

Re: ZA 212-23-6

Dear Hearing Officer:

My name is Leslie Shultz-Crist and I am a resident of Phoenix living at 1042 E. Tuckey Ln - directly south of Yossi and Tiffany Dror, 1035 E. Ocotillo, who have submitted an application for a variance in their front yard. This email is to express my support of this variance. I have requested to speak at the meeting tomorrow but after reading the email submitted by Sandy Grunow Co-Chair of the Mid-Century Modern Neighborhood Association I felt compelled to respond. I admit I am not as well versed in the city codes as Sandy but I am well versed in how our neighbors the Dror's live and care about our community.

I would like to specifically say that I am not a member of the Association and truly did not even know one existed which is a problem. My husband and I along with our daughter and her family who reside at 915 E. Keim moved to this area for several reasons, one of which was that there was no HOA. It appears that this association is trying to act as an HOA for our community and I disagree strongly with this action. Let me be clear the association is not speaking for me or many in the neighborhood. Other reasons we moved to this community include the kind and welcoming people, the unique character of the homes and most of all the diversity of the individuals living here. We have been in our home since December of 2017 and have loved every minute of it.

I would like to respond to several of Sandy's points and hopefully provide some perspective. I appreciate the straightforward information that Sandy provided. I must say I was very taken aback by the tone and tenor of the email. If indeed the Association is representing all of us it should focus on only the facts rather than adding negative and personal attacks on the Dror family or their business.

While there may not have been any motor vehicle accidents within the CC29 grid prior to 4/22/2023 there was a two car collision at the corner of Ocotillo and 10th Street - the one corner that actually has a stop sign. Several families including myself and the Dror's stayed and provided aid until police arrived. During the time we were helping there was a lot of conversation about how many "almost" accidents we have all witnessed or avoided on Ocotillo, especially on the corner of 11th that directly dead ends into Ocotillo where the Dror's home is located. We should not be waiting to allow families

to complete walls until “someone is hit or killed”. Sandy refers to the prior residents living at 1035 E. Ocotillo who had no incidents - which simply means no one drove into their house. The previous owners were good friends and often said they did not use the front yard because of safety concerns and were not financially able to install a wall during their tenure. Finally, I would point out that not all vagrants, “almost” accidents and other concerns are called in to the police. This does not mean they do not exist, rather that people are prudent or do not want to bother the police. To verify this all one needs to do is review the comments and videos on the Ring and Next Door apps. While the street configuration may not have changed since 1946 the number of people traveling in our community has and it is important that we honor this incredible growth and provide flexibility for families.

I am aware of several variances being approved before and after the fact for neighbors in our grid. I believe Sandy was in this situation in 2021 and her 8 foot wall was granted a variance after it was completed. Our neighbors to the south Jim and Nancy Doyle (they granted me permission to use their names) at 1035 E. Tuckey Lane, were granted a variance many years ago to raise their wall and still carry a rider on their homeowners for the City of Phoenix.

I believe that this wall and structure will provide a level of safety that the Dror’s home needs as it is unique on Ocotillo as it is one of only three homes between 7th and 12th streets that are directly at the end of a street with no stop signs. The front entry gate does not look like a bus stop and would not be mistaken as one as it is in a private yard. Both of these builds will be a beautiful addition to our community, provide safety for the Dror’s family especially their 3 young children and increase property values. My husband and I, along with everyone who signed the petition, support this request for a variance being granted.

We truly appreciate the opportunity to express my opinion in this matter.

Sincerely,

Leslie Shultz-Crist and Clark Crist