

NOTICE OF RESULTS PLANNING HEARING OFFICER

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the **PLANNING HEARING OFFICER** and to the general public that the **CITY OF PHOENIX PLANNING HEARING OFFICER** held a hearing open to the public on **July 20, 2022 at 10:00 a.m.**

Per the most recent guidelines from the federal government, the Planning Hearing Officer hearing was held electronically via a video conferencing platform.

The results of the meeting are as follows:

Results

Approval with modifications	1.	Application #:	PHO-2-22--Z-97-96-1
		Location:	Northeast corner of 30th Avenue and Deer Valley Road
		Existing Zoning:	CP/GCP
		Acreage:	7.58
		Request:	1) Modification of Stipulation 1 regarding development in accordance with site plan dated June 20, 1996 and April 26, 2002. 2) Modification of Stipulation 2 regarding emergency access to Louise Drive (PHO-1-02). 3) Deletion of Stipulation 5 regarding notification requirements.
		Applicant:	AZ West Deer Valley LP
		Owner:	AZ West Deer Valley LP
		Representative:	Shaine Alleman, Tiffany & Bosco PA
Approval with a modification and an additional stipulation	2.	Application #:	PHO-1-22—Z-58-04-1
		Location:	Approximately 550 feet south of the southwest corner of 43rd Avenue and Cactus Road
		Existing Zoning:	C-O (Approved C-1)
		Acreage:	1.08
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped May 24, 2004 and elevations date stamped July 7, 2004. 2) Deletion of Stipulation 4 regarding parking lot landscaping. 3) Technical corrections for Stipulations 2 and 3.
		Applicant:	Mark Cunningham
		Owner:	Benjamin and Corina Covaciu
		Representative:	Mark Cunningham

Continued to August 17, 2022	3.	Application #:	PHO-2-22--Z-206-86-8(7)
		Location:	Approximately 340 feet north of the northwest corner of Jesse Owens Parkway and Baseline Road
		Existing Zoning:	C-2 BAOD
		Acreage:	1.93
		Request:	1) Deletion of Stipulation 2 regarding general conformance to the site plan submitted. 2) Modification of Stipulation 19 regarding general conformance to the site plan presented to the Planning Hearing Officer on July 26, 1989. 3) Technical corrections to Stipulations 3, 6, 8, 11, 16, and 20.
		Applicant:	Andrew Biskind, TBBG Acquisitions LLC
		Owner:	Herbert and Patricia Dreiseszun Trust
		Representative:	Benjamin Tate, Withey Morris PLC
Approval with a modification and an additional stipulation	4.	Application #:	PHO-3-22--Z-96-06-7 (Continued from June 15, 2022)
		Location:	Southwest corner of 59th Avenue and Southern Avenue
		Existing Zoning:	S-1 (Approved R-3A and C-2)
		Acreage:	22.12
		Request:	1) Review of commercial elevations per Stipulation 2.
		Applicant:	Ray Brown, Wentworth Properties
		Owner:	John Vanderwey, REXCO S202 LLC
		Representative:	Alan Beaudoin, Norris Design
Approval with modifications and additional stipulations	5.	Application #:	PHO-1-22--Z-146-06-8
		Location:	Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street
		Existing Zoning:	C-2 HGT/WVR (Approved C-2 H-R)
		Acreage:	4.30
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan and elevations date stamped October 26, 2006. 2) Modification of Stipulation 3 regarding townhome architecture fronting Polk Street. 3) Deletion of Stipulation 6 regarding exterior planters on balconies. 4) Modification of Stipulation 8 regarding a plaza at grade level along Van Buren Street. 5) Technical corrections for Stipulations 2, 4, 5, and 7.
		Applicant:	Ian Swiergol, Alliance Residential

	Owner:	Dharam Ahir Investments of Arizona Inc.
	Representative:	Nick Wood, Snell and Wilmer LLP

For further information, please call Bradley Wylam, Planner I, Planning and Development Department at 602-256-3322 or contact us via electronic mail at pdd.pho@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For further information or to request a reasonable accommodation, please contact Les Scott at 602-261-8980. TTY: Use 7-1-1.