



RESOLUTIONS
OF
ARCADIA/CAMELBACK MOUNTAIN NEIGHBORHOOD ASSOCIATION
February 1, 2018

The Board of the Arcadia/Camelback Mountain Neighborhood Association (“ACMNA”), duly adopted the following resolutions at a regularly scheduled Board meeting.

VARIANCE PROTOCOL

WHEREAS, the Preservation Committee of the Board is tasked with reviewing all variance applications that affect residences within ACMNA’s membership boundaries (as set forth in ACMNA’s Bylaws);

WHEREAS, an increasing number of variance applications include a request for greater lot coverage or reduced setbacks;

WHEREAS, Phoenix ordinances were revised in 2015 to allow for increased lot coverage from 25% to 30% for single story homes no greater than 20 Ft in height. (the “2015 Update” by Ordinance No. G-5983, eff. 2-20-2015);

WHEREAS, the Preservation Committee believes that the 2015 Update adequately addresses the growing number of renovations and households within ACMNA’s membership boundaries;

WHEREAS, the Preservation Committee recommends the Board adopt published parameters on whether ACMNA, through the Preservation Committee, will oppose or not oppose certain variance requests; and

WHEREAS, the Board has determined that it is advisable and in the best interests of ACMNA, and for transparency purposes, to set forth certain limits with respect ACMNA’s position on certain variance requests.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following parameters when the Preservation Committee is reviewing and taking positions on variance applications:

The ACMNA and its Board will oppose all zoning adjustment (variance) requests for any increase in lot coverage or reduction in setbacks, other than allowed under existing applicable ordinances unless the applicant is able to demonstrate that all four conditions (tests) for granting an adjustment (variance) under Arizona State Statutes and the Phoenix Zoning Ordinance have been met, as determined by the Preservation Committee, in its reasonable discretion.

It shall be the policy of The ACMNA to submit a written position statement on all variances within its boundaries. All position statements sent to the City Zoning Administration must be reviewed and approved by the preservation committee (or majority thereof). ACMNA board members who desire to submit dissenting opinions are free to do so, provided no reference to The ACMNA or affiliation with ACMNA is made in such statements or other communications.

RESOLVED FURTHER, that the Preservation Committee, and each of its members, is hereby delegated the full power and authority of the Board to take the following actions:

- (A) Communicate with applicants, neighbors, governmental authorities and other parties on behalf of the Board with respect to all variance requests within the ACMNA membership boundaries;
- (B) Take formal positions, whether to oppose or not oppose an application, including, without limitation, writing letters, signing documents, filing appeals, retaining legal counsel, incurring

reasonable costs and fees, and taking all other related actions with respect to carrying out the foregoing tasks; and

- (C) Exercise discretion and judgment in evaluating all other variance requests, whether for lot coverage increase, setback reduction or otherwise that are not directly addressed by the resolutions hereunder.

RESOLVED FURTHER, that except for ACMNA's President, Vice-President and the members of the Preservation Committee authorized by such officers, no other members of Board will take a formal Board position on variances.

GENERAL

RESOLVED FURTHER, that the officers and directors of ACMNA be, and each of them hereby is, authorized and empowered to take all such further action and to execute and deliver all such further agreements, documents, certificates and other instruments in the name and on behalf of the ACMNA, and to take all action as such officers or directors may deem necessary or advisable in order to fully carry out and perform any and all matters authorized in the foregoing resolutions, and such execution and delivery of such agreements, documents, certificates and other instruments and such other actions shall be deemed to be, and they hereby are, adopted and approved; and

RESOLVED FURTHER, that any and all actions of the officers and directors of ACMNA with respect to the matters set forth in these resolutions which occurred prior to the date hereof are hereby ratified, confirmed and approved.

The Secretary of ACMNA will file these resolutions with ACMNA's corporate minute book.

Karen Magnoni
Secretary

February 1, 2018