

ARCADIA CENTRAL

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ACMNA Newsletter

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Building Permits What you should know

Wondering if your home improvement project (or the annoying one being done by a neighbor) requires a permit?

In general, an owner needs a permit if they intend to construct, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system. The City of Phoenix has a [brochure](#) on what work requires a permit.

Here are a few common projects that require a permit:

- Fences (over 3 ft tall), walls, retaining walls
- Sheds, playhouses and other detached structures over 200 square feet
- Porch or carport enclosures
- Installation or replacement of exterior tank-less hot water heaters
- Pool construction or remodeling
- Alteration of hillside topography and/or hillside vegetation
- Alteration of drainage conditions of a lot
- Room additions, and of course, demolition and rebuilding

And a few common projects that are EXEMPT and do not require a permit:

- Erection of one-story detached structures used as storage sheds, playhouses, or similar uses if not greater than 200 SF
- Painting and minor exterior improvement, such as installing shutters or light fixtures.
- Placement of nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height

If you are beginning a construction project, you may know that there is currently a significant backlog in the permitting process. Please do not be tempted--or let a contractor convince you--to skip the permitting process. Building permits ensure that all construction conforms to the City of Phoenix building code and protects the health, safety, and general welfare of our neighborhood. Non-permitted construction will not be inspected, and could pose risk of fire, flood, electrocution, or collapse.

Find building codes at: [2018 City of Phoenix Building Construction Codes](#). You may review the codes and ordinances that are commonly referenced in developing property or used in construction projects at the webpage, [Ordinances](#). And if you are wondering about that project across the street, you can look up permits by property address at: [Permit Information Search](#).

Read the full article with links at www.acmna.org/nonpermitted-construction



ACMNA BOARD MEETINGS

The Association Board of Directors meet at 6pm on the first Thursday of the month (Except July and August) at Prince of Peace, Choir Room (NW corner)

These meetings are open to the public and Arcadia residents are encouraged to attend. Agendas are posted 5 days prior to meetings at:

www.acmna.org/agendas

Doing Good in the 'Hood

Twice a month, Sloane and Logan Guntman, along with their mom (behind the camera) walk 56th Street in the mornings picking up litter. Not only do the girls get exercise, but they know firsthand what pride in Arcadia is all about.

If you know of an Arcadia neighbor who shows pride and caring for our community, please contact us so we can recognize them in our next newsletter.



Are you being a good neighbor?

PET OWNERS: We have been fielding complaints about dogs off-leash in the parks, canal banks and on the street. Unless in a designated area, such as a dog park, dogs are required to be leashed at all times. (*City Code 8-14.*) **ALSO please be considerate and pick up after your pet!**



CLEAN UP AFTER YOUR PET

PROPERTY OWNERS: ACMNA would like to give a shout-out to homeowners along Camelback Road who work to keep their houses and yards in good condition. The Arcadia stretch of Camelback Road is the gateway to our neighborhood and a treasure for all of Phoenix. It's important to do your part to keep it nice for all to enjoy.



HELP KEEP OUR NEIGHBORHOOD CLEAN

So easy, a child can do it!

News from the Board Please Support Local Police

The following letter was drafted June 4th at the ACMNA board meeting, and sent to City staff:

Dear Mayor Gallego and Council Members O'Brien, Waring, Stark, Pastor, Guardado, DiCiccio, Ansari and Garcia,

The Arcadia Camelback Mountain Neighborhood Association (ACMNA) would like to voice its concern relating to police budgetary cuts. We believe it is imperative that current police funding levels remain unchanged and that efforts be made to rebuild our understaffed precincts. Currently, the department is losing an average of 18 officers per month while hiring a mere 10. This net loss comes during a year when Arizona has also seen one of the largest influxes of residents on record and a migration which shows no signs of slowing. More people with fewer officers has led to an increase in violent crimes and delays in response times.

The well-publicized movement to "defund the police" has sprung from incidents seen at a national level, not at our local level. Under the leadership of Chief Jerry Williams and our local precinct Commander, Chris Eyrich, we have seen high standards of ethics, equality, respect, and compassion for our diverse population. Our city's police should be celebrated, supported, and appropriately funded. Let Phoenix PD be a model for community relations between peace officers and the citizenry they serve.

Thank you for allowing us the opportunity to provide our input.



The Shemer Art Center Expansion & Legacy Campaign Changes Course

Much-needed expansion plans are still underway, with the goal of raising \$2M to help the non-profit continue its legacy in Arcadia. Recently, the center has decided to change direction, pivoting now to the exploration of designing and constructing a building on its own site, versus buying the property next door. A large, single-story building would be designed to house multi-purpose classrooms that could be converted to one large room when needed, as well as create space for specific classes such as painting, printmaking and fused glass.

Once completed, the property created by the non-profit Shemer Art Center and Museum Association, Inc. will be donated to the City of Phoenix, who owns the land and home in which the Shemer is located, so donors will be part of something that will forever serve the community.

Visit www.shemerartcenter.org for more info.

SIGN REPLACEMENT UNDERWAY

Arcadia Identity Signs are intended to convey neighborhood pride and sense of community. Two years ago, ACMNA replaced most of the original rectangular blue, tan, and green neighborhood identity signs with more modern, easier to read, graphics sculpted like Camelback Mountain.

Since then, some of the new Arcadia Identity Signs have disappeared either through theft or the Streets Department removed them when they repaired the street name or stop signs. ACMNA Board members have been replacing them with the few remaining spares we had. These new signs are designed, purchased, and installed by the ACMNA. We just ordered more signs for replacements as well as for additional street corners.

Photo: ACMNA President Tristahn Schaub and ACMNA Block Watch Captain Tom Thomas after installing a replacement identity sign.

What's Up with Alleys?

Have you ever wondered why... some areas in Arcadia have alleys and some don't? Some alleys look groomed while others are overgrown with weeds? Some homes have trash dumpsters in the alley while others have cans they have to put on the curb for pickup? Why so many differences?

The answer is Alley Abandonment.

The alleys have traditionally been a right-of-way for the city to provide trash service from the rear of each home. These passages also allowed utility companies access to their services without bothering homeowners. Unfortunately, these dirt roadways can create other unintended consequences.

There are pros and cons to keeping or abandoning the alley behind your house.

Pros:

- ◆ Security: Eliminate unwanted and undesirable traffic and property access to the rear of your home.
- ◆ Expansion of lot size: Create opportunity to purchase half of the adjoining abandoned property.
- ◆ Personal trash cans: Control your own trash without the issue of neighbors filling the receptacles at inopportune times.
- ◆ Neighborhood Unity: In order to be successful, the neighbors involved must work together. This could build a long-lasting sense of community that can serve the neighborhood for years.

Cons:

- ◆ Loss of Convenience: Property owners will be responsible for taking their receptacles to the street once a week.
- ◆ Increased blight risk: Homeowners are responsible for maintaining the alleyway behind their homes. However, once abandoned unvisited alleys can become a mess.
- ◆ Increase Property Tax: If a homeowner chooses to purchase the property, their property taxes would reflect the larger lot size.

This is a great conversation to have with your neighbors. The process can be complicated. It also requires open minded attitudes as both sides of the argument are considered. If you and your neighbors are interested in exploring this subject, more information can be found on the City of Phoenix website:

www.phoenix.gov/pdd/development/sitecivil/site/abandonments



