

To whom it concerns,

We are proposing a minor modification to the Santo Tomas Planned Area Development standards, including setback, lot coverage and building coverage adjustments.

The property in question is located at - 1025 N CHERRY, MESA, AZ 85201

We are proposing a reduction in the setback requirements to 0 (zero) feet on front, back and a single side yard, and minimum of a 3ft on the other side.

We are proposing a change in the building coverage requirements from 40% to 60% to account for the largest existing building coverage in this development.

We are proposing a change in the lot coverage requirements from 60% to 90%, to reflect the largest existing lot coverage already in this development.

## SETBACK STANDARDS

The existing building construction does not conform to RS-6 zoning setback standards. All lots in this development have 0 (zero) lot line construction on at least 1 or more of the front, rear and side yards.

For example, the property 2 lots north of ours has construction right up to the property line on 3 sides:



NOTE: Red indicates front and rear construction, orange the south side, & yellow a covered patio.

RS-6 zoning requires a front setback for livable space of 10ft, a garage setback of 20ft, a rear yard setback of 20ft, and a minimum 5ft (aggregate 15ft) setback on the side yards. No parcel in this development can conform to these standards. We are proposing a reduction to 0 (zero) so existing construction complies.

## BUILDING COVERAGE STANDARDS

To determine the largest building coverage, we referred to the Maricopa County Assessor website data showing building, garage and covered patio/ramada sizes and divided those by the lot sizes for each of the parcels. We discovered the following:

Parcel **135-18-049** (1 door north) – building coverage = 2,801sf / 5,406 sf = 51.8%

Parcel **135-18-048** (2 doors north) - building coverage = 3,083sf / 5,406 sf = 57.0%

Parcel **135-18-047** (3 doors north) - building coverage = 2,873sf / 5,406 sf = 53.1%

Parcel **135-18-046** (4 doors north) - building coverage = 3,017sf / 5,406 sf = 55.8%

Parcel **135-18-045** (5 doors north) - building coverage = 2873sf / 5,406 sf = 53.2%) ...etc...

In fact, spot checks of all the lots in this development found building coverage of over 50% on all lots.

We are proposing that maximum building coverage requirements be increased to 60% to accommodate existing building construction.

## LOT COVERAGE STANDARDS

Similarly, lot coverage (including all impermeable surfaces – eg. roofs, concrete, pool decking, pavers, etc) resulted in numbers ranging from 70% to 90% lot coverage on all parcels.

We are proposing that the maximum lot coverage requirements be increased to 90% to accommodate existing construction.

## PROPOSED REVISED STANDARDS

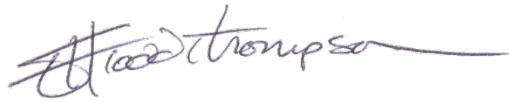
STANDARDS OF CURRENT PAD	EXISTING	PROPOSED PAD STANDARDS	PROPOSED
Maximum Lot Coverage (% of lot)	60%	Maximum Lot Coverage (% of lot)	90%
Maximum Building Coverage (lot %)	40%	Maximum Building Coverage (lot %)	60%
Front (Enclosed Livable Areas)	25ft	Front (Enclosed Livable Areas)	0
Garages & Carports (side)	20ft	Garages & Carports (side)	0
Sides (if no street side)	7ft both	Interior Side (minimum either side)	0
		Interior Side (min. aggregate of both)	3ft
Street Side	10ft & 5ft	Street Side	5ft
Rear	25ft	Rear	0
Rear Yard (abutting arterial street)	30ft		5ft

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Please let me know if you have any questions or concerns. Thank you for your consideration.

With regards,

A handwritten signature in dark ink, appearing to read "Todd Thompson", with a long horizontal flourish extending to the right.

Todd Thompson  
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