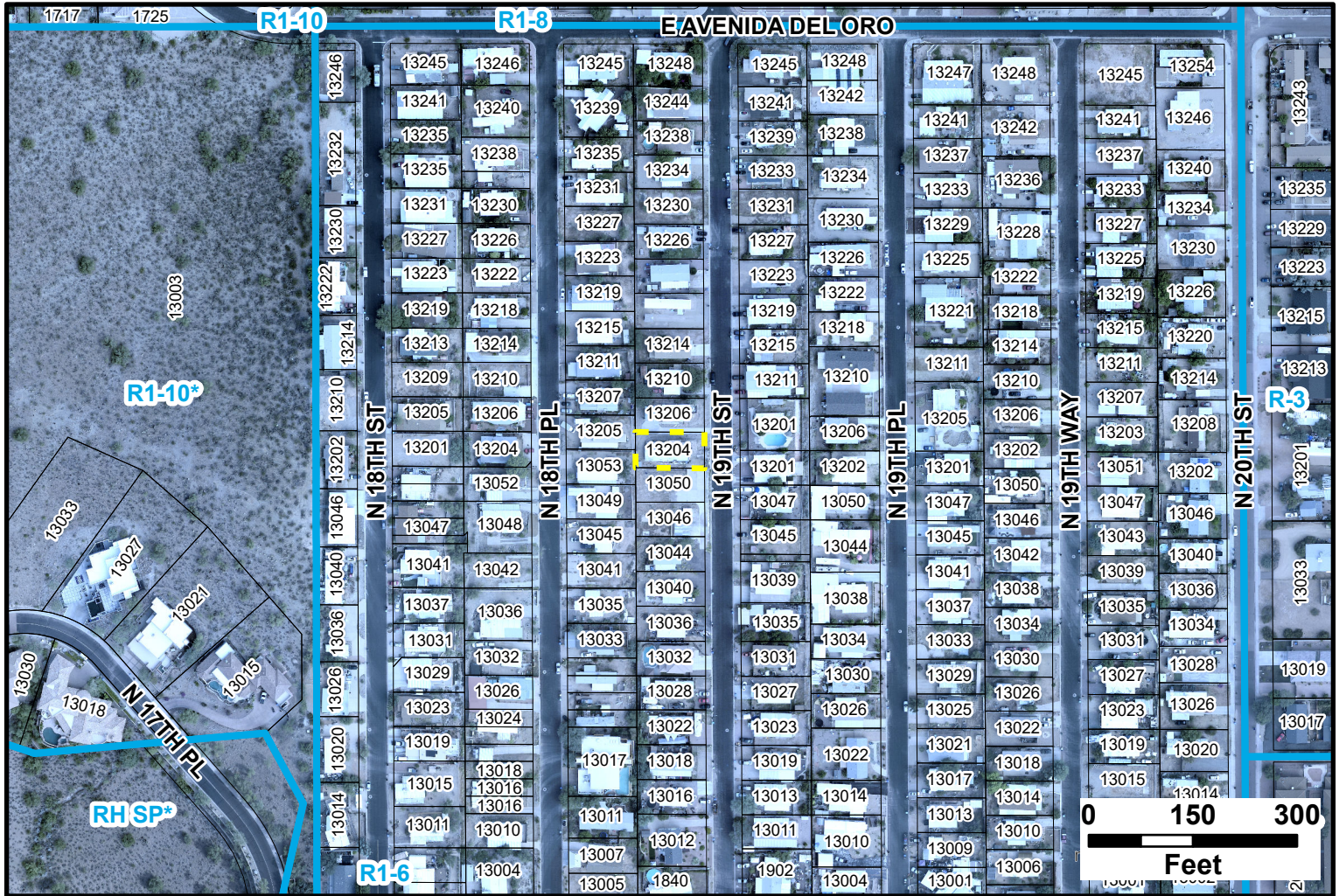


**Zoning Adjustment
ZA-52-23-3
3-9-2023**



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



13204 North 19th Street

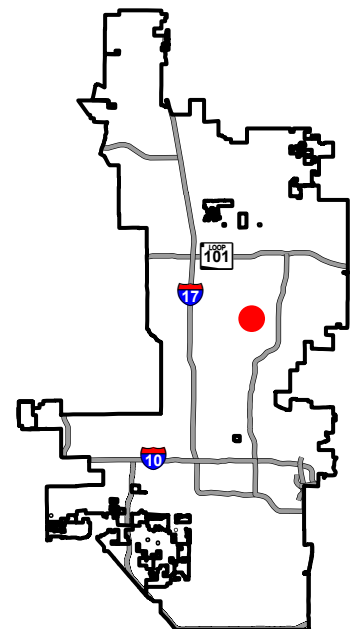


Time extension for ZA-670-21, Variance to reduce the required rear yard setback (west) to 19 feet. Minimum 25 feet required.

Time extension for ZA-670-21, Variance to reduce the required front yard setback (east) to 15 feet. Minimum 20 feet required.

Time extension for ZA-670-21, Variance to allow a 45 percent lot coverage. Maximum of 40 percent lot coverage permitted.

****This is the Zoning Adjustment information for the excavated lot located on the north side of the auction lot (13050 N 19th St, Phoenix)****





ZA-52-23 - ZA Case Summary

Location

13204 North 19th Street

Contact Information

Jeff and Dawn Fuller

Requests

1. Time extension for ZA-670-21, Variance to reduce the required rear yard setback (west) to 19 feet. Minimum 25 feet required.
 2. Time extension for ZA-670-21, Variance to reduce the required front yard setback (east) to 15 feet. Minimum 20 feet required.
 3. Time extension for ZA-670-21, Variance to allow a 45 percent lot coverage. Maximum of 40 percent lot coverage permitted.
-

Zoning Adjustment Hearing

Hearing Date: 3/9/2023

Request	Hearing Result
1	Approval, with stipulations
2	Approval, with stipulations
3	Approval, with stipulations

Stipulations

- ZA - 1) 1 year to apply and pay for building permits.
 - ZA - 2) Per setback reductions as shown on the site plan date stamped November 19, 2021
-