

**RESULTS OF PUBLIC MEETING
BOARD OF ADJUSTMENT
* REVISED 7/24/24**

Pursuant to A.R.S. Section 38-431.02, notice was hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public, that the **BOARD OF ADJUSTMENT** held a meeting open to public on **Thursday, July 11, 2024 at 12:00 p.m.**

The Board of Adjustment was held in-person and virtually.

The results of the meeting were as follows:

RESULTS

Approved A. Approval of Minutes – May 2, 2024

(James/Ammon – Vote of 6-0) (Beuerlein absent).

Approved B. Approval of Agenda – July 11, 2024

(James/Eigo - Vote of 6-0) (Beuerlein absent).

No Action C. Requests for Continuance and/or Withdrawal

D. Items for Consideration

**Approved
review with
deletion of
Stipulation #8**

1. Application #: **ZA-392-18-3 (6-Month Review)**
 Existing Zoning: R-5
 Location: 1431 East Dunlap Avenue
 Quarter Section: 26-30(J9)
 Proposal: Use permit to allow a community
 residence center in the R-5 district.
 Use permit required.
 Ordinance Sections: 618.D.7
 Applicant: Brian Greathouse, Burch &
 Cracchiolo, P.A
 Representative: Brian Greathouse, Burch &
 Cracchiolo, P.A
 Owner: Joe Keeper, Native American
 Connections, Inc.
 Appellant: Teresa Duhancik

***Approved the 6-month review with the deletion of
Stipulation #8.***

Stipulations:

1. ***The applicant shall complete the Community Residence Center registration within 30 days.***
2. ***The applicant shall obtain and maintain a license from either the Arizona Department of Health Services or the City of Phoenix (whichever is applicable). If a license is not obtained within 6 months of the issuance of a Certificate of Occupancy, the Zoning Administrator shall schedule a revocation hearing of this use permit.***
3. ***The applicant will have 1 year to apply and pay for building permits.***
4. ***There will be no more than 55 beds within the Community Residence Center.***
5. ***Cameras must be installed at all entrances to the center. At least two cameras must be installed along the perimeter of the site.***
6. ***Upon receipt of the Certificate of Occupancy, the manager of the facility will designate a manager level staff member as the primary contact. The name and phone number of the primary contact must be provided to all registered neighborhood associations within 1,320 feet of the site. The primary contact must respond to identified concerns from the associations within 7 business days. A copy of the primary contact person's name and phone number shall be provided to the Planning and Development Department for inclusion in the case file and must be updated within 48 hours of any changes.***
7. ***Beginning 6 months after receipt of the Certificate of Occupancy, the facility manager will initiate regular updates regarding neighborhood concerns with adjacent property owners and neighborhood associations. The manager must provide an email documenting to the parties identified that meetings are occurring and how issues plan to be mitigated. The manager and neighborhood associations may utilize email correspondence in lieu of a meeting, if mutually accepted by both parties.***
- ~~8. The use permit will be reviewed within 6 months.~~
8. ***General conformance to the site plan dated July 17, 2018 with regard to the community residence center.***

10. 9. There will be no signage indicating the community residence center use on the property.

(Eigo/Hill - Vote of 6-0) (Beuerlein absent).

E. Other Business

Approved * 2. Discussion and Vote on October 2024 Board of Adjustment meeting date.

The October 2024 Board of Adjustment meeting will take place on Thursday, October 10, 2024.

(Dodds/Ammon - Vote of 6-0) (Beuerlein absent).

Updated 3. Update on next Board of Adjustment agenda.

Updated 4. Update on pending appeals of the Board of Adjustment.

No Action 5. Q & A: Procedure and Process - Board of Adjustment case law.

Adjourned F. Adjournment

For further information, please call Julie Garcia in the Planning and Development Department at 602-495-7029 or contact us via electronic mail at pdd.boardofadjust@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

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July 24, 2024