



February 7, 2018

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

Re: **ZA-630-17-6** 5601 East Calle Del Paisano - Arcadia Camelback Special Planning District

Dear Sir or Madam

On behalf of the ACMNA we object to all variances being sought for 5601 East Calle Del Paisano.

The property located at 5601 East Calle Del Paisano was just sold to Barden Jeffrey from San Mateo CA. In speaking with the designer/representative Kevin Fulkerson on 1/29 he explained that they would like to add some covered patio space and a three car garage to the property. I questioned why when they were allowed 2,227 additional square feet per the zoning (double the current home size) they needed a 40% lot coverage variance to accommodate a garage and covered patio space. He could not answer that question and I therefore asked for a site plan to review the specifics of the request and suggested he lower his lot coverage to conform to the 30% limit as he does not meet the four tests. He agreed to revisit the plans with the owner and to send me/ACMNA a copy of the revised site plans. He has not responded to this request and 10 days has now passed.

The variance to reduce the west setback to 10 feet (minimum 30 feet required) will be in direct conflict with the city's complete streets project taking place over the next 4 years. The residents of both ACMNA and AONA (Arcadia Osborn) have worked collaboratively with the city to earn a MAG Design Assistance grant for 56th Street to be improved in a manner which allows for safe passage of cyclists and pedestrians to the five local schools, two parks and access to the Arizona Canal. This is a visually significant corridor whose spacious views of Camelback Mountain must be preserved. Bringing property lines closer crowds the street making it less safe for kids commuting, makes the city's project more challenging and steals from the spacious views people experience when they head north from Indian School Rd.

The variance to reduce the rear yard setback (east) to 10 feet does not meet the conditions of the four tests and would be materially detrimental to the neighborhood as this setback is not hidden from 56th Street and crows the mouth of the alley.

Finally, ACMNA vehemently opposes the request to take a single story home from a recently increased and allowable 30% lot coverage to 40% lot coverage. This is a third larger in size than what is allowed. In this portion of the application the applicant seeks not an exception to the rule but an abandonment of the rules. We find this unnecessary and inconsistent with the neighborhood standards. Being right on the corner of 56th Street, it creates a massive eyesore and creates a density of housing, uncharacteristic of our area.

ACMNA objects to this variance based on the following findings:

- The lot square footage is 14,550 which is 3.9% above the minimum standard lot size for the neighborhood. Lot size is not a hardship relative to the zoning. Also relative to neighbors to the north, south and east there is no difference in lot shape either. So there is no hardship based on uniqueness of shape.
- According to the assessors website the current home is 2,138 square feet. An updated home will be built and based on allowable lot coverage percentages; it can be 4,365 covered square feet. In a conforming build, this doubles the livable square feet. There is no hardship based on family needs or size. This is merely maximizing buildable square foot and it comes at a cost to the character of Arcadia.
- The side yard setbacks have a detrimental effect on the spacious neighborhood character. In particular the west yard setback jeopardizes a multi-million dollar city streets investment taking place along 56th Street.
- The need to build a larger than allowed home (40% vs 30% allowed) is a development need. This will be a refreshed/remodeled home and therefore it's completely self-imposed. This size of variance is not necessary for the builder to enjoy reasonable and substantial property rights.
- ACMNA feels it will have a detrimental effect on the direct neighbors and the surrounding community. It has negative effects on neighborhood density and fuels future homebuilders' confidence to burden the zoning department with requests for increased lot coverages. The applicant's request is fueled by statements of precedent and a desire to have what others have. Approving this variance propagates a trend that lies contrary to the intentions of these hearings, "that all cases are unique and must stand alone on its own merit".

It is my hope that you find this information of value in your decision on this case.

Thank you for considering our position on this matter.

Sincerely

Tristahn Schaub
ACMNA Vice President
Preservation Committee Chairman

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