



August 6, 2023

Zoning Hearing Officer
City of Phoenix, Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ. 85003

RE: ZA-262-23-6
4925 E Grandview Lane, Phoenix, AZ. 85018

Dear Sir or Madam:

With respect to ZA-262-23-6 The Arcadia Camelback Mountain Neighborhood Association **does not oppose** the variance request for the the following:

1. Variance to reduce the required rear yard setback (south) to 20 feet. Minimum 40 feet required.

The applicant's representative, Brandt Kendall, has provided us with a previously approved variance dated 12/22/2015 for the same 20 foot setback in which the previous owner (Ewart) obtained. In addition, the Ewarts own a lot below this hillside lot and are in support of the variance. The applicant's representative, Brendt Kendall, has shown evidence of this letter and variance in his filing. The challenges on this hillside lot and the unique shape of the lot require the need for the approval of this variance.

I did try and reach the homeowner to the East at 4949 E Grandview Ln but was unsuccessful.

Our finding of the Four Tests are as follows:

Condition 1: There are special circumstances or conditions applying to the land, building or use which do not apply to other similar properties in the same zoning district.

- **Condition 1 is Met** - This lot is not entirely usable because of the drop off on the south side of the mountain so the building envelope is smaller than the actual full lot.

Condition 2: The special circumstances or conditions described above were not created by the applicant or owner. The property hardship cannot be self-imposed.

- **Condition 2 is Met** - This hillside lot has many challenges in which to build a home which are similar to all the neighboring lots in this area.



Condition 3: The authorization of a variance is necessary in order for the owner or applicant to enjoy reasonable and substantial property rights.

- **Condition 3 is Met:** This is a challenging lot given the odd (pork chop shape) and drop off which results in much unusable land. In order to build a suitable home with the square footage similar to other homes in this area is to have this variance granted.

Condition 4: The authorization of a variance will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood or to the public welfare in general.

- **Condition 4 is Met:** The building of this home with the 20 foot setback will not impact other neighbors. The letter from the Ewart's (Brandt Kendall submitted) shows their support. The East neighbor at 4949 E Grandview Ln was out of town. Despite our attempts to contact the neighbor we feel their existing Palo Verde trees provide privacy and additional screening could easily mitigate any such concern.

ACMNA does not oppose this variance request.

Thank you for allowing us to submit our feedback.

Sincerely,

Jody Moman
Preservation Committee
www.ACMNA.org