



Sept. 13, 2022

Zoning Hearing Officer
City of Phoenix, Planning and Development Department
200 West Washington Street, Second Floor
Phoenix, Arizona 85003

Re: **ZA-375-22** – 5517 East Calle Del Paisano Variance Request

Dear Sir or Madam:

With respect to the above-referenced variance request, the Arcadia Camelback Mountain Neighborhood Association (“ACMNA”) does not oppose the variance request to allow reduction in the eastside yard setback from 10’ to 5’. The house is positioned at an angle on a rectangle parcel which aligns with the street & neighbors, and the variance will allow converting a 1-car to a 2-car garage that is commonly found in the neighborhood

With respect to the four conditions, ACMNA finds as follows:

Condition One: 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.

This condition is Met. The existing house & garage are built at an angle with the lot lines and the existing 16’ wide garage barely encroaches the 10’ side setback. Most homes in the area have 2-car garages & to expand the existing garage to 20’ wide requires a variance allowing a setback of 5’. The proposed structure would touch the setback line of 5’ then gradually taper back to the required 10’ setback.

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

This condition is Met. The home was originally built at an angle to the East and West boundary lines in 1958 long before the current owner.

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

This condition is Met. It is reasonable for the applicant to enjoy a modern, unobtrusive garaged parking solution consistent with other homes in the neighborhood.

Condition Four: 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.

This condition is Met. The encroachment to the to the east does not appear to pose any detriment to neighboring properties or to traffic flow in the neighborhood. ACMNA spoke with neighbors most immediately impacted (5514, 5524 & 5527 E. Calle del Paisano) all of which had no objection to the variance request.

For these reasons ACMNA does not oppose the variance requested by the applicant.

Respectfully,

Tom Thomas
ACMNA Board Member
www.acmna.org