

Michael and Elizabeth Ord Family History in Arcadia

I am a product of Arcadia. I was born in 1980 while my parents (Paul and Susan Gilbert) lived in a house on Lafayette, near 44th Street. I attended Hopi Elementary, Ingleside Middle School, and graduated from Arcadia High School, where I served as Student Body President. I also had three siblings, Clark, Emily, and Jim, who preceded me on the same track through the Arcadia schools and community.

My family (the Gilbert Family) was as involved in the Arcadia neighborhood community as any family could have been. Over the span of 20 years, my mother, Susan, was heavily involved with volunteering in the Arcadia Schools, and my father, a real estate and zoning attorney, was on the ground level in planning many of the developments in and around Arcadia. Later, my dad served in a pastoral role for 5 years as a volunteer “Bishop” for the Mormon Church located at 56th Street and Exeter.

After moving away for college and work, I knew my heart was still in Arcadia. My husband, Mike, and I got married in 2001, and later, in 2005 realized our long-time dream of settling in the Arcadia neighborhood. We wanted to be close to other family members, and have our kids enjoy the same schools, and family-friendly neighborhood I so enjoyed growing up.

We bought a 2,800 s.f. “fixer-upper” located at 6227 E Calle Del Norte. As young marrieds, with one baby, we lacked the funds to do many of the improvements we wanted to do, but dreamed of a day when we could do something that was worthy of our special corner of Arcadia.

Over the last 12 years, we have been heavily involved in the community. Among other things, I have held offices with the Hopi and Ingleside Parent/Teacher organizations, and am the head of the “Art Masterpiece” program at Hopi. Running the Hopi Spring Fine Arts Fair every year for the last 4 years has been a meaningful way for me to give back to the community. Mike has coached a team in Arcadia Little League for the last 8 years, and has also served as a commissioner of one of the divisions. Mike has been a retail/commercial real estate broker for a decade, and has had a hand in landing many retail business in and around the Arcadia area. We both stay heavily involved in the church I grew up attending, at 56th and Exeter, with Mike currently volunteers as “Bishop” of our congregation.

Now, with 4 energetic kids in tow (ages 12, 10, 8, and 6), we are bursting at the seams and find ourselves desperately in need of more space! But, instead of selling our “scrap” home to a production builder who may recklessly build something distasteful, we have been working hard to find a way to build our dream house that can accommodate our large family, in the same spot, and with the same neighbors we have enjoyed for the last 12 years.

In our long-term plans to stay in the neighborhood, staying in the same spot was VERY important to us, so we started running numbers on remodel vs. re-build scenarios. Largely due to the poor condition of our house, and outdated floor plan, it quickly became apparent that a

remodel would not be economically feasible. After years of saving up, our plans for a new, forever, family home on our current property were commenced earlier this year.

In designing this new home, we are passionate about preserving the feel and character of the Arcadia neighborhood that is so much a part of who we are. With our intentions to live in the home forever, and not simply to “flip” the house, we have thoughtfully made design decisions that will make our house a credit to the neighborhood.

Our current lot is on a “knuckle” cul-de-sac, and therefore, has an awkward pie shape, less than ideal for an efficient new home site plan. Given the inherent difficulty of our lot, and limited frontage, it has been especially difficult to accomplish our goal of improving our streetscape with side-entry garages. While our current zoning would allow a FULL two-story home, we have tried very hard to keep our design consistent with iconic Arcadia architecture, by only putting a relatively small, two story section over the garage for the kids bedrooms. This gives our house the needed utility of a two story home, while still preserving the Arcadia look. This will also minimize the impact on our immediate next door neighbors, both of which enthusiastically support our plans.

It is our sincere hope that we can build the home we have carefully designed with the help of a wonderful architect that understands the architectural soul and character of Arcadia. We are proud of our Arcadia community, and we are equally proud of the home we hope to build there.

Thank you.

Elizabeth Ord

The Variances

- 1.) Variance to *Section 606.B.2*. A reduction in the required front yard setback from 30' to 19' or a reduction of 11'.
 - 2.) Variance to *Section 606.B.4*. A reduction in the required rear yard setback from 30' to 28' (inclusive of 8' from ½ the alley) or a reduction of 2'.
 - 3.) Variance to *Section 606.B.5*. An increase in the maximum lot coverage allowed from 25% of the net lot area to 33% or an increase of 8%.
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[See attached concept site plan and building elevations.]

- 1.) Variance to *Section 606.B.2*. A reduction in the required front yard setback from 30' to 19' or a reduction of 11'.

Points

1. The lot is odd-shaped (i.e., pie shaped).
2. There is a significant and large street right-of-way knuckle as well as an additional extra wide landscaped area (i.e., 14-foot depth) along the street frontage, which is being maintained as part of the front yard.
3. The 14-foot depth adds to the already significant distance from the street and creates a somewhat “unwelcome” appearance for the existing home as well as limits the “front of house” appearance to the neighborhood.
4. The intent of a 30' building setback is still maintained by having this extra 14' of landscaped area. As a result, although we are requesting an 11' front yard building setback reduction, we will still have 33' of building setback (i.e., 19' front yard building setback proposed + 14' extra landscaped area = 33' total building setback).
5. The impact of this request is not impactful to the layperson or the abutting homes, but the relief allows for a reasonable sized and style of home, with a nice front, which is in keeping with the neighborhood.

- 2.) Variance to *Section 606.B.4*. A reduction in the required rear yard setback from 30' to 28' (inclusive of 8' from ½ the alley) or a reduction of 2'.

Points

1. In working on a conceptual site plan with the architect, it was determined that some minor flexibility in the final building placement due to unforeseen site issues or shifting may be necessary to provide workable/functional interior living/outdoor spaces.
 2. In order to fit the proposed new home within this odd shape lot and maintain workable/functional interior living/outdoor spaces on this odd shape lot, it was determined that the least impactful location to request relief was in the rear yard building setback.
 3. When dealing with a difficult odd shaped lot useable spaces (i.e., interior and exterior) can be a challenge and this nominal relief to the rear yard setback will not be impactful as the goal is to maintain, where possible, the minimum 30' building setback for children play areas and private family contemplation in the rear.
 4. The impact to the abutting properties to the south will be a nonissue as there is, and will be, an existing 16-foot (total) alley providing an additional setback buffer between them.
- 3.) Variance to *Section 606.B.5*. An increase in the maximum lot coverage allowed from 25% of the net lot area to 33% or an increase of 8%.

Points

1. The actual lot coverage is 32.06%, but the city suggested we round-up to 33%.
2. The property and the area was platted in 1955 and subsequently annexed by the City of Phoenix in 1961.
3. Upon annexation the City applied a blanket zoning district of Residential Estate RE-24 ("RE-24") district across this entire subdivision due to mix of lot sizes platted in the County, which the property does not meet (i.e., the property is 14,022 square feet).
4. The property is deemed an undersized lot within the RE-24 district, which creates a unique situation.

5. A typical RE-24 district lot at 24,000 square feet would allow a 6,000 building footprint, which the proposed footprint is only 4,496 square feet.
6. The proposed new home's building footprint is consistent with the footprints of many of the homes located within the area.
7. Pursuant to the RE-24 district's lot coverage regulation, the main building and all accessory buildings on a lot shall not occupy more than 25% of the net lot area, except if all structures are less than 20' and 1-story in height then a maximum of 30% lot coverage is allowed.
 - a. The operative word is "all" structures; thus, a nominal 2-story area within a predominately 1-story home is subject to the 25% lot coverage regulation.
 - b. We are proposing a small 2-story area within a predominately 1-story home design.
 - c. 2-story designs features also let in light and/or create signature architectural features, which are important components in designing residential homes today. Many homes in the area that are 1-story have 2-story design features.
 - d. The 2-story area provides for a side-entry garage with a large side yard building setback along the east property line (i.e., 14'-23'), visual interest to the building architecture, a "front of house" presentation to the street/neighborhood, garage space for storage, and children's bedrooms above the garage.
 - e. Due to the odd shape of the lot (i.e., pie shape) and to accommodate the garage creates a unique opportunity to go up to 2-stories, which reduces the overall building footprint.
8. The footprint of just the 2-story area makes up only 11% of the total lot coverage, a small amount.
9. The difference between a 1-story home's lot coverage (i.e., 4,207 square foot building footprint) compared to the proposed new home (i.e., 4,496 square foot building footprint; albeit with a small 2-story area) is 289 square feet.
 - a. The odd shape of the lot and design challenges associated with such a lot in order to bring the home forward to create a "front of house" appearance causes the increased lot coverage (i.e., the covered entry and a portion of the garage area).

- b. By pulling the house forward creates a building footprint mass toward the street frontage and increases the lot coverage slightly.

10. In reality the extra maintained landscaped frontage area helps offset this request. Thus, the lot coverage calculation would be as follows:

- The extra maintained landscaped frontage area (i.e., 14-foot area) or approximately 1,106 square feet (See attached **Exhibit A**) added to the current lot area of 14,022 square feet then we get the following lot coverage below.

14,022 square feet (current lot area) + 1,106 square feet (extra maintained landscaped street right-of-way frontage area) = 15,128 square feet (new lot area).

4,496 square feet (home/accessory footprint) / 15,128 square feet (new lot area) = 29.72% lot coverage.

- Based on the above calculation, we would be 29.72% or under 30%.

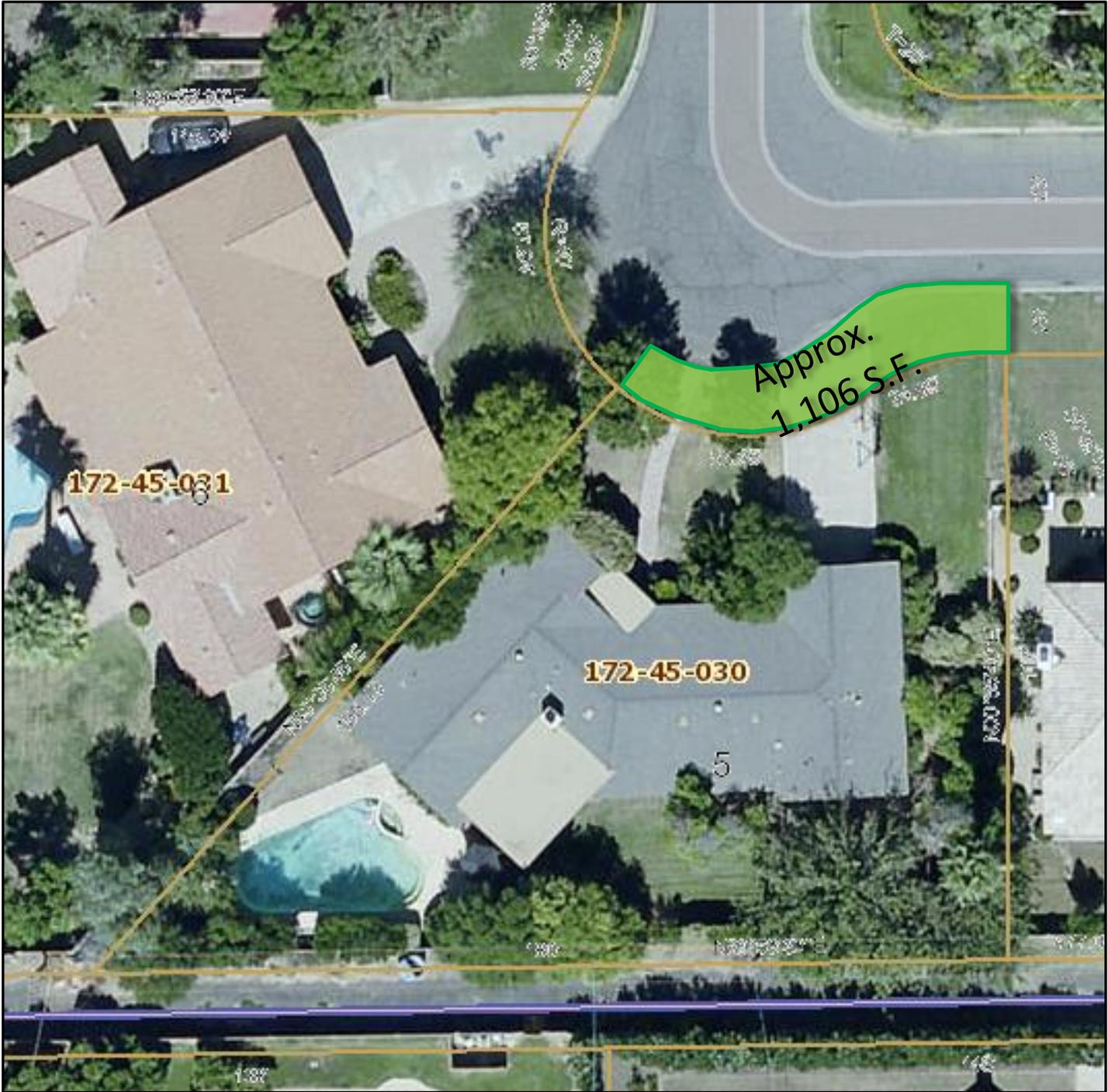
11. The proposed new home is a well blended 1 and 2-story design on a difficult odd shaped lot and not out of line with the area's development patterns or homes being built. The relief will allow a reasonably sized and style of home in keeping with the neighborhood.

Conclusion

The proposed new home will accommodate many of the goals and objectives outlined by the City for long-term sustainability and diversity as well as quality of design. Thus, the proposed variances are appropriate, necessary, and reasonable and they will not have any detrimental effects on any persons living in the area. Moreover, as mentioned, the proposed variances are necessary to resolve the unique hardships associated with this property. The proposed variances requested will prevent property deterioration, encourage continued property rehabilitation in the area, and promote continued neighborhood stability.

We therefore respectfully request your consideration of these three (3) variances for our new "forever" family home.

6227 E. Calle Del Norte (APN 172-45-030)



Extra maintained landscaped street right-of-way frontage area.

Exhibit 'A'