



Camelback Mountain Neighborhood Association

— INCORPORATED 1988 —

February 15, 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-8-18-6** 5845 East Lafayette Boulevard - Arcadia Camelback Special Planning District

Dear Sir or Madam

On behalf of the ACMNA we do not object to the variance being sought for 5845 East Lafayette Boulevard.

The property located at 5845 East Lafayette Boulevard currently has a garage located on the eastern side of the property five feet from the property line. The exact date in which this structure was built, quite possibly could be before the city annexed the area and did the RE-24 overlay. The issue of overlaying zoning on existing properties is a common hardship within the boundaries of Arcadia. We do not believe that the current existence of this structure has created any hardship for the neighbors or is currently in any violation of zoning standards.

The genesis of the variance request comes from the desire to build a conforming addition to the main home and connecting it to the exiting garage. This request will provide safety for the owners to exit and unload vehicles directly into their home instead of walking around outside at night. It also allows for some additional needed living space. To adhere to the zoning would require them to demolish the current garage move it five feet over, only to rebuild it and connect it to the house. This seems unreasonable and unnecessary when the result of not doing the build would still leave a garage 5 feet from the property line.

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

www.acmna.org

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