



January 20, 2022

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

Re: **ZA-652-21, 4453 N. 54th St.**

Dear Sir or Madam:

With respect to **ZA-652-21, 4453 N. 54th St.**, The Arcadia Camelback Mountain Neighborhood Association does not oppose the variance requests to reduce the front yard and back yard setbacks to 20 ft. Current requirement is 40 ft. The subject property is a corner lot at Camelback Rd. And 54th street. The city code has the current front of the property on Camelback Rd., but the home frontage is on 54th St., as well as the property address. The applicant claims this request was approved once before but was never used.

In reference to the 4 key conditions, the ACMNA has found the following:

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 – This is a simple exercise of correcting the documentation of the property to agree with the orientation of the home on the property. In effect, the zoning assumed the property faced north to south. The home is actually facing west to east. The variances requested will bring the property into compliance as long as the structure of the home remains in it's current orientation.

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 circumstances were not created by the owner, they were created by the City of Phoenix zoning standards. ACMNA is not sure how or why this situation exists since the address of the property is not on the front of the property either.

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 – This applicant is remodeling and needs these variances to obtain permits to improve 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 – The variance requested is only needed to keep and remodel the current structure. As long as the current structure remains oriented with the frontage facing west, there is no change in the neighborhood that would be significantly noticeable.

This type of case used to be referred to as a “re-orientation” case. ACMNA does want to emphasize that these variances are only for the current orientation of the property and would not apply to any change in the property frontage.

Respectfully submitted,

Joe Prewitt
ACMNA Board Member
www.acmna.org