



June 28, 2023

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

Re: **ZA-211-23: 4848 East Red Rock Drive Variance Request**

Dear Sir or Madam:

With respect to (ZA-211-23), The Arcadia Camelback Mountain Neighborhood Association does not oppose the variance requests to reduce the required front yard (south) setback to 22 feet per the submitted plans. The parcel has significant impacts from the slope of the lot, which rises away from the street, resulting in a limited buildable area on the property. In light of the circumstances, the property owner proposes to erect a pool deck that extends into the required front yard, aligning with the existing pool on the property that has been in place since the early 1970s.

In evaluating the four conditions for granting a variance, ACMNA has reached the following conclusions:

***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 significant slope of the lot sets it apart from other properties in the same zoning district, limiting the buildable area and necessitating a unique approach to accommodate the pool deck.

***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 slope of the lot and its resulting impacts on the buildable area were not created by the owner. These circumstances are inherent to the property and predate the current owner's tenure.

***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 proposed pool deck is intended to enhance the existing pool area, which has been a longstanding feature of the property since its initial construction in the early 1970s. Granting the variance would enable the property owner to fully utilize and enjoy their property rights in a manner consistent with the historical context of the home.

***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 – Attempts to discuss this situation with the affected neighbors produced no results, however, no opposition has been presented, as far as we know. The plans and a visual inspection of the property would suggest no impact visually on any adjacent property. Given the nature of the property, which already includes an existing pool in the front yard, extending the pool deck into the required front yard setback is unlikely to cause material detriment to neighboring properties or the neighborhood. The proposed deck location aligns with the historical placement of the pool, and ACMNA does not anticipate any significant negative impact on the vicinity or public welfare.

As presented, this plan appears to be a thoughtful improvement to the property and is a consistent improvement to the neighborhood. ACMNA does not oppose such an improvement.

Respectfully,

Michael Phillips

**ACMNA Preservation Committee**

[www.acmna.org](http://www.acmna.org)