



April 22, 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-157-18-6** 4455 E Calle del Norte - Arcadia Camelback Special Planning District

Dear Sir or Madam

On behalf of the ACMNA we take the following positions on the requested variances:

1. We do not object to the variance to increase lot coverage to 30%, maximum allowed 25%.
2. We do object to the variance to allow a detached accessory structure to have a height of 13 feet in the side yard where a maximum of 8 ft. is allowed.

The build located at 4455 E Calle del Norte has been a rather contentious project in which the developer, Mr. Krogh has built a non-conforming residence. Through an erroneous self-certification process, the city mistakenly took the plans as accurate and permitted construction. Regardless of the errors which have taken place, Mr. Krogh is ultimately responsible for his actions and the way he has unfortunately conducted himself with the local neighbors. Now asking for compassion and circumstances of hardship, he now finds himself at the mercy of the very neighbors he has mistreated and dismissed. It has been the role of ACMNA to see past the personalities in such matters and take a position based on the evidence and impact to the overall community.

Roughly three years ago a text amendment was initiated by members of ACMNA to allow for single story home expansions of up to 30% lot coverage. It was unknown to me, to Mr. Krogh's architect and his certifier that this rule did not apply to R1-18. I believe this is a surprise and a hardship that they have encountered where should their property be zoned smaller to R-14 or larger to R-24 they would enjoy the standard 30% lot coverage. This is indeed an oddity within Arcadia and a hardship which is unique to this property. Based on these circumstances, we feel Mr. Krogh should be granted the same standard allowances that other properties within Arcadia enjoy and do not object to the increased lot coverage.

The garage was built too close to the northern property line. The setbacks are not at all confusing here and we believe that Mr. Krogh must own his architectural mistakes. Regardless of the city permitting the project, both the architect and the certifier should know the setbacks in Arcadia. Mr. Krogh made an offer during the cul-de-sac meeting with Councilman DiCiccio's staff present to simply remove the structure altogether. Mr. Krogh, in an attempt at diplomacy had stated that he would remove the structure so that the setback issue would be resolved and also help mitigate the

overage on lot coverage which had been made. We feel he should honor his offer and remove the structure all together.

Overall we feel that Mr. Krogh has not been a very good neighbor during his remodel/flip. We feel that had he been more respectful towards the community, that much of these issues never would have been raised. Regardless of the outcome I believe this situation reinforces the need for both accountability and kindness when building. A solution which would keep Mr. Krogh true to his word would be to only grant him the lot coverage to satisfy the main house. This removes the secondary structure issue altogether and provides a compromise of sorts for the situation.

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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