONS SHOWN ARE TO FINISH SURFACE U.N.O.
- CONTRACTOR TO COORDINATE ROUTING OF MECHANICAL DUCTWORK & PIPING AS REQ'D - REF TO MECHANICAL & STRUCTURAL DRAWINGS

DO NOT SCALE THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION EXCEPT FOR THE NAME ON THESE DRAWINGS. ANY OTHER USE OF THESE PLANS WILL BE WITH THE CONSENT OF THE DESIGNERS. THE DESIGN HEREIN SHALL NOT BE ALTERED BY THE OWNER OR ANY OTHER PARTY WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNERS. ANY MAJOR CHANGE TO THE PROJECT THAT WILL OCCUR DURING THE CONSTRUCTION PHASE WILL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT.

**STANCE ARCHITECTURE**  
aaron architect:bass  
3402 e sells dr  
phoenix, az 85018

aaron @ stancearchitecture.com



**LOGGIA RESIDENCE**

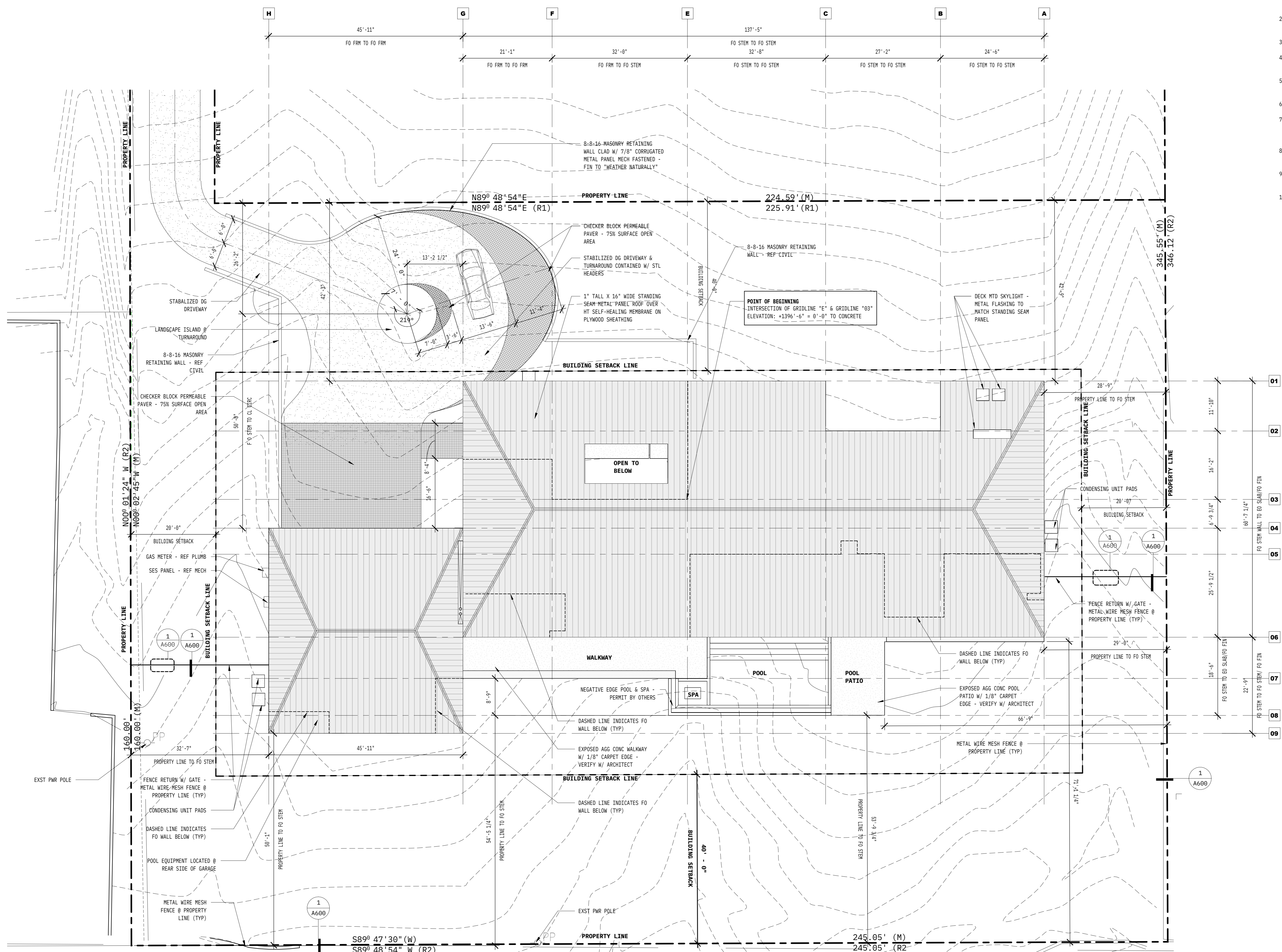
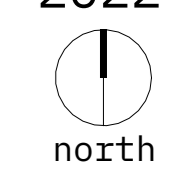
5649 E ROCKRIDGE RD  
PHOENIX, AZ 85018  
21-100-001

SITE PLAN

scale : As indicated

**A100**

100% CONSTRUCTION DOCS  
JANUARY 18, 2022



**SITE PLAN 1**  
SCALE: 3/32" = 1'-0"

C:\Users\aaaron\Dropbox\Rockridge - Lower Lot\3D-Models\REVIT\Loggia Residence - CD's-21\_1215.rvt 1/24/2022 6:33:14 PM