



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION NO: ZA-480-24-3

**CASE TYPE:**

Non Sign

**DATE FILED:**

06/18/2024

**COUNCIL DISTRICT:**

3

**EXISTING ZONING:**

R1-10

**PROPERTY LOCATION**

1745 East Hatcher Road

**PROPERTY ADDRESS**

1745 E HATCHER RD PHOENIX AZ 85020

**HEARING INFORMATION**

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Zoning Adjustment Hearing	07-25-2024	9:00 AM	Meeting will be held virtually.

**GEOGRAPHIC INFORMATION**

APN	Quarter Section
165-10-007D	Q27-31

**CONTACT INFORMATION**

Name	Relationship Type	Address	Phone	Fax	Email
Joanne Brown	Applicant	1745 East Hatcher Road Phoenix, AZ 85020			jbrown7@cox.net
Joanne Brown	Owner	1745 East Hatcher Road Phoenix, AZ 85020			jbrown7@cox.net
Joanne Brown	Representative	1745 East Hatcher Road Phoenix, AZ 85020			jbrown7@cox.net

**REQUEST**

1. Use permit to allow over height retaining walls (6 feet) within 50 feet of the property line (east) of an unplatted parcel. Maximum 40 inches permitted.
2. Variance to allow over height retaining walls (6 feet) in the required front yard (north) setback. Maximum 40 inches permitted.

**ZONING ORD. SECTIONS**

- 703.A.4.c
- 703.A.4.d

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@phoenix.gov](mailto:zoning@phoenix.gov) or visit our website at <https://www.phoenix.gov/pddsite/Pages/pddlicensefines.aspx>

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.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

6/25/2024

**FEE INFORMATION**

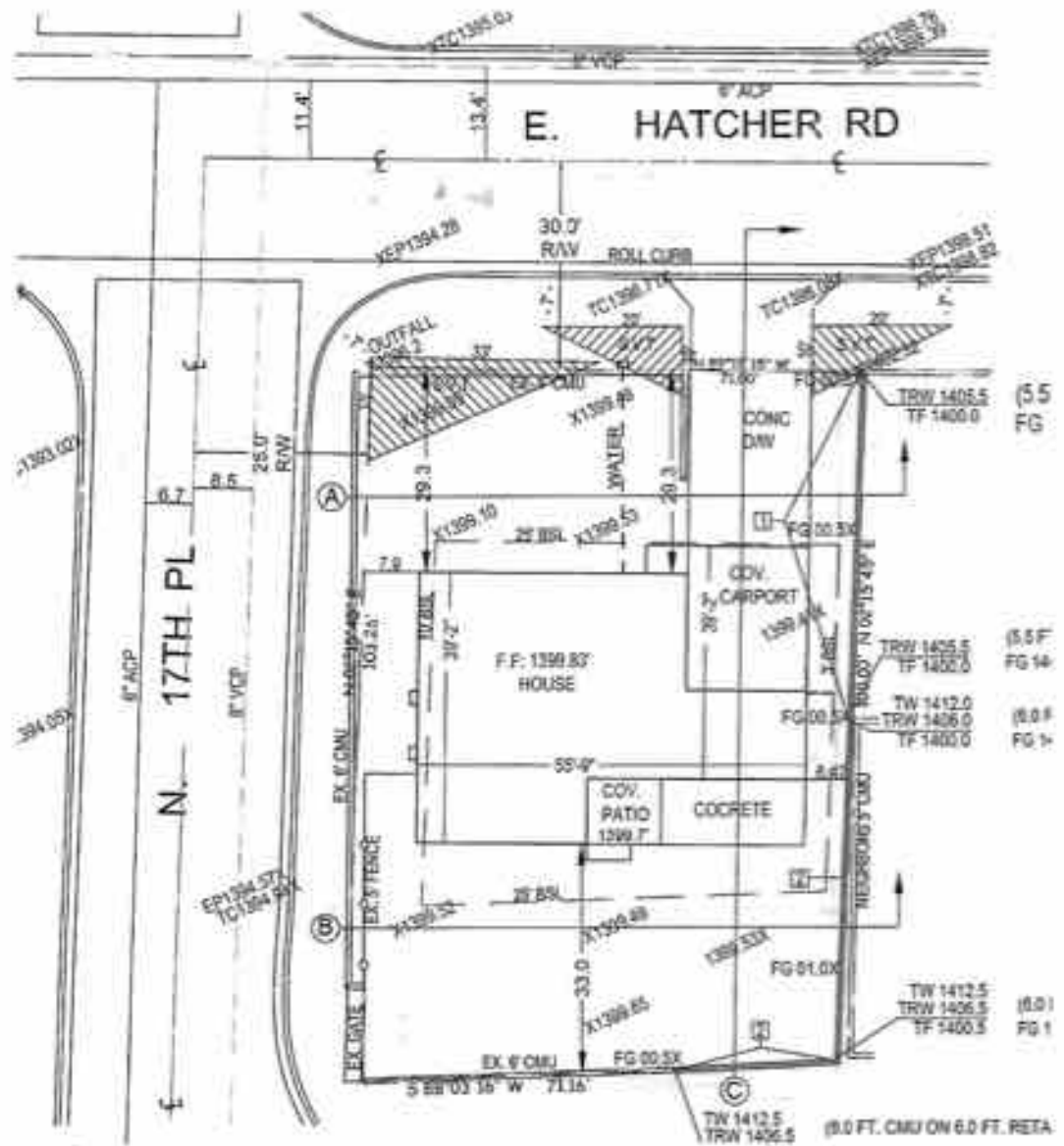
Fee	Fee Waived	Fee Date	Fee Type
\$980.00	\$0.00	06/18/2024	Zoning Adjustment

**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.

# Zoning Adjustment Sketch

Retaining Wall Replacement Project: 1745 E Hatcher Rd, Phoenix, AZ 85020

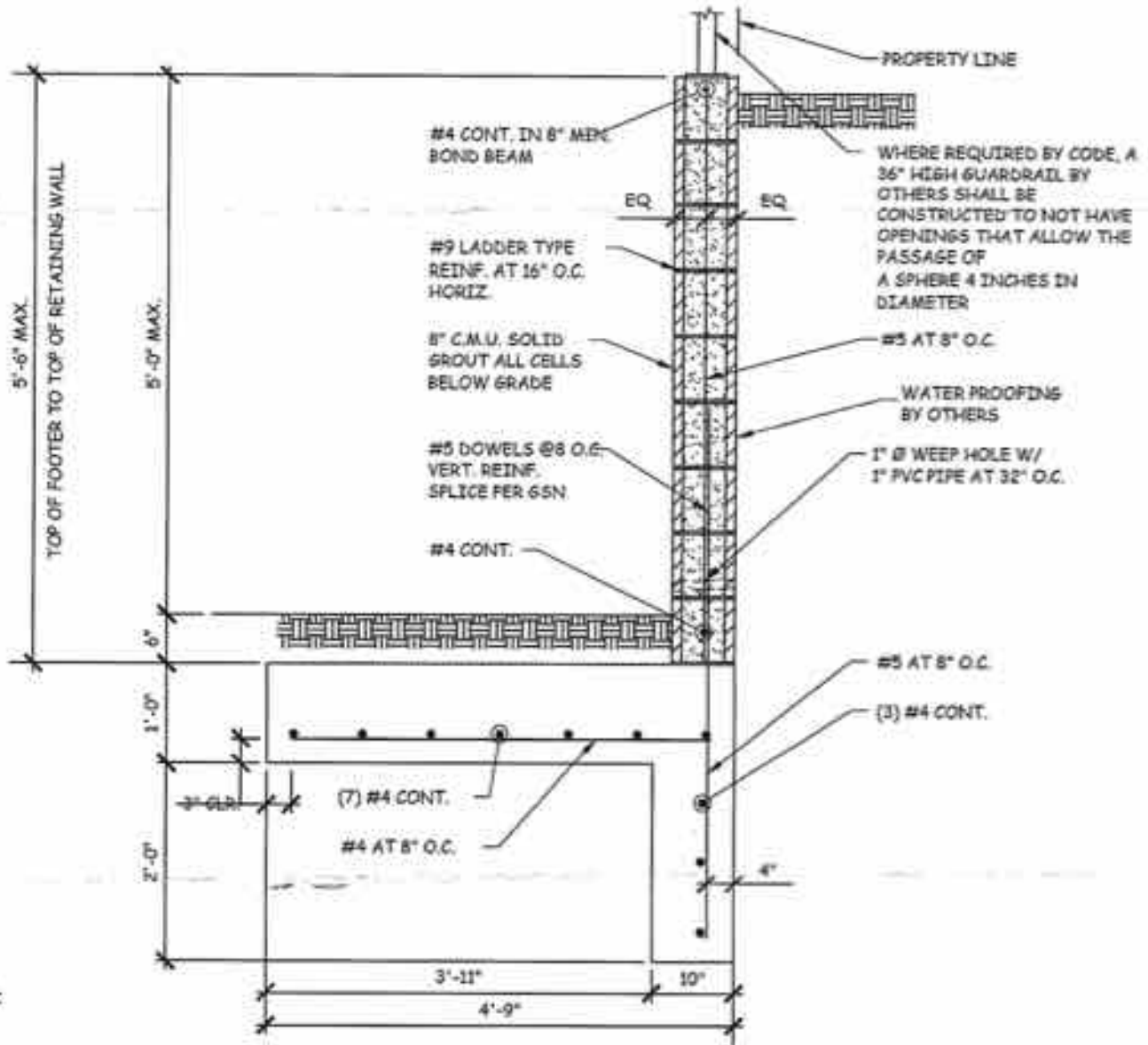
[1] Replace existing 5.5 feet retaining wall in-place with a retaining wall of the same height.



# Zoning Adjustment Sketch

## Construction Notes

[1] 5.5' Max Retaining Wall (top of footer to top of retaining wall) - 51 Linear Feet



# 5'-6" RETAINING WALL

6/28/2024

Dear Neighborhood Association President:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-480-24-3) for a site located at 1745 E. Hatcher Rd, Phoenix, Arizona, 85020.

Our request is for two adjustments:

- 1) A use permit to allow over height retaining walls (6 feet) within 50 feet of the property line (east) of an unplatted parcel. Maximum 40 inches permitted. Use permit required. (Section 703.A.4.c)
- 2) A variance to allow over height retaining walls (6 feet) in the required front yard (north) setback. Maximum 40 inches permitted. Variance required. (Section 703.A.4.d)

**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: July 25, 2024 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 opinions known on this 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 602-350-0990 or [jbrown7@cox.net](mailto:jbrown7@cox.net) 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,



Joanne Brown

Attachments:

- 1) Zoning Adjustment Application
- 2) Zoning Adjustment Sketch
- 3) Photo of existing retaining wall being replaced

