

# ARCADIA CENTRAL

ACMNA Newsletter | [arcadiacentral.com](http://arcadiacentral.com)

**JANUARY 2016**

**VOLUME 30 | ISSUE 1**

## *this issue*

- Annual Meeting | Feb 6 2016
- David Wright House | Update
- Block Watch | Video Cameras
- Permits and Variances | Info
- Pack-a-Thon | Prince of Peace

## *Save the house but* **PROTECT THE NEIGHBORHOOD**

### **DAVID AND GLADYS WRIGHT HOUSE - UPDATE**

*Is the David Wright house architecturally worth saving?* YES

*Does the house enhance the neighborhood?* MAYBE

What do we mean by maybe? The house on the historical 2.4 acres is worthy of saving and it has already been protected from demolition and is not under threat, according to Mayor Stanton during the October 21, 2015 City Council Meeting.

The maybe exists if the owner continues to operate as a venue for events, theme park for holidays, concert site, wedding destination, cafe, bar and hotel or bed and breakfast; we strongly oppose it.

How is this happening? The David Wright House Foundation, managed by Zach Rawling, has said, "We just want to save and share the Frank Lloyd Wright masterpiece."

Unfortunately, the property owner's actions have not shown preservation to be the true objective. Over the past twelve months many events have been held without the zoning approval of a special use permit, without any licensing from the Arizona Liquor Board, without a vote for Landmark designation from the City Council and without the support of the Arcadia Camelback Mountain Neighborhood Association or any other governing group.

Since Mr. Rawling's original purchase of the Wright property, in 2012, he has purchased three adjacent single family homes, scraping them to vacant lots, and bringing the total land investment well over \$10 million dollars and just under 6 acres in land. It is the development of the David & Gladys Wright House into a large scale event venue that exceeds anything we could have imagined.

At first (2012-2013), the ACMNA was supportive of preserving the house. So much so, we even supported text amendment changes to current RE-35 zoning, allowing the "house" to be opened to the public. However, the reality of what they intend to do with the expanded acreage and the disregard for current zoning on the land, along with disregard for the desires of the immediate neighbors, impacted the most, has created a "change of heart" among our Board Members.

*(Continued on inside page.)*

## *Minute news*

### **MARK YOUR CALENDAR**

Annual Meeting is February 6, 2016  
Prince of Peace Church

*Want to receive our emails?*  
Sign up at [acmna.org/contact](http://acmna.org/contact)

### **GET ACMNA IN YOUR FEED!**

Join our facebook group:  
[facebook.com/groups/ACMNA](https://facebook.com/groups/ACMNA)



### **DID YOU KNOW? DATES IN ARCADIA**

*The Black Sphinx is a distinctive variety of date discovered as a rogue seedling in Phoenix, Arizona in 1928. It is most likely the result of a genetically unique seed that fell from an established Havani date tree. Once discovered, it became very popular and a grove was established in what is now the Arcadia neighborhood.*

# ARCADIA CENTRAL

ACMNA Newsletter | [arcadiacentral.com](http://arcadiacentral.com)

JANUARY 2016

VOLUME 30 | ISSUE 1

## DAVID AND GLADYS WRIGHT HOUSE - UPDATE

We are currently, and unanimously, 100% against their request of a HP-L status. Obtaining a Landmark status on all 6 acres (only 2.45 meet historical criteria), subsequently changing the zoning from what they currently have, R-35, will allow them to not only continue nonresidential use, but could allow for an outdoor amphitheater with a 30 foot high shade structure and a below grade 24,000 sf. auditorium, cafe and bar.

The political lobbyists, attorneys and PR Firms employed by Mr. Rawling, have misrepresented the status of the landmark designation, the intensity of events and scope of the development on numerous occasions. Even their "neighborhood support" has been grossly exaggerated and deceptive with respect to the representation of actual supporters in their mailers.

Most recently, the Phoenix Historic Preservation Commission opposed the recommendations made by the City of Phoenix Historic Preservation Staff and voted in favor of designating the two properties to the north of the Wright property "Historic Landmark". Their justification for the unprecedented, 7-2 vote was based upon the view the Wright's recognized for 15 years. The two nay votes were by commission members who actually work in Preservation and Archaeological History.

### *So, what can we do? What can YOU do?*

Join us, your neighborhood Board and be proactive about getting the message out! Talk to your neighbors - talk to your friends in Phoenix. Encourage people to see how big the scope of the project really is by visiting our website [www.acmna.org/developers-plans](http://www.acmna.org/developers-plans)

If the City supports this development in our neighborhood - what will they support in yours? We need you to get involved and speak out against commercial development under the guise of preservation! **AND, most importantly, please help with our legal expenses by donating on our website [www.acmna.org/donate](http://www.acmna.org/donate)**

Our councilperson Sal DiCiccio is 100% opposed to the zoning change from residential and designating land without historical significance as HP-Landmark. But he is only one vote on the Phoenix City Council.

*Please contact those making decisions about the quality of life in Arcadia. Write or call:*

<b>Mayor</b>	Greg Stanton.....602-262-7111
<b>District 1</b>	Thelda Williams ..... 602-262-7444
<b>District 2</b>	Jim Waring .....602-262-7445
<b>District 3</b>	Bill Gates .....602-262-7441
<b>District 4</b>	Laura Pastor..... 602-262-7447
<b>District 5</b>	Daniel Valenzuela .....602-262-7446
<b>District 6</b>	Sal DiCiccio .....602-262-7491
<b>District 7</b>	Michael Nowakowski .....602-262-7492
<b>District 8</b>	Kate Gallego .....602-262-7493

When the time is right please contact those making the decision about the quality of life in Arcadia and other neighborhoods.

We will be in touch by email and newsletter. Until then if you have ideas or want to help, contact the association via email [info@acmna.org](mailto:info@acmna.org)

## BLOCK WATCH - IMPORTANCE OF VIDEO CAMERAS

Homeowners that make the decision to invest in security devices, video surveillance, and systems may be pleasantly surprised by the impacts of these strategies on what they pay for home insurance premiums. Add this to the decreased losses and costs of having homes vandalized or burglarized, and the benefits continue to rise. Perhaps the biggest advantage of beefing up Home

safety is the peace of mind garnered from knowing that your family is well-protected and safe.

When evaluating your current home security, don't underestimate the value of video cameras and alarm systems that can provide added safety for your property and your loved ones. Security experts can determine the best approach to reinforce your home's safety and security.



# Why should I get a building permit or a variance?

## WHAT YOU NEED TO KNOW



Many of us, our friends and neighbors have, at one time or another, had work done on our homes; but how many of these jobs were done with the proper permits? If you think your job is too small for a permit, call the city and find out. If you are trying to save money and not use a licensed contractor, you may want to rethink this.

Several weekends ago the Arizona Registrar of Contractors (ROC) made random sweeps of contractors working in the Arcadia neighborhood. The agency said 16 professionally licensed contractors were in total compliance while 10 were warned or will have cases opened over violations.

Recently, the Maricopa County Assessor's office canvassed over 45,000 properties comparing recently updated street and aerial photography to their property tax records. Some of you reading this received a letter indicating that the tax records have been updated to reflect an increased square footage of your home in the tax records.

Besides property taxes valuations, there other consequences to not getting the proper permits and variances for a remodeling project - and a major one is RESALE!! Most home inspectors will pull all building permits and variances as part of the normal home inspection. If the sale of your home is contingent upon an appraisal, the un-permitted square footage may not be considered in the appraisal. If the disallowed square footage is significant, your home may not appraise.

Also, buyers don't want to shoulder the responsibility of non-permitted work when they go and sell the homes years later.

Permits may be issued retroactively (and are issued frequently), however, if a variance is also required, you may have to go through the variance process as well.

### REQUIREMENTS FOR GRANTING VARIANCES

A variance is a request to allow a deviation from a development standard required by the Zoning Ordinance. The Arizona State Statutes and the Zoning Ordinance require that four (4) conditions exist on the subject property for a variance to be approved. The Zoning Administrator or Hearing Officer must find that these four conditions exist on the subject property to rule favorably on a variance request. It is the burden of the applicant to prove his or her case.

#### THE FOUR CONDITIONS ARE:

1. There are special circumstances or conditions applying to the land, building, or use of the subject property which do not apply to other similar properties in the same zoning district.
2. The special circumstances or conditions described above were not created by the applicant, owner, or any previous owner of the property. The property hardship cannot be self-imposed.
3. The authorization of a variance is necessary in order for the owner or applicant to enjoy reasonable and substantial property rights.
4. The authorization of a variance will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general

**ALL FOUR CONDITIONS MUST BE SATISFIED BY THE SUBJECT PROPERTY FOR A VARIANCE TO BE GRANTED**

*From June 2015 thru December 2015 - 6 variances were filed with the City of Phoenix - ACMNA opposed 1.*

## 2ND ANNUAL ARCADIA CARES: FOOD FOR KIDZ PACK-A-THON



**Saturday, February 27, 2016, 9:00 a.m. – 1:00 P.M** | Prince of Peace Lutheran Church

The entire Arcadia Community, age 3 and up, is invited to participate in assembly line packing of meals for hungry children and their families locally and internationally. The meals are individually packed, highly nutritious and filling. Provided by Food for Kidz, the ingredients for the pack-a-thon cost only 15 cents per meal!

**For more info or to join the fund-raising brunch Sunday, January 24, 2016 at 10:45 A.M. visit [www.poppheoenix.org](http://www.poppheoenix.org)**

# ARCADIA CENTRAL

ACMNA Newsletter | [arcadiacentral.com](http://arcadiacentral.com)

4340 E. INDIAN SCHOOL RD., BOX #21 - 293

PHOENIX, AZ 85018

*Preserving our neighborhood starts with you.*

**ARCADIA**  
Camelback Mountain Neighborhood Association  
INCORPORATED 1988

Since its founding in 1987, the mission of the Arcadia Camelback Mountain Neighborhood Association has been to preserve the appealing ambiance and qualities that make our neighborhood such an enviable place in which to live.

VISIT OUR NEW WEBSITE **ACMNA.ORG**

## *Arcadia Camelback Mountain Neighborhood Association* **29TH ANNUAL MEETING**

**SATURDAY, FEBRUARY 6, 2016 - 9:00 A.M.**

Prince of Peace Church, Gymnasium (Gangsei Hall)

3641 N. 56th Street. Phoenix, AZ 85018

- *Coffee, juice, bagels and donuts will be served starting at 8:30, so there is time to get acquainted with your neighbors and the City Officials who are invited.*
- We will have updates on Arcadia Neighborhood issues and concerns, including the David Wright House.
- The ACMNA Board of Directors and Councilman Sal DiCiccio will be on hand to answer questions. We have also invited Mayor Greg Stanton, and several other City Officials.
- If you have questions or concerns about issues in Arcadia, please email us in advance of the meeting, [info@ACMNA.org](mailto:info@ACMNA.org) so we can be prepared to correctly address your concerns.
- As per the ACMNA Bylaws, the Association Membership will be electing half of our Board Members to serve two year terms. Nominations for Board Members were solicited in last month's newsletter and were to be submitted to the Nominating Committee in early January. Nominations are not accepted from the floor. The Committee will make final selection of the candidates for the slate to be elected. The full slate of nominations for continuing and new Board Members can be found at [www.acmna.org/who-we-are](http://www.acmna.org/who-we-are).