



Report to the Board of Adjustment

Prepared by the Maricopa County Planning and Development Department

Case: BA2022052 – 2PHDs LLC Property Variance

Hearing Date: January 19, 2023 (Continued from November 10, 2022)

Supervisor District: 2

Applicant: Andrei Polukhtin

Property Owner: 2PhDs LLC

Requests: **Variances to the development standards of the Maricopa County Zoning Ordinance to permit:**

- 1) Proposed front setback of 23' where 40' is the minimum permitted per MCZO Article 503.4.1.A and;
- 2) Proposed rear setback of 33' where 40' is the minimum permitted per MCZO Article 503.4.3

Site Location: APN 219-37-095A@ 27814 N 162nd Way. – Rio Verde Dr & 164th St., in the Rio Verde area

Site Size: 43,701 sq. ft.

Current Use / Zoning: Vacant / Rural-43

Open Violation: **No Violation on property**

Citizen Support/Opposition: One opposition email

Findings: **The request have been withdrawn by the applicant.** No action is necessary of the Board.

Presented by: Joel Landis, Planner
Reviewed by: Darren V. Gérard, AICP, Planning Manager
Attachments: Request to Withdraw (1 page)

Re: BA2022052

Polukhtin Andrei <morningvistahomes@gmail.com>

Thu 12/22/2022 8:52 AM

To: Joel Landis (PND) <Joel.Landis@maricopa.gov>

Cc: brian@gdengineers.com <brian@gdengineers.com>

Good morning, Joel,

I will abandon this application, we figured how to count only one side as front side of this lot.

Thank you,

Andrei

From: "Joel Landis (PND)" <Joel.Landis@maricopa.gov>

Date: Wednesday, December 21, 2022 at 3:25 PM

To: "morningvistahomes@gmail.com" <morningvistahomes@gmail.com>

Cc: "brian@gdengineers.com" <brian@gdengineers.com>

Subject: RE: BA2022052

Hello,

Just checking in with you re: your status with the variance case and if you intend to bring this back to hearing on January 19. My cut-off date for the hearing is the 27th so I'd prefer to have revised documents prior to that day (application, site plan, narrative to match new request) unless you've decided to move forward on permitting.



Joel Landis

Planner

[Maricopa County Planning & Development Department](#)

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Find information on our new permit process [here](#).