



BOARD OF ADJUSTMENT MARICOPA COUNTY

Attend in Person: Board of Supervisors' Auditorium 205 W. Jefferson St.
Or attend virtual hearing: GoToWebinar

AGENDA

Thursday, March 16, 2023

This hearing has been noticed in accordance with the Open Meeting Law (ARS §38-431).

Board of Adjustment hearing will be held at the Board of Supervisors' Auditorium and also available as an on-line virtual public hearing. To register virtual attendance - please register at the following web address:

<https://attendee.gotowebinar.com/register/3790797663404320346>

After registering, you will receive a confirmation e-mail containing information about joining the webinar.

To listen by telephone, dial 1 (415) 930-5321, when prompted enter Audio Access code 696-134-581. If you are not registered as a webinar participant, you may be able to listen to the hearing but will be unable to participate in the hearing. Registered participants may participate in real time when the Chairman instructs participants on how to be recognized or to provide comment.

If you would like to send a comment, or register support or opposition regarding one of the items on the agenda, please send an e-mail to Rachel.Applegate@Maricopa.Gov identifying the following:

- Board of Adjustment hearing date
- Agenda item and case number
- Your name, e-mail and phone number
- Identify yourself as applicant / applicant representative / in support / in opposition / other
- Indicate support or opposition
- Indicate if you wish to speak or do not wish to speak
- You may attach items to the email that you wish to be presented to the Board.
- Any such email must be received prior to the public hearing beginning for that item. It is preferred for the e-mail to be received at least one day prior to the public hearing.

All items on this agenda are for Board action unless otherwise noted. The Board may break for lunch at its discretion during this agenda. These items will be heard at the next available Board hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 301 W. Jefferson St., Suite 170., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon

to peculiar conditions relating to the subject property, a strict interpretation of the ordinance would work an unnecessary hardship, and that granting of the variance would not damage the intent and purpose of the zoning ordinance.

Call To Order: 10:00 a.m.

Roll Call: Board of Adjustment Members

Approval of Minutes: February 16, 2023

Announcements: The Chair shall make the normal meeting announcements.

Withdrawn Agenda:

1. **BA2023005** **Pierce Property** **District 3**
Applicant: Leodra Bowell, Phoenix Permit Services
Location: APN 169-13-023 @ 4332 E. Upper Ridge Way, Paradise Valley, 85253
Request: Variance to permit:
1) Existing hillside disturbance of 252 sq. ft. outside the proposed building envelope where prohibited per MCZO Article 1201.6.1.1
Withdrawn: Case is withdrawn as area requesting relief is within a previously disturbed hillside area, thus a variance is not necessary.
Presented by: Andrew Lorentzen

Consent Agenda:

2. **BA2022062** **Reaser Property** **District 3**
Applicant: Jenny Vitale
Location: APN 203-37-007L @ 37607 N. 31st Ave in the North Phoenix Area
Request: Variance to permit:
1) Proposed hillside disturbance of 8,939 sq. ft. outside the lot's principal buildable envelope where prohibited per MCZO Article 1201.6.1.1 and;
2) Proposal to locate the sewage disposal system outside of the principal building envelope where prohibited per MCZO Article 1201.6.1.2.
Findings: The request meets the statutory test for variance approval
Presented by: Andrew Lorentzen
3. **BA2023007** **Glimcher Property** **District 3**
Applicant: Stratton Andrews, BedBrock Architecture
Location: APN 169-13-032 @ 4201 E. Upper Ridge Wy. – E. Lincoln Dr & N. 40th St., in the Paradise Valley area
Request: Variance to permit:

- 1) New hillside disturbance of 9,200 sq. ft. outside the lot's principal building envelope where prohibited per MCZO Article 1201.6.1.1

Findings:
Presented by:

The request meets the statutory test for variance approval
Joel Landis

Code Compliance Review:

4.	V202201327	Code Compliance Review	District 3
	Respondent:	Saving Paws Rescue of Arizona	
	Location:	1538 W. Irvine Road (211-50-019N)	
	Request:	Appeal of the Hearing Officer's Order of Judgment	
	Violation:	Commercial business in a Rural/Residential area (exceeding Home Occupation standards)	
	Presented by:	Darren V. Gérard	

Regular Agenda:

5.	BA2023002	Straight Living Trust	District 3
	Applicant:	Shannon Miller, Miller Fence & Barns	
	Location:	APN 211-50-048S @ 38314 N. 15 th Ave. – 19 th Ave. & Joy Ranch Rd. in the Phoenix area	
	Request:	Variance to permit:	
		1) Proposed front setback of 22' for a detached storage shed, where 40' is the minimum permitted per MCZO Article 503.4.1	
	Findings:	The request fails to meet the statutory test for variance approval	
	Presented by:	Nick Schlimm	

Other Matters:

Adjournment: The Chair shall adjourn the hearing.