

OWNER'S EXPLANATION FOR VARIANCE/S (ZA-157-18-6)

Increased Lot Coverage up to 30%...

We acquired this property and planned its redevelopment in good faith with an understanding that it was zoned for at least 30% lot coverage just like approximately 95% of the lots in the Arcadia area. We, the architect, the plan reviewer, the zoning department, and everyone else involved in the project made a mistake in not realizing this lot was not included in a recent increase in lot coverage from 25% to 30%. As a result, the project was approved by the City as designed for just under 30% lot coverage. It was then built by us as approved, with complete confidence we were acting in line with current restrictions.

Clearly, we acted in good faith as did the City and everyone else involved. As such we now only want to work with everyone to come to a reasonable solution for all parties involved.... On a side note of somewhat importance, I was one of the local Arcadia residents asked to be involved to work with the city of Phoenix in an effort to reduce the city's workload by reducing the number of lot coverage variances from the Arcadia neighborhood....which was the major "culprit" in terms of these variances and the primary reason the city decided to pursue this amendment. It was my understanding the increase was to include all lots in arcadia. Clearly, it was also the understanding of many others which resulted in our plans being drawn at 29% lot coverage and subsequently approved for permit at 29%. The reason for the exclusion of our zone, R1-18, does not seem to be clear since there are lot zones both larger and smaller that were all included in the lot coverage increase. R1-18 is right in the middle in terms of lot sizes.

Increased Height to Detached Structure...

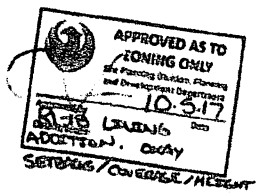
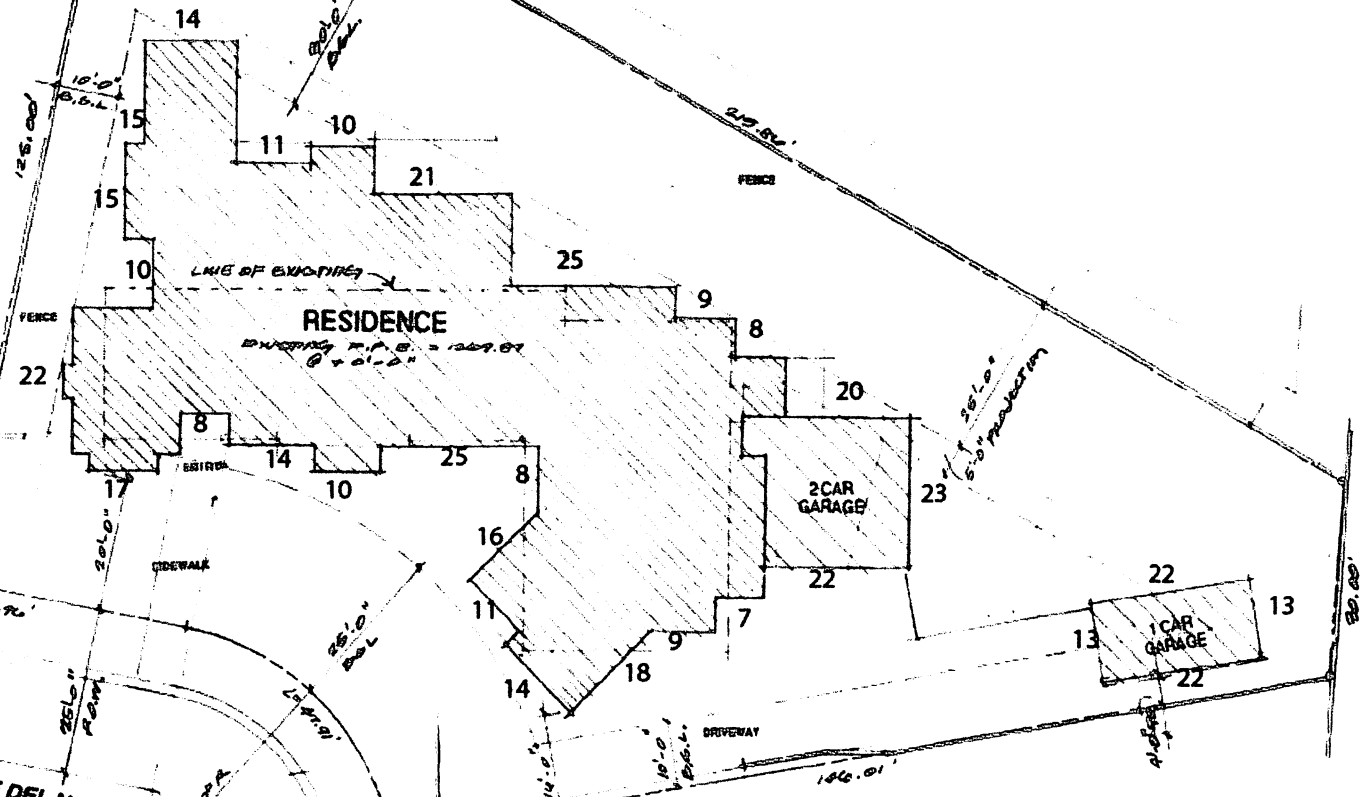
Our detached garage has already been built as permitted by City of Phoenix. Initially, there was a mistake made by our architect, but it should have been caught and redlined by the city, so they could make the necessary adjustments, as always happens in the zoning review process. The structure should have been red-lined and noted to push to the south approximately 6 feet to be taller than 8 ft. It was passed through zoning and we received our building permit.

The detached garage is currently built in the far back corner (see attached site plan) and not causing undue harm on the properties on either side of us or behind us. It backs up to a commercial building, so it is not blocking any neighbor's view, except to maybe block out the view of a commercial property and parking lot.... As previously stated, we had approved permits and have built the structure not knowing it should not have been approved by the zoning for permit. While we acknowledge some blame in this process, this is not our expertise and we rely on both the architect and the city to catch these types of errors to make sure this does not happen. ... Furthermore, if the structure did have an adverse impact on a neighbor, we would have to accept our penalty and just learn from the experience. However, there is no real impact of moving this structure 6 ft to the south, other than costing the owner \$25,000 to demolish and re-build....and further increasing the amount of time neighbors need to be inconvenienced by construction. Moving the structure does not influence the home's aesthetics from any neighbor's view and it does not, in any way, infringe on potential views from any neighbor.

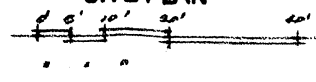


City of Phoenix Plan #: 1705174-RPSC Date: 10/23/17

EXISTING 6'-0" HIGH
BLOCK FENCES



SITE PLAN



Arcadia Camelback Special Planning District
5539 E Exeter Blvd
Phoenix AZ 85018

April 4, 2018

Hello.

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-157-18-6) for a site located at 4455 E Calle del Norte, Phoenix AZ 85018. Our request is for a variance to increase lot coverage to 30% where the maximum allowable is currently 25% (Zoning Ordinance-Section 610, R1-18 AND a variance to allow a detached accessory to have a height of 13 ft. Maximum height is 8 ft currently.

The hearing is as follows:

Zoning Adjustment Hearing
City Hall
200 West Washington Street, first floor
Assembly Room C, on April 26th, 2018 @ 1:30pm.

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona, 85003 and referencing the case number. You can also send an email to zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email. Your letter/email will be made part of the case file and shared with the Hearing Officer.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602.312.6116 or mkrogh@cox.net or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov.

Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,



Michael Krogh
Owner, Krogh Enterprises llc
602.312.6116
mkrogh@cox.net