



February 26, 2024

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

RE: ZA-623-33-6 6102 E. Calle Del Media
RE-24 ACSPD

1. Variance to reduce the rear yard setback (east) to 10 feet. Minimum 30 feet required.
2. Variance to reduce the front yard setback (west) for a detached accessory dwelling unit to 15 feet. Minimum 30 feet required.
3. Use permit to allow detached accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.

Dear Sir or Madam,

With respect to ZA-623-23-6, the Arcadia Camelback Mountain Neighborhood Association **does not oppose this variance**. The reorientation of this lot to the standards that were in place when the home was built in 1957 should have strong weight in allowing the homeowner to enjoy their home with these variance requests. I met with the applicant and she told me that the home to the east of her is a rental and she spoke to that owner and they had no objection to these variances. I spoke to the neighbor to the south and he did not object. I attempted to speak to three other homeowners to the west, northwest and north but the homeowners were not home. Below is my summary to the Four Tests:

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 – The home was constructed in 1957 with different setbacks that currently exists. The owner states that the lot is 17,806 sf. City of Phoenix states that the property is 18,073 sf. and is currently zoned R-24 due to the zoning annexation that occurred in 1980's. City of Phoenix designated that the front yard property line was 61st St. The subject house front is actually on the south side of Calle del Media which is common for most of the homes on 61st St. that were built around 1957. Most of the homes on 61st St. are either on the north or south side of their respective streets. The reorientation of the lot will allow full utilization of their lot as was allowed when the home was originally constructed.



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 – The annexation of R-24 around 1980's is imposing unfair setbacks due to the smaller lot size of this home.

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 – The applicant is requesting the variance for an additional garage for a safer entrance for her children's car into the residence. The detached accessory dwelling will be in the northwest corner of the backyard and access to the dwelling will be through the house or backyard gate.

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 – these variance requests will not impact any of the neighbors.

In conclusion, the ACMNA **DOES NOT OPPOSE** this request for the variances.

Thank you for the opportunity to provide our input.

Sincerely,

Jody Moman
ACMNA Board Members, Preservation Committee Member
www.acmna.org