



June 5, 2022

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

Re: **ZA-165-22-6 ACSPD**, 5301 E Mariposa Street, Arcadia Special Planning District

Dear Sir or Madam:

With respect to (ZA-165-22-6), 5301 E Mariposa Street, The Arcadia Camelback Mountain Neighborhood Association does not oppose the variance request to reduce the side yard setback (north) to 13 feet As long as the stipulation agreed upon by the applicant is added. The impacted neighbor to the North, Chris Watts has no objection to this request as well.

The current structure is 1,160 square feet and includes a guest room, bathroom and two car garage. The owner wishes to expand his automobile storage capacity by adding another 450 feet of garage and storage space. The proposed addition does not cause the property to exceed the lot coverage allowance.

We are treading on some interesting territory here where RE-35 properties can have guest houses complete with sleeping and cooking facilities, however in this case, limited to 900 square feet in size. This structure would far exceed that allowance with 1,610 square feet of coverage. However, Mr. Higgins' plans do not show any cooking facilities and we were told that there is no 220V service at the structure, even for hybrid/electric plug-in vehicles. Therefore, it would meet the criteria of NOT being a guest house, making its size, use and placement acceptable should the variance be granted.

ACMNA's primary preservation concern as of late, has been the influx of neighborhood-ruining short-term rentals. If this or a future owner desires to convert this to a rentable unit by simply installing a 220 circuit and building-in a kitchen, The Association and neighbors would highly object to that change. The property would then be in violation of both size for guest house allowance (at 900+ sqft) and placement for a secondary cooking-equipped structure outside the buildable envelope. ACMNA has asked, and the Baca's (owners) have agreed to a protectionary clause to be stipulated should this request be granted. The self-stipulation would be to the effect that "under no circumstances may this unit be converted to a secondary structure/guest house equipped with cooking and sleeping facilities."

Thank you for allowing us to provide our input.

Sincerely,

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