



Board of Adjustment

Staff Report

CASE NUMBER: BA15-012 (PLN2015-00114)
STAFF PLANNER: Angelica Guevara
LOCATION/ADDRESS: 1630 North Revere
COUNCIL DISTRICT: 1
OWNER/APPLICANT: Rich Mylnt

REQUEST: *Requesting: 1) a variance to allow an encroachment into the required side yard; and 2) requesting a variance to allow a fence to exceed the maximum height allowed, both in the RS-9 zoning district.*

SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting two variances; the first is requested to allow a carport and patio to encroach into the required side yard. The carport would encroach 7'-2" into the required 10-foot side yard with a 2'-10" distance to the property line. The second variance requested would allow a fence to exceed the maximum height permitted. The fence would be raised to a height of 6'-8".

STAFF RECOMMENDATION

Staff recommends denial of case BA15-012.

SITE CONTEXT

CASE SITE: Single Residence – Zoned RS-9
NORTH: Existing Single Residences – Zoned RS-9
EAST: (across Revere) Existing Single Residences – Zoned RS-9
SOUTH: Existing Single Residences – Zoned RS-9
WEST: Existing Single Residences – Zoned RS-9

STAFF SUMMARY

The applicant is requesting a variance to allow a third carport and a patio to encroach into the required side yard setback. The new carport would encroach 7'-2" into the required 10-foot side yard (at the front of the carport) and would encroach 4'-7" into the required 10-foot side yard (at the back end of the carport). The new carport would encroach into the required 10-foot side yard and would be 2'-10" distance to the property line at the closest point and 5'-5" at back end of the carport.

The second variance requested would allow a fence to exceed the maximum height permitted of 6-feet. The applicant would like to increase the height of the existing fence to a height of 6'-8" by adding one more course of block to the top of the existing fence.

The subject parcel is located north of McLellan Road and east of Alma School Road. The lot is 15,074 square-feet and is located within the RS-9 Zoning District. Lots with RS-9 Zoning are required to be a minimum of 9,000 square-feet. The lot is very large in area when compared to the other lots within the subdivision. The lot has a unique shape as it has a narrow front, angled sides, and a very wide rear property line that backs up to an alley.

As justification for the requested variance for the carport and patio to encroach into the required side yard, the applicant has noted: 1) the additional carport is needed on the south side of the house as that area experiences the harsh Arizona sun which heats up car seats and steering wheels; 2) due to the narrow angular property line the front post of the carport would be 2'-10" from the side property line and the patio post would be 8-feet from the side property line; and 3) the proposed design offers the most usable space while blending with the original structure.

As justification for the requested variance for the fence height, the applicant has noted: 1) several incidents in the area involving the Police created a need for the owner to feel like increase security was needed in order to protect two young girls.

As proposed, the construction of the carport, patio, and fence requires the granting of a variance. The Board of Adjustment must find the following items are present to approve a variance:

- a) *There are special conditions that apply to the land or building.*
- b) *The special condition was pre-existing and not created by the property owner.*
- c) *That strict compliance with the Code would deprive the property of privileges enjoyed by other properties in the same zoning district.*
- d) *The variance would not constitute a special privilege unavailable to other properties in the vicinity and zoning district of the subject property.*

ANALYSIS

The subject parcel is significantly larger in area when compared to other parcels within the subdivision. The lot does have an unusual shape; however the shape of the lot has not had a detrimental effect on the options available for construction on the lot. The owner is required to maintain side setbacks that are 7-foot on one side with a total of 17-feet for both sides.

In 2003, a prior owner was granted a variance to allow an addition consisting of accessory living quarters to encroach into the required 7-foot side yard, on the opposite side of the lot and for that same addition to encroach 10-feet into the required rear yard (the rear setback can be measured from the centerline of the alley).

The south side of the lot where the carport and patio are proposed is the side that is required to maintain a 10-foot setback. The side yard setbacks within the RS-9 zoned lots are required in order to provide separation, air, and light between adjacent homes in a predictable manner.

Although the lot is narrow at the front the developer of the lot was able to build a home that is approximately 85 feet in width. The home has an existing 2-car carport and sufficient area via an 18-foot wide area to provide vehicular access into the rear yard through the south side of the home. There is a large area in the rear yard just south of the pool where the applicant could lawfully construct a carport or garage that could be accessed from the side yard or alley.

Due to the degree of encroachment requested and the option available to the homeowner in the placement of a carport and patio the homeowner has not provided sufficient justification to merit approval of the requested variances to encroach into the required side yard.

Staff believes the applicant has not provided sufficient justification related to the land, which is necessary to justify the variance requested for the fence height. The lot appears to be fairly flat with no significant changes in grades necessitating a taller wall. The lot is also surrounded by single-residence homes that are also subject to the RS-9 development requirements.

Further, strict compliance with Code in the setback standards and height limits would not deprive the property of the ability to construct on their property in the same manner as the surrounding lots.

FINDINGS:

- 1.1 The proposed lot is 15,074 s.f. in area and is the largest lot within the subdivision where lots are approximately 9,000 s.f. with RS-9 zoning.
- 1.2 The lot is unique in shape with a narrow front and very wide rear property line.
- 1.3 The lot does not have any significant changes in grade.
- 1.4 The lot is surrounded by homes of similar size.
- 1.5 The existing home is approximately 85-feet in width.
- 1.6 The addition constructed in 2003 on the north side of the home was granted a variance to allow a 2-foot encroachment into the 7-foot side yard and a 10-foot encroachment into the 25-foot rear yard. The addition increased the width of the home by approximately 24-feet.
- 1.7 The requested encroachment for the carport and patio into the side yard is excessive.
- 1.8 There is sufficient area available for the lawful construction of a carport or patio in the rear yard in the area just south of the pool.
- 1.9 Access can be provided into the rear yard through the 18-foot side yard that exists between the home and south property line.
- 1.10 The applicant has not provided sufficient justification related to the land, which would justify the degree of the requested variance.
- 1.11 Further, strict compliance with Code would not deprive the property of the ability to construct on the south side of the lot.
- 1.12 The applicant has not provided sufficient justification that is related to the land to justify a taller fence.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Sec. 11-5-3 – Development Standards for the RS District:

RS-9 District – Front Yard: 15' Minimum to enclosed Livable Areas, Porches, Porte Cocheres; Front Yard: 25' Minimum front yard to garage and carports; Rear Yard 25' minimum; Side Yard: minimum one side 7' and both sides must total 17' (paraphrased from table found in Sec. 11-5-3)

Zoning Ordinance, Sec 11-30-17 – Supplemental Standards Applicable to All Residential Districts:

- B. **Detached Accessory Structures.** Detached accessory buildings or structures located on lots in single residence and AG districts, or located on lots with single residence uses in multiple residence districts, are permitted subject to the following provisions.
1. May be located in the required side/rear yards if they are within the rear one-quarter of the lot and do not exceed 10 feet in height.
 2. May be located in the required rear yard but outside of the required side yard if they do not exceed 15 feet in height.
 3. May be located in the required side yard (outside of the rear ¼ of the lot), if they do not exceed 8 feet in height and 200 square feet of roof area, and are not located in a side yard required for vehicular access.

4. May be located in any required side yard, and be closer to the primary residence than 6-feet, provided all of the following are present:
 - a. Does not exceed 7-feet in height (at the peak of the roof) and 120 square feet in roof area.
 - b. Has no permanent attachment to the ground or permanent foundation.
 - c. Shall not have any electrical or plumbing fixtures installed.
 - d. Shall drain all stormwater back to the same lot or parcel as the accessory structure.
5. Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.
6. Shall not be located in the required rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot.
7. Shall not exceed 30 feet in height when located within any part of the buildable lot area.
8. In the AG, RS-90, and RS-43 districts, shall not have an aggregate area of all such detached buildings greater than 100 percent of the roof area of the dwelling, unless a larger aggregate roof area is approved by Special Use Permit.
9. In the RS-35, RS-15, RS-9, RS-7, RS-6, DR-1 and DR-2 districts, and on lots in a multiple residence district with a single residence use, shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of the dwelling.
10. Detached accessory structures in multiple residence districts shall not be located in any required yard when in conjunction with a multiple residence use.

Board of Adjustment Board Members,

We are requesting a variance to reduce the side yard setback for an existing 3rd carport and an existing back patio cover. We are also requesting variance for height on existing block walls on the south side and northeast side of the property.

Carport and Patio Cover:

Our property is an irregular shaped lot. The lot is zoned in a RS-9 where currently the city code states that the minimum side yard setbacks are 7' & 10'. Since our lot is irregularly shaped, our house sits much further back than our neighbors' on adjacent sides. The 3rd carport on the south side of our house sits adjacent to our neighbor's side-backyard and is screened from view on that side by the 6 foot block fence on the property line. The carport is not materially detrimental to our neighbors residing at the adjacent property.

We had to build a 3rd carport after experiencing scorching car seats and steering wheel due to the East-West exposure of our property. The harsh Arizona sun consistently beats down on the vehicle from sunrise till sunset. In order to get relief from the oven-like condition of the car in the constant sun we added an additional carport and attached it to the existing carport on the south side keeping it aligned and in harmony with the original structure of the home. Due to the narrowing angular property line the front post of the carport stands just shy of 3 feet (2 feet, 10 inches) from the side yard property line. This distance increases to 4 feet, 11 inches at the back post which is situated close to the block wall dividing the front and back yards.

There are two more posts in the backyard on the other side of the block wall. These two posts support the patio cover that is also built on the

south side of the property and attaches to the 3rd carport. The two patio cover posts are 8 feet and 16 feet from the side yard setback. As a result of the pre-existing angular side-property line, the side yard setback gradually increases from as little as 2'10" at the front post to a minimum of 16' at the last post. The current design offers the most usable space while also blending in with the original structure as can be seen from the drawings.

Block Wall:

A couple of years after purchasing our home, the house diagonally from ours went into foreclosure and was subsequently turned into a rental property. The renters that moved in used to have frequent late night parties that would last till the early dawn hours with large number of people coming into and out of the street all night. Their guests would park up and down our block including in the cul-de-sac right in front of our home. This became a huge concern for us with two young daughters at home, one of whom has her bedroom window facing the front yard with only a short 4 foot chain link fence between her bedroom and the street.

One night I had to call the Mesa Police when I observed a male in his late twenties walking down our street turning the front door knob of every house on the block and checking every car door as he passed. I had also observed on two separate occasions, vehicles abandoned in our back alley and had called Mesa police on both those occasions. Another incident of note occurred at the property directly across the street from us. We witnessed Mesa SWAT team surround the house with guns drawn. When the gentleman residing in the home did not willingly step out of the house as demanded by police, they ripped the

front metal security door using their equipment and raided the house. That house also went into foreclosure not too long afterwards.

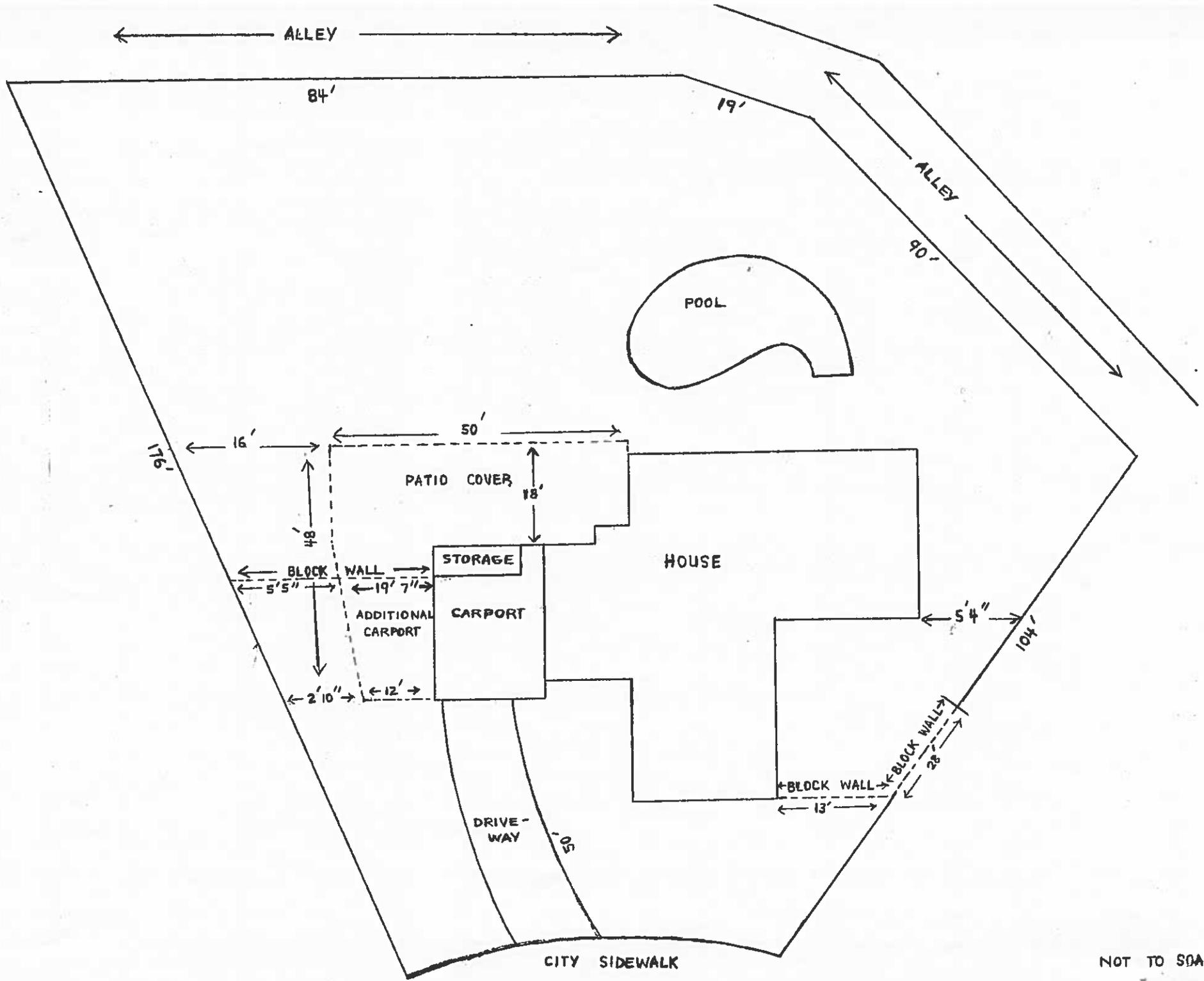
After this incident, we decided to replace the existing front chain link fence which could easily be jumped over, with a block wall. We added one extra course of block (10 courses instead of 9) to make it harder for someone with ill intentions to scale the wall.

Each masonry block is 8" in height. A standard 6 foot block wall would require 9 courses. We have added one extra course. We did this solely to increase security in order to protect our two young girls. We have painted the block wall to blend in with the exterior structure of our home.

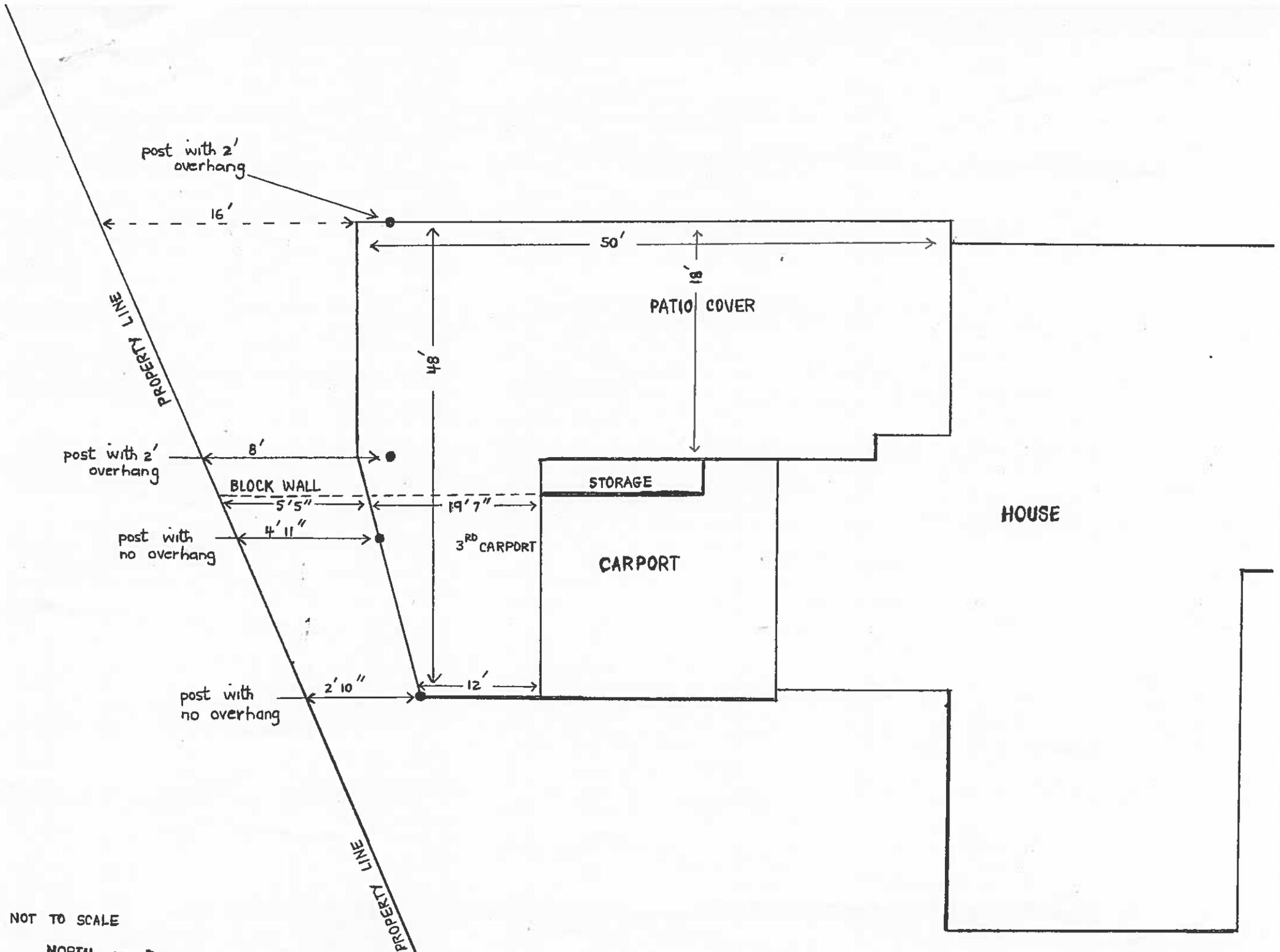
We appreciate your time and consideration.

Thank You

Rich Myint
1630 N Revere
Mesa, AZ 85201



NOT TO SCALE
 NORTH 



NOT TO SCALE

NORTH 



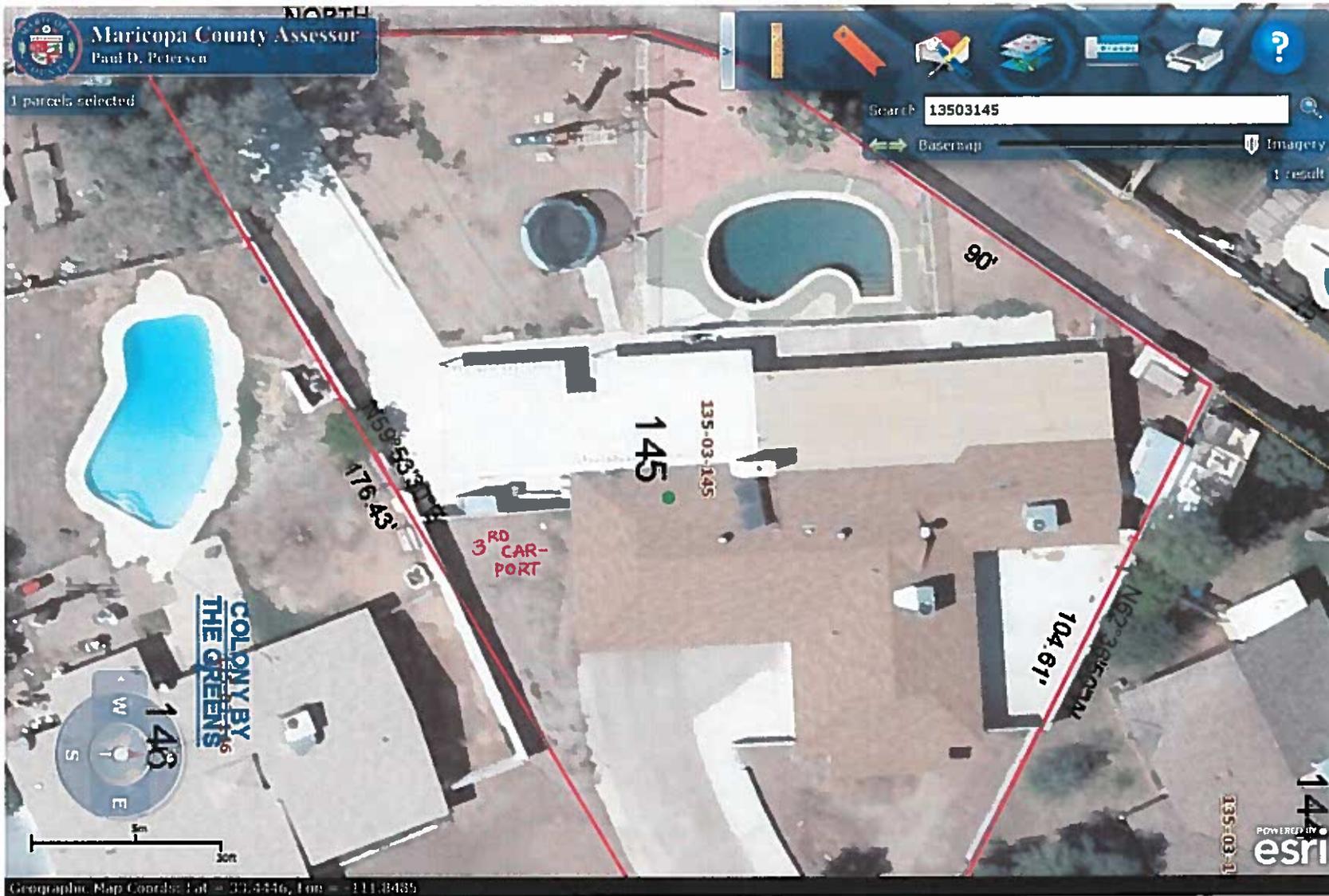
NORTH →



NORTH →



NORTH ←



Board of Adjustment



**BA15-012
1630 N. Revere**

**Letter of opposition with pictures
submitted by neighbor**

Attn: Case Planner
City of Mesa
Board of Adjustment
Re: Case # BA-15-012

April 29, 2015

I am writing to make clear my position on the above cited request for variance at 1650 N. Revere, specifically as it pertains to the block wall, or fence, erected on the property line between this property and my property at 1638 N. Revere.

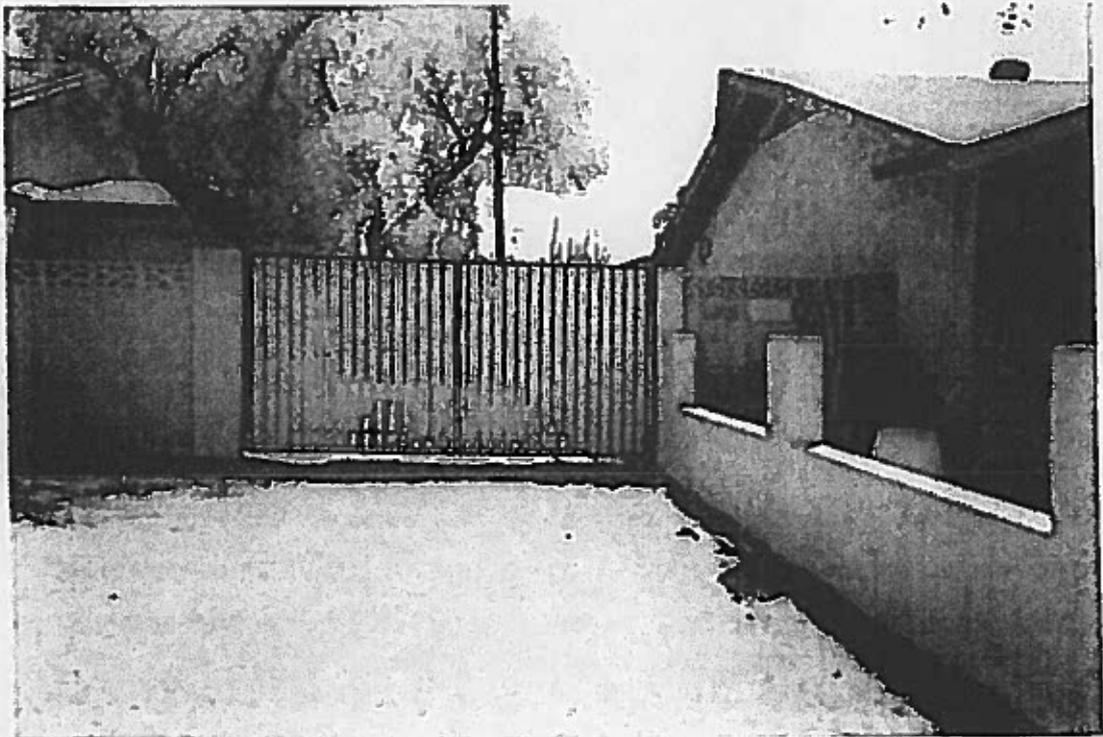
While I do not object to the requested variance in its entirety, I do object to the portion of the variance as it pertains to the above described block wall/fence that was erected on our common property line. I see no valid or extenuating circumstances that would justify this wall/fence far exceeding the maximum height of 6 ft. allowable by city code. There is no known history of crimes, in particular crimes involving peeping toms, in the neighborhood. I raised four daughters here without problems of this nature and do not see blocking view of bedroom window of female children living in the home as being a valid reason for the wall/fence.

In the 30+ years I have lived in this neighborhood the other residents and I have abided by City of Mesa codes such as fence heights not exceeding 6 feet and obtaining the proper permits for building projects. Furthermore, we have kept to a common theme in which block fences in compliance with City codes regarding maximum fence heights have a top row of decorative blocks and usually fences are finished/painted to match our houses, rather than left unfinished. We have complied with this common theme voluntarily, out of a sense of cooperation and consideration for each other as neighbors. It benefits everyone concerned in terms of keeping up home resale values as well as ensuring a pleasant view from all surrounding neighborhood homes (See enclosed photos # 1, # 2, # 3, and # 4 of neighboring fences).

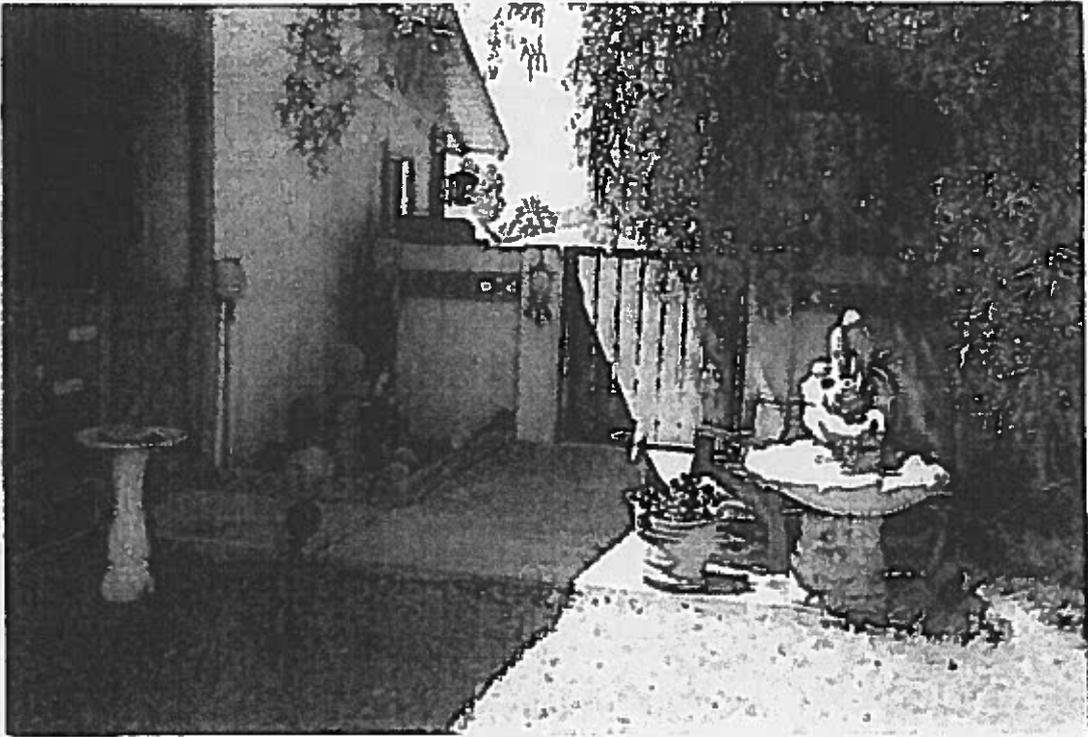
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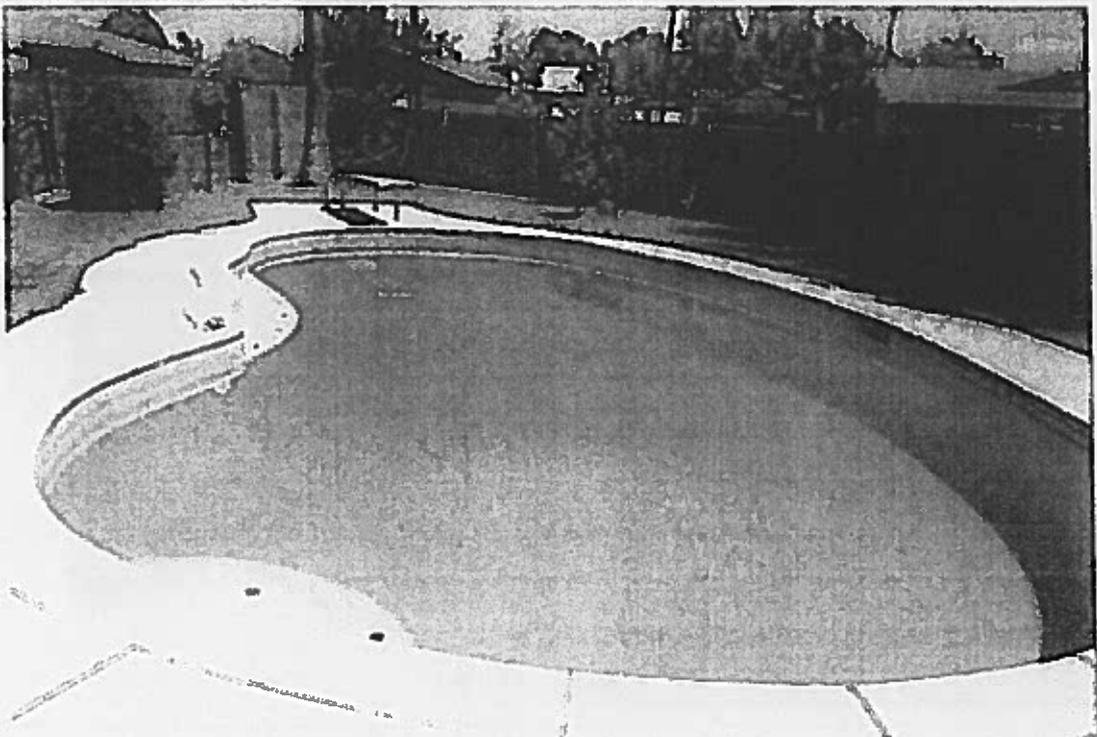
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5



6



Board of Adjustment



**BA15-012
1630 N. Revere**

**BA03-053 Variance application
approved in 2003 for this property**



APPLICATION Zoning Administrator/Board of Adjustment

Pre-App: DJN
Received: _____

Property Address: 1630 N. Beverly, Mesa 85201 Zoning District: R1-9
 Property Owner: Hussinee Christopher Applicant: Janet Stratton
 Signature: Hussinee Christopher Signature: Janet Stratton
 Address: 1630 N. Beverly Address: 1630 N Beverly
 City/Zip Code: Mesa 85201 City/Zip Code: Mesa 85201
 Phone No.: (480) 668-1165 Phone No.: (602) 228-1337

and Request to Vary Zoning District

Request: Variance Special Use Permit Interpretation Mod. Of PAD DIP SCIP

List Requests: (Be specific) Requesting a variance on the above address which will encroach into set-backs (side & back)
This request is due to the shape of the property we are unable to build this addition on another part of the property

Items Required for a Complete Submittal
Failure to provide the items noted below will result in a delay of your hearing date.
(All drawings must be fully dimensioned, drawn to scale and not larger than 24" x 36")

- Application Form ✓
- Application Fee \$ 200.00 ✓
- Site Plan ✓
- Floor Plan
- Justification/Compatibility Statement (typewritten on separate sheet) ✓
- No. of copies required of plans _____
- Citizen Participation Plan Sheet ✓
- Elevations
- Landscape Plan
- Sign Plan (Existing and proposed)
- Homeowner's Assoc./Architectural Committee Written Approval
- Other: Photos ✓

RECEIVED
OCT 14 2003
CITY OF MESA

Planning Division Office Use Only		
Zoning Administrator:	Hearing Date: _____	Case No.: _____
<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Continued to: _____ <input type="checkbox"/> Conditions		
Board of Adjustment:	Hearing Date: <u>12/9/03</u>	Case No.: <u>BA03-053</u>
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Continued to: _____ <input checked="" type="checkbox"/> Conditions (See Minutes)		
Downtown Development Committee: Meeting Date: _____ <div style="text-align: right; margin-right: 50px;"> Board of Adjustment Secretary </div>		
Zoning Administrator		

**Board of Adjustment Meeting
December 9, 2003**

Case No.: BA03-053
Location: 1630 North Revere

Subject: Requesting a variance to allow a room addition to encroach into the rear and side yard setback in the R1-9 district.

Decision: Approved with conditions:

Summary: Because citizens in the audience requested to speak, this case was pulled from the consent agenda. Robert Christopher and his mother, Kasinee Christopher, addressed the Board stating that they understand that the addition cannot be rented and agree to the conditions of approval recommended by staff. Ms. Jenny Gordon voiced her concerns about the home being a duplex, light from the addition shining into her home, and wonders how many people will live in the addition. Margie Frost stated that her biggest concern was that the structure was built without a building permit. Greg Kentgen asked why the structure wasn't built on the other side of the house. At this time, Ms. Kasinee Christopher, began to have a medical problem and paramedics were called to assist. After a 15 minute recess the meeting was continued. Boardmember Crockett asked Mr. Sheffield to explain, again, why staff is supporting the request. Mr. Sheffield stated that the site consists of an odd shaped lot in a cul-de-sac, the home is placed on the northern half of the site, there is a power line that connects to the back of the home from the alley, and an existing swimming pool. The combination of these factors lead staff to believe that there are special circumstances that justify the granting of a variance. Boardmember Shuff asked if there was a way to assure that the addition would not be rented. Mr. Sheffield stated that the applicant is required to get an over the counter Use Permit to allow the room addition to be used as an Accessory Living Quarters (ALQ). If any violations occur pertaining to the six-part test that regulate an ALQ, the Use Permit can be revoked.

Motion: It was moved by Mr. Crockett seconded by Mr. Shuff, that this case be approved with the following conditions:

1. The removal of the two entries into the addition and the creation of an entryway from the primary dwelling.
2. Compliance with all requirements of the Building Safety Division.

Vote: Passed 6-0

Finding of Fact:

- 1.1 Special circumstances exist because of the shape of the property and an existing overhead power line that connects to the back of the house from an alley.
- 1.2 The existing home is placed on the northern portion of the lot with a pool and overhead power lines on the southern portion.
- 1.3 The two-corner portion of the addition that would encroach into the setbacks total approximately 105 sq. ft. of area. The proposed addition total 680 sq. ft.
- 1.4 The strict application of the Zoning Ordinance would deprive the applicant of privileges enjoyed by other properties in the same zoning district. The irregular shape of the lot and the placement of the home make it difficult to construct an addition.
- 1.5 No special privilege will be created as a result of approving this case.



Board of Adjustment

Staff Report

CASE NUMBER: BA03-053
LOCATION/ADDRESS: 1630 North Revere
COUNCIL DISTRICT: 1
OWNER: Christopher Kasinee
APPLICANT: Janet Stratton
REQUEST: Requesting a variance to allow a room addition to encroach into the rear and side yard setback in the R1-9 district.

SUMMARY OF APPLICANT'S REQUEST

This case involves an existing room addition, which encroaches into the required side yard and rear yard. Because of an odd shaped lot in a cul-de-sac, an existing overhead power line that connects to the back of the house from an alley, and a swimming pool, the addition was constructed on the north side of the property. The applicant is requesting a variance to allow a corner of the room addition to encroach 10 feet in the rear setback and a second corner to encroach 2 feet in the side setback.

STAFF RECOMMENDATION

Staff recommends approval of case BA03-053 with the following conditions:

1. The removal of the two entries into the addition and the creation of an entryway from the primary dwelling.
2. Compliance with all requirements of the Building Safety Division.

HISTORY/ RELATED CASES

Dec. 1959 Annexed into the City of Mesa, (Ord. 377 45+ AC) subsequently zoned R1-9.

SITE CONTEXT

CASE SITE: Single residence, zoned R1-9.
NORTH: Single residence, zoned R1-9.
EAST: Single residence, zoned R1-9.
SOUTH: Single residence, zoned R1-9.
WEST: Single residence, zoned R1-9.

STAFF SUMMARY AND ANALYSIS:

The request for a variance is for a 680 sq.ft. building addition to encroach into the side and rear setback. The rear property line is located adjacent to a 16-foot wide alley. The Zoning Ordinance allows rear yard setbacks to be measured from the centerline of a 16' or wider alley. With the setback line being measured from the centerline of the alley a corner of building (approximately 100 sq. ft. of area) encroaches 10 feet into the rear yard. The side yard encroachment is for a small corner that encroaches 2 feet (approximately 4 sq. ft. of area). Staff is recommending approval of the request because of the following conditions: 1) an irregularly shaped lot in a cul-de-sac; 2) the home is placed on the northern portion of the lot;

3) an existing power line that connects to the house from the alley; and 4) a swimming pool. Because this is an irregularly shaped lot, it makes it difficult to construct a square addition without the corners encroaching in the setbacks. The home is set on the northern portion of the lot with a pool and overhead power lines on the southern portion. The existing power line and a swimming pool limit the available options. The only objection staff has to the addition is two external doorways. The applicant has agreed to remove the two entries and create a direct access point from the primary dwelling.

ORDINANCE REQUIREMENTS:

SECTION 11-4-5: DENSITY, AREA, BUILDING, AND YARD REGULATIONS:

(A) The chart below specifies the minimum lot sizes, maximum densities, maximum building heights, minimum yard setbacks, and maximum roof area for each of the Single Residence districts.

11-4-5		MESA SINGLE RESIDENCE DISTRICTS										
District	Minimum Lot Size			Maximum Density Dwelling Units/Acre		Maximum Bldg. Height	Minimum Yard Setback					Max. Roof Area
	Area	Width	Depth	Conven't*	P.A.D.**		Front	Side		Street		
R1-35	9,000 SF	80'	100'	3.3	4.84	30 1/2 Story	25'	7'	17'	10'	25'	40%

(B) Additional Regulations to Lot Depth, Minimum Yard Setbacks, and Building Heights:

Rear yard setbacks may be measured from the centerline of a sixteen-foot (16') or wider alley.

FINDINGS:

- 1.1 The case site is a single residence lot located within the Heritage Acres subdivision zoned R1-35. It is an irregular shaped lot in a cul-de-sac.
- 1.2 Special circumstances exist because of the shape of the property and an existing overhead power line that connects to the back of the house from an alley.
- 1.3 The existing home is placed on the northern portion of the lot with a pool and overhead power lines on the southern portion.
- 1.4 The two-corner portion of the addition that would encroach into the setbacks total approximately 105 sq. ft. of area. The proposed addition total 680 sq. ft.
- 1.5 The strict application of the Zoning Ordinance would deprive the applicant of privileges enjoyed by other properties in the same zoning district. The irregular shape of the lot and the placement of the home make it difficult to construct an addition.
- 1.6 No special privilege will be created as a result of approving this case.

October 13, 2003

City of Mesa
Zoning Administrator/Board of Adjustment

Reference: 1630 N. Revere, Mesa, AZ 85201

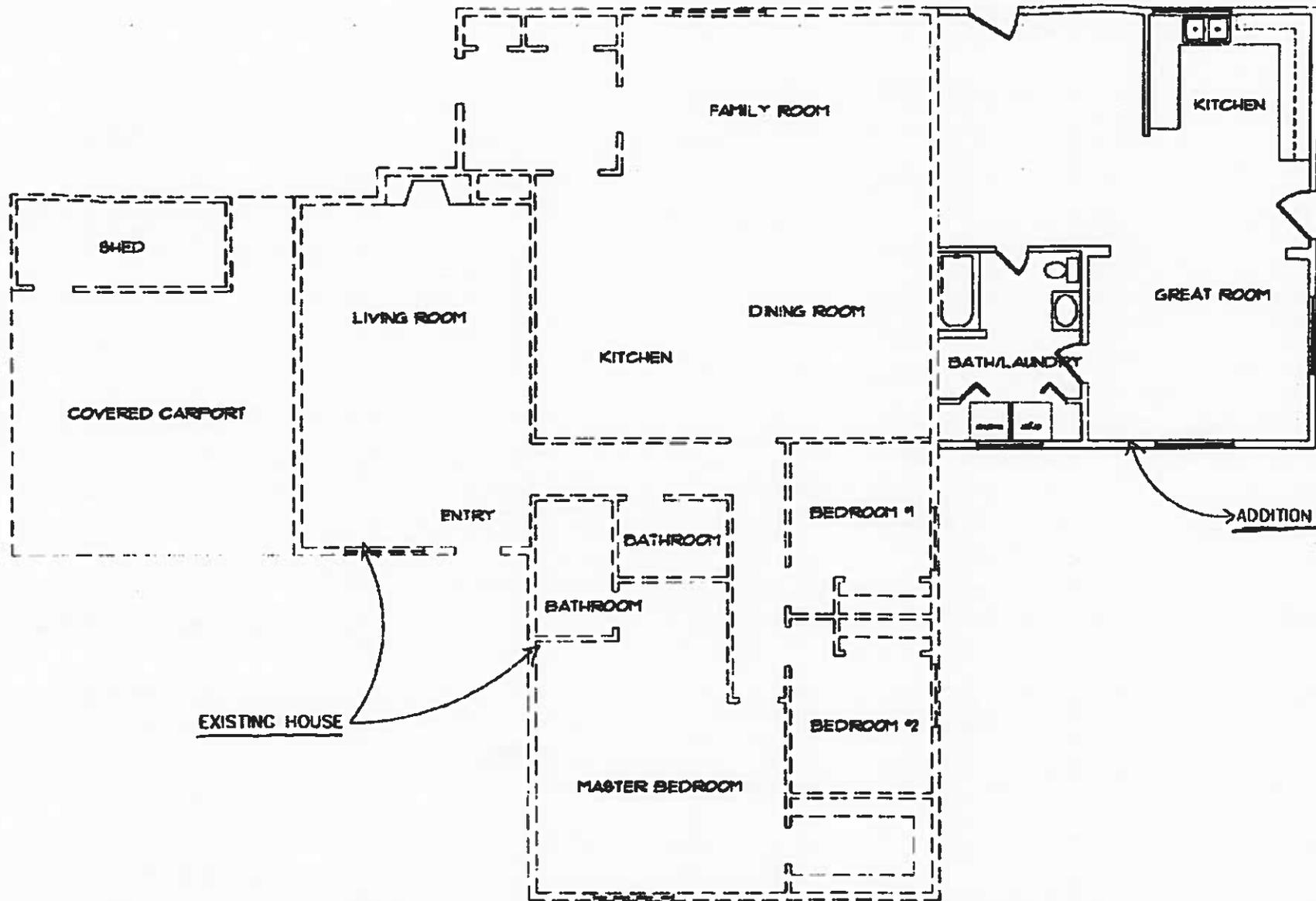
In accordance with the Justification & Compatibility Statement the following will explain the required variances in compliance with the above referenced property:

- Variance 1. The above referenced property is a large lot in which we have attempted to add an addition of 680 s.f. to the existing home for use as mother-in-law quarters. The section in which we built the addition is on the North side of the property due to the south side of the property having power lines coming from the alley overhead attaching to the main home. If we were to of had the power lines put underground this would have created a deed restriction in which we would not be able to build on. The property also has a swimming pool so we were unable to do an addition in that area. Therefore, our only other option is to build on the north side of the property.
- Variance 2. Special circumstances or conditions cited in question #1 were pre-existing. The lot has never been subdivided or anything of the sort. The size and shape of the lot is more than likely due to the lot being located in a cul-de-sac.
- Variance 3. Strict compliance of the zoning would make it impossible to build any type of addition on the north side of the property without a variance due to the setback and impossible to build on the south side due to the overhead power- lines. However, allowing this variance will allow us to build the mother-in-law quarters without encroaching into or depleting any other property in the surrounding area.
- Variance 4. This requested variance would not grant special privileges or unusual favors to this property or development over other sites with similar circumstances and zoning due to the fact that the majority of the properties in the surrounding don't have this type of lot (shape or size). However, there are a few properties of similar shape and size and some of these properties have been allowed to have additional living quarters.

We would appreciate your strongest consideration in this matter. Anything we can do to Cooperate, please feel free to contact Robert Christopher or myself 602-228-1337.

Sincerely,


Janet Stratton



CHRISTOPHER RESIDENCE EXISTING AND NEW FLOOR PLAN

SCALE: N.T.S.

1630 N. Revere, Mesa AZ 85201

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PROJECT INFORMATION

ADDRESS: 1630 NORTH REVERE
 SUBDIVISION: COLONY BY THE GREENS
 LOT NO.: 145
 PARCEL NO.: 135-03-145
 LOT SQ. FT.: 15,054
 HOUSE SQ. FT.: 3,054 (WITH ADDITION)
 % COVERAGE: 20.3

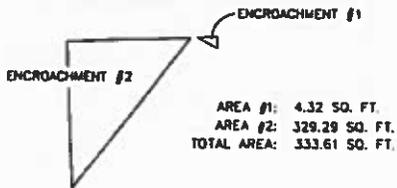
OWNER INFORMATION

OWNER: KASINEE CHRISTOPHER
 ADDRESS: 1630 NORTH REVERE
 MESA, ARIZONA 85201
 602-228-1337

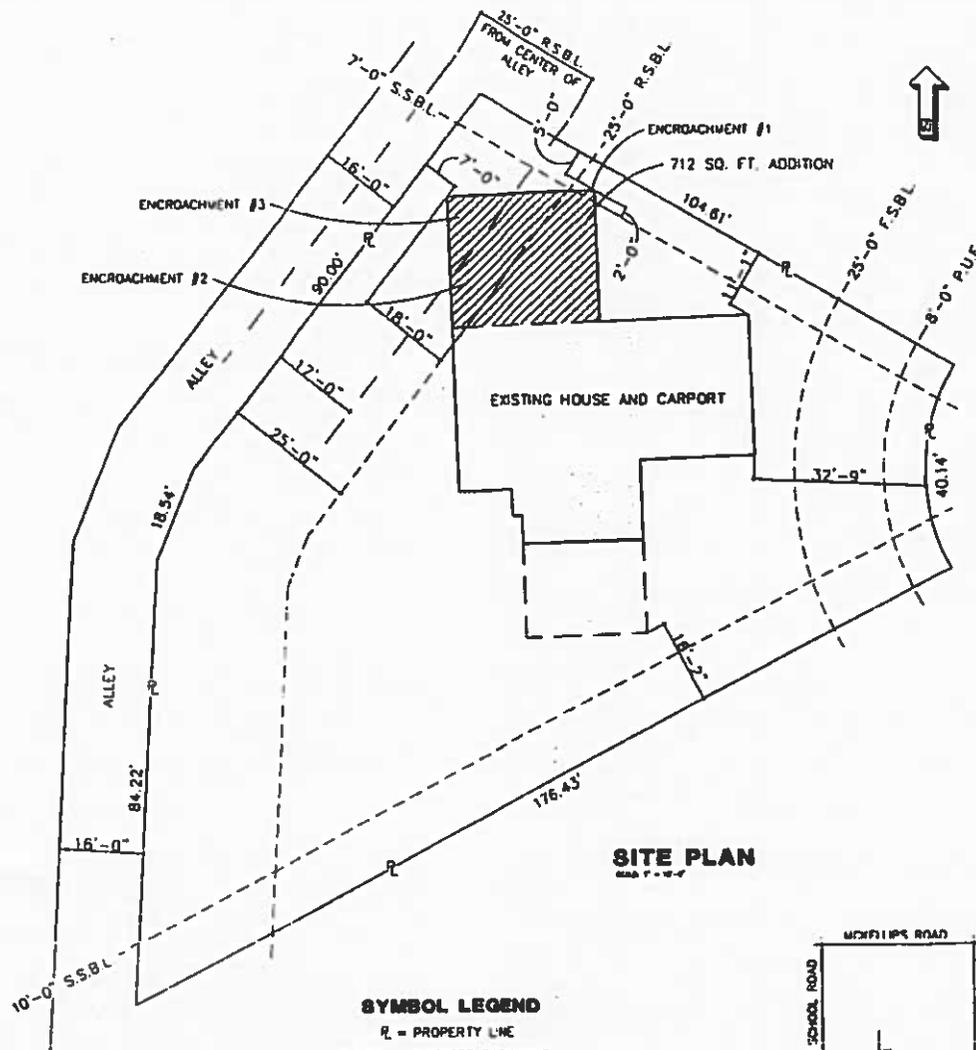
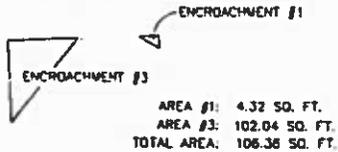
DESIGNER INFORMATION

DESIGNER: CADLINES ARCHITECTURAL DESIGN AND DRAFTING
 ADDRESS: 2344 NORTH YALE
 MESA, ARIZONA 85213
 480-464-0025

ENCROACHMENT AREA:

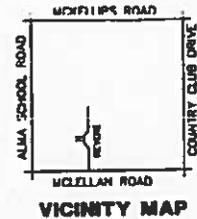


**ENCROACHMENT AREA:
 W/ALTERNATE SETBACK**



SITE PLAN

- SYMBOL LEGEND**
- R = PROPERTY LINE
 - S.S.B.L. = SIDE SET BACK LINE
 - F.S.B.L. = FRONT SET BACK LINE
 - R.S.B.L. = REAR SET BACK LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT



CADLINES
 ARCHITECTURAL DESIGN AND DRAFTING
 2344 NORTH YALE
 MESA, ARIZONA 85213
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CHRISTOPHER RESIDENCE ADDITION
 SITE PLAN

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