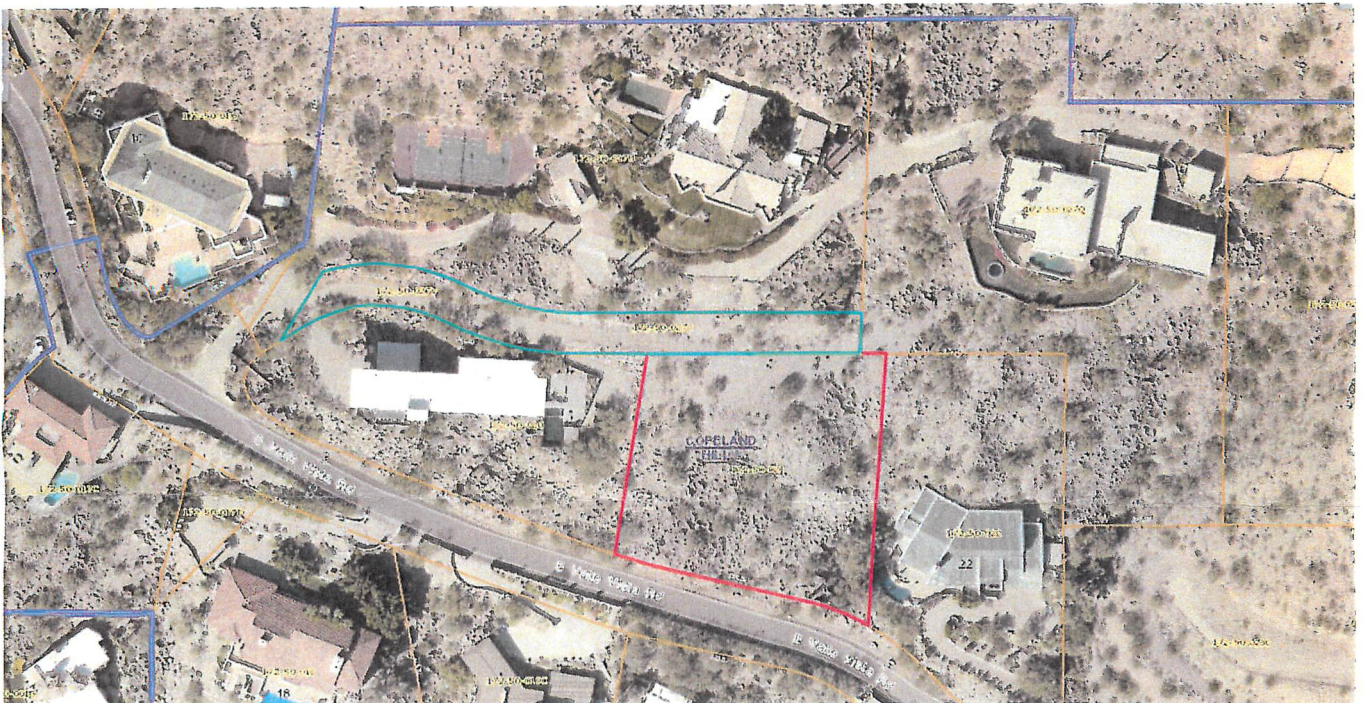


September 6, 2019

Re: **ZA-422-19 / 5425 E. Valle Vista Road, Phoenix**

Dear Neighbor or Interested Party:

The purpose of this letter is to inform you we recently filed a variance application (ZA-422-19) for the property located at 5425 E. Valle Vista Road in Phoenix and identified on the aerial map below. The Property is on a ledge with a tremendous drop off to the road below. There is at least 91-feet of grade change from the north to the south property line. This cliff and topography render access to the site virtually impossible from its designated road frontage, Valle Vista Road. Consequently, the site is accessed from the rear via a private access easement (shown in teal outline below). This condition creates an unusual property hardship that requires certain variances. The lot size, topography, and access limitations are special circumstances attributed to the land.



The owner proposes to develop a residence on the Property. Since the site has a Valle Vista Road property address, the south side is its technical front yard even though the elevation grade makes it impossible to access. The functional front yard, however, is the north side where the private access drive connects. Because the parcel containing this private access easement does not directly touch Valle Vista Road, technically a variance is required. The site impacts associated with this lot misconfiguration also necessitate rear yard setback reductions and height variance to make meaningful use of this challenged site. The site otherwise complies with all other city development standards.

The application has been scheduled for hearing before the Zoning Administrator on September 26, 2019 at 9:00 a.m. The meeting will be held in Assembly Room C, First Floor, City of Phoenix City Hall Building, 200 W. Washington Street. Please contact the City of Phoenix Planning Department at (602) 262-7132 prior to attending to confirm the time and location since it is subject to change. You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning Department at 200 West Washington Street, Phoenix, Arizona 85003 and referencing the case number. Your letter will be made part of the case file.

If you would like to learn more about this request, please feel free to contact me directly at (602) 230-0600. I would be happy to visit with you should you have any questions or concerns regarding this application. You may also contact the City of Phoenix Planning Department directly at (602) 262-7132.

Very truly yours,

WITHEY MORRIS P.L.C.

By 

G. Adam Baugh