

# Attachment F

## Sofia Mastikhina

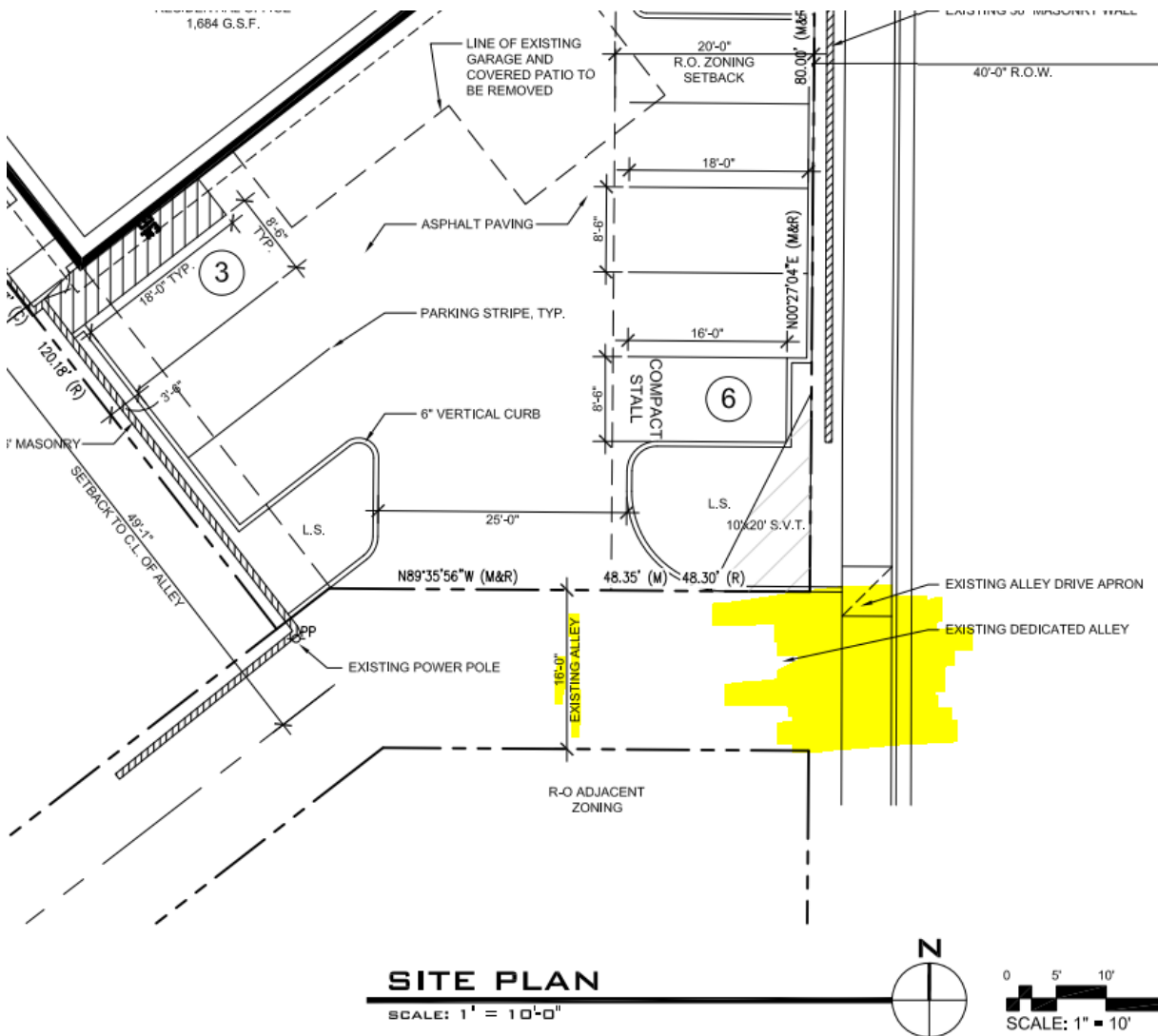
**From:** Daniel Cifuentes <daniel@cifuentesstudio.com>  
**Sent:** Thursday, April 29, 2021 1:44 PM  
**To:** Sofia Mastikhina  
**Cc:** Sophiayanster  
**Subject:** 4337 E CALLE FELIZ #Z-13-21

**Importance:** High

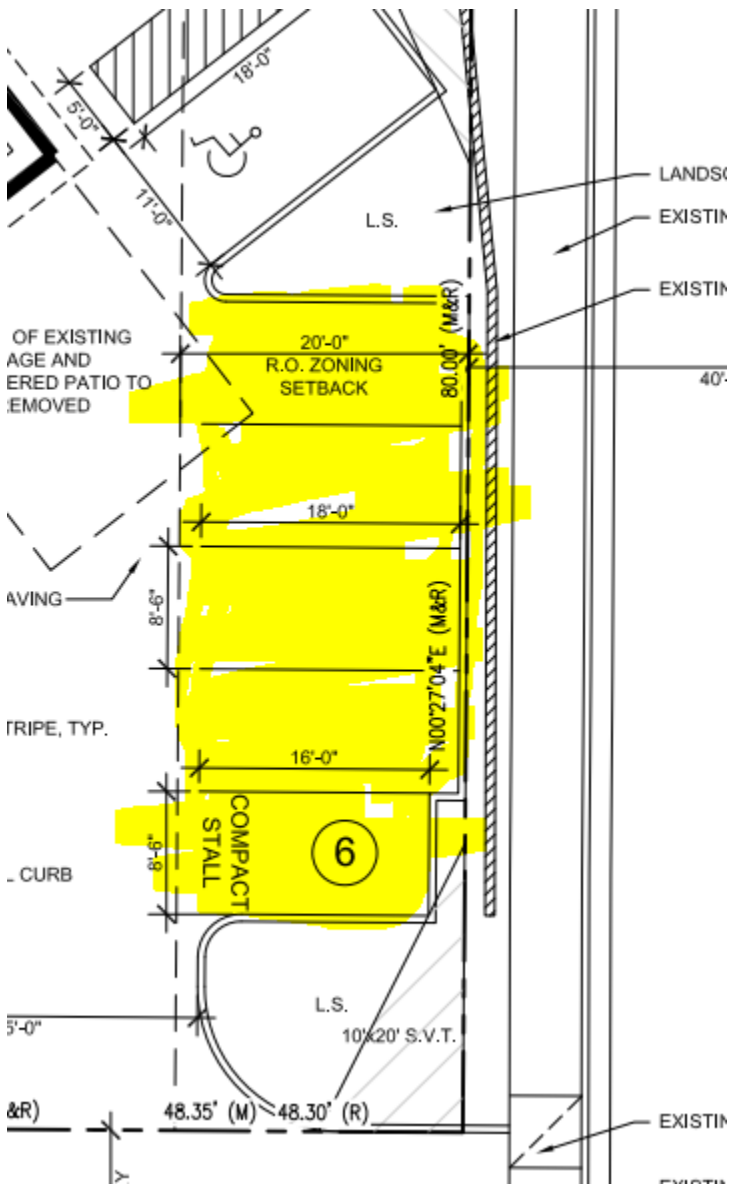
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon Ms. Mastikhina,

I'm writing because I represent a property owner in the area of this proposed project, whom is in opposition to this proposal at 4337 E. Calle Feliz with Application #Z-13-21. My client is very concerned that this proposal with greatly increase traffic in the area due to the proposal requiring alley access and entry pulling into and out of the very busy and high velocity street of 44<sup>th</sup> Street:



Additionally, we are concerned that the city should not be allowing a majority of the parking required for the site to be within the property's setback area, as this could potentially represent a danger for parking and a deterioration in the quality of the neighborhood to see cars parked along the street frontage of the property.



Please let us know how the city of Phoenix is in support of this proposition as it seems this should not be allowed. Are they seeking for a variance from any existing requirements? Additionally, we are worried about the additional traffic and any disturbances they can create for the SFR property directly to the west of the subject parcel and it's detrimental effect on their property values and the neighboring properties values.

Respectfully,

**Daniel Cifuentes, AIA, NCARB**

Cifuentes Studio LLC

[CifuentesStudio.com](http://CifuentesStudio.com) [[dcarchitecture.wordpress.com](http://dcarchitecture.wordpress.com)]

480.201.3535

## Sofia Mastikhina

---

**From:** JEAN LAWSON <jlawson32@cox.net>  
**Sent:** Tuesday, May 4, 2021 6:12 PM  
**To:** Sofia Mastikhina  
**Subject:** May 4 th meeting

First it is Evident you are all friends and I'm taking this meeting might be a waste of time but we on Calle feliz west side of 44th just a few houses away are here poised to a business of any kind in the residential neighborhood.

if we really have a say we would like a current traffic study and some kind of guarantee parking will not be on the residential street