



October 23, 2023

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

Re: **ZA-423-23-6**, 5111 N Saddlerock Lane, Arcadia Camelback Special Planning District

Dear Sir or Madam:

With respect to (ZA-423-23-6), The Arcadia Camelback Mountain Neighborhood Association does not oppose the variance requests to reduce side yard (northeast) setback to 10 feet and the side yard (east) setback to 10 feet.

The Four Tests

Test 1 – MET – *There are special circumstances or conditions applying to the land, building, or use of the subject property which do not apply to other similar properties in the same zoning district.*

This home is a unique original mid-century modern structure which the applicant seeks to retain but modernize. The parcel is an oddly shaped trapezoid on a mountainside with a mild slope and what appears to be some water runoff areas. The home is uniquely built in a manner to reflect the shape of the lot. It's coverage and setbacks are well done. The area being requested is hidden in the back corner and is the only logical place to put the needed garage.

Test 2 – MET - *The special circumstances or conditions described above were not created by the applicant, owner, or any previous owner of the property. The property hardship cannot be self-imposed.*

Aside from the architect who built the home 60+ years ago, the conditions are not self-imposed. They simply need a covered garage which they don't have.

Test 3 – MET - *The authorization of a variance is necessary in order for the owner or applicant to enjoy reasonable and substantial property rights.*

Having a covered garage in Arcadia is part of all remodels. This has become a home-building standard. As time moves forward a need for cool car storage with electric charging has become a basic need for homeowners.

Test 4 – MET - *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.*

Having visited the property, this setback request will not be seen by people from the road. The only two parcels that would see it are the neighbors to the north who were not home and the neighbor to the east who has a security gate preventing my interaction. In both cases, they have no views out the back of their property that this would obstruct and vegetation blocks the view of the proposed garage.

Thank you for allowing us the opportunity to provide our input.

Sincerely,

Tristahn Schaub
VP, ACMNA
Preservation Committee Chairman
www.acmna.org