

ATTACHMENT E

Share on Facebook

Share on Twitter

Share in Messenger



Dear Neighbors,

Many of you know that a developer purchased the lot at 9455 N 26th Street, Phoenix, AZ 85028 in 2020. This is the empty lot east of 26th Street off of the SR 51 Highway adjacent to Hope Bible Church.

There is a zoning hearing scheduled with the City of Phoenix on April 17th at 10AM. Signing this petition acknowledges that you live within the surrounding neighborhood and object to the new zoning changes

being requested by the developers, H&H Developers, Inc.

The developer is again attempting to change the existing zoning and there are 2 key concerns of the neighborhood.

1.) As of now the plot of land is zoned for single-story homes not to exceed a maximum of 20 feet in height. The neighborhood fought very hard over many years to put the current stipulations in place in order to protect the quaint aesthetic of our mountain view neighborhood and to ensure single-story low-profile homes that fit in with the neighborhood.

The new zoning proposed would drop the current stipulation requiring only single-story homes to be built and instead allow for 5 of the 7 homes to now be two-story with a height of 22 feet. The majority of these two-story homes would back up to 26th Street.

2.) The developer is also attempting to get the stipulation dropped that would require sewer mitigation treatment to be put in place to eliminate potential sewer odors. This is a real concern because this is a lower elevation point of the neighborhood and surrounding areas already suffer from occasional sewer odor.

In conclusion, if new zoning is approved the new homes will be high-profile two-story homes with a block-shape which will be exacerbated by how close together the homes will be. This will impede views and not fit in with the current houses in the surrounding area. Additionally, there will be no requirement for sewer mitigation treatment to help control sewer smells.

The neighborhood has always supported the lot being developed but want the current stipulations to be enforced so the feel is in keeping with the rest of the neighborhood.

See below for to view rezoning application along with details of their development plan.

<https://www.phoenix.gov/pddsites/Documents/PZ/PHO-2-24--Z-181-99-3.pdf>

Thank you for your time and support.

COMMENT

- Lanee' Adams** United States, Phoenix Apr 16, 2024
- I object to the new zoning changes. The zoning for single story homes and required sewer mitigation treatment is appropriate for the land and no changes are warranted and would not provide value to the neighborhood. 👍 | 🗨️
-
- Alexis butler** United States, Phoenix Apr 16, 2024
- Don't disturb the views and keep the houses uniform to one story only. 👍 | 🗨️
-
- Eric J Prostor** United States, Phoenix Apr 15, 2024
- 9210 N. 28th Street 👍 | 🗨️
-
- Theodore Guy** United States, Phoenix Apr 15, 2024
- 2424 E Mountain View Road
I live very close to this lot. Only one story homes exist in the immediate area (East of 26th st) As a resident I would like to keep the sightline and not disrupt it with 2 story homes. 👍 | 🗨️
-
- Steve and Emily Jackson** United States, Phoenix Apr 15, 2024
- 9615 N. 26th Place, Phoenix AZ 85028 👍 | 🗨️
-
- Anonymous** United States, Tempe Apr 15, 2024
- 2623 e mountain view rd 👍 | 🗨️
-
- Anonymous** United States, Tempe Apr 15, 2024
- 2623 E MOUNTAIN VIEW RD, PHOENIX, AZ, 85028
2623 E MOUNTAIN VIEW RD 👍 | 🗨️
-
- Rita Guy** United States, Phoenix Apr 15, 2024
- Kindly respect the folks in this beautiful neighborhood by building according to the original stipulations. Thank you. 👍 | 🗨️
-
- Miriam Acquafredda** United States, Phoenix Apr 15, 2024
- Please no 2-stories! 👍 | 🗨️
-
- Shane Butler** United States, Phoenix Apr 15, 2024
- No 2 story homes 👍 | 🗨️
-
- Lisa Ruggiero** United States, Phoenix Apr 14, 2024
- 2417 E North Ln. 👍 | 🗨️

Marc Shafer United States, Washington

Apr 14, 2024

No Change. Please keep current stipulations.



John Zemblidge United States, Phoenix

Apr 14, 2024

I have lived in the neighborhood since 1982. We raised our family here and request the current zoning stipulations remain in effect.



Phyllis Barreto United States, Phoenix

Apr 14, 2024

I've lived here for nearly 20 years and want to see the stipulations adhered to. My mother lived in the neighborhood for over 40 years, she built one of the first houses, and she fought very hard to help put those stipulations in place. I don't want to have her spinning in her grave.



Erin Alquist United States, Phoenix

Apr 14, 2024

I grew up in this neighborhood and am now a homeowner in it. It has always been a Phoenix hidden gem with the serene mountain scapes and quaint atmosphere of ranch style homes. My Grandmother fought alongside the neighborhood for many years to put the current zoning stipulations in place in order to preserve this special place. I do not support changes to the existing stipulations as the current ones have the best interest of the surrounding neighbors and community in mind.



Virginia Goldston United States, Phoenix

Apr 14, 2024

I live in the neighborhood and do not support the changes to the current stipulations.



Philip Goldston United States, Phoenix

Apr 14, 2024

I live in the neighborhood and do not support the changes to the current stipulations.



Richard E Clark United States, Phoenix

Apr 14, 2024

there is already too much traffic in the area. The immediate residents in the area going north on 26th St. The public from 26th St to the 51 South. The public to Northern Access Rd. West and the traffic south on the Northern access Rd west to the 51 south. Other concerns are, can the current sewer system that is very old handle the increase. The city continues to tell its residents to conserve water but at the same time permits more and more building of homes. The entrance and egress to the planned properties is also an issue causing traffic backups on 26th St. and The Northern Access Rd. I am totally against any further development in the area.



Mary Ann Maher United States, Phoenix

Apr 14, 2024

There exists an approved plan. Our neighborhood wants it to be enforced.



Ellen Goot United States, Scottsdale

Apr 14, 2024

I believe the current zoning stipulations should remain in effect



Michael Grace United States, Phoenix

Apr 14, 2024

We don't have any 2 story hpuses in our neighborhood. How about the developer be more intelligent in what he proposes - this constant battle is exhausting. Be a better human.



Paul Hamra United States, Scottsdale

Apr 13, 2024

Please keep the zoning stipulations that our neighborhood agreed to in the past



Paul Hamra United States, Scottsdale

Apr 13, 2024

Please keep the zoning stipulations that our neighborhood agreed to in the past



Mark Moran United States, Phoenix

Apr 13, 2024

9644 N 27th Pl



Sheila McGinn Dorman United States, Phoenix

Apr 13, 2024

The current stipulations on the property should remain in effect.



Jennifer Lane United States, Phoenix

Apr 13, 2024

Our community has enjoyed the views and the serene atmosphere of our neighborhood for over 40 years. I humbly urge the Phoenix Zoning Committee to require H&H Developers to uphold the integrity of our established zoning regulations which were crafted years ago. Granting leeway to H&H Developers to build two-story residences that obstruct our neighbors cherished views of Piestewa Peak and to neglect essential sewer mitigation treatment would unjustly favor the developer to the detriment of our community.



Ryan Dooley United States, Tempe

Apr 13, 2024

I would like to see the developer adhere to the current zoning stipulations.



Fred M Cohenz United States, Phoenix

Apr 13, 2024

I have lived in the neighborhood for 45 years and strongly believe it is important not to overload our existing sewer system and not to change the the height restrictions we, who live here, have had to abide by in order to maintain the population density and character of our neighborhood.



Herbert Mendelson United States, Scottsdale

Apr 13, 2024

I live in the neighborhood and do not support the changes to the current stipulations.



Fred M Cohen United States, Phoenix

Apr 13, 2024

2601 E Vogel Ave



Jennifer Grace United States, Scottsdale

Apr 13, 2024

Absolutely no to two story homes. Ok with single story homes and proper sewer mitigation.



Gail Hatkoff United States, Phoenix

Apr 13, 2024

As a resident of Phoenix Hillside Estates, I oppose this zoning change for numerous reasons



Linda Lee United States, Phoenix

Apr 13, 2024

Don't let the developer change the already agreed to stipulations!



Steven Lee United States, Phoenix

Apr 13, 2024

The actual height is taller than 22 ft due to how the roof line is measured. the 2017 stipulations should be adhered to.



Anonymous United States, Phoenix

Apr 13, 2024

dangerous to the school as well



W Blair Grafe United States, Scottsdale

Apr 13, 2024

Stick with the approved 2017 stipulations as sent by Adam Grant of City of Phoenix. NO Two Story houses and no parking on 26th Street. Plus sewer lift and smell mitigation



Cheralyn T Beaudry United States, Phoenix

Apr 13, 2024

2615 E Mountain View Road



Meg Safko United States, Phoenix

Apr 13, 2024

I live in the neighborhood and do not support the changes to the current stipulations.



Patricia Craze United States, Scottsdale

Apr 13, 2024

Important to protect neighbors from have sewer smells and preserve existing views and home values.



[Sign in to comment](#)

June 4, 2024

Phoenix Development Department
200 W Washington St., 2nd Floor.
Phoenix, AZ 85003

**Re: Appeal Hearing for Phoenix Zoning Change Application PHO-2-24-Z-181-99-3
And
Continuance Request – PHO-2-24-Z-181-99-3
9455 N 26th St, Phoenix AZ 85028
Parcel 165-12-020F**

Dear Phoenix Housing Department and Hearing Officer:

Please excuse the late submission of this missive; though we have been included in formal notifications in the past, we received **no** formal notice of this upcoming appeals hearing, but only heard of it through concerned neighbors who were notified by appellant's attorney, Mr. Allison, yesterday. We respectfully request you reconsider our letter of April 11, 2024 and this additional request.

We have been homeowners in the Phoenix Hillside Estates since 2014 and residents of the greater "Sheaborhood" and N. 26th St. for thirteen years before. Shauna has previously represented the Phoenix Hillside Estates at the 2020 PHO hearing, at numerous neighborhood informational meetings about this parcel and was graciously allowed to speak at the April 17th hearing. Our home and community have been and will decidedly be impacted by development of Parcel 165-12-020F. Our sole ingress and egress to city streets is via the intersection of 26th St and Carol Ave. This is directly across the proposed entrance to "Hammer Estates" on 26th St.

We again respectfully request the below listed changes in the above referenced application be denied:

Stipulation 6: We request this continuing stipulation be retained.

This stipulation has been included since 2000 for valid reasons that still exists – historic and future potential for noxious sewer odor.

Stipulation 8: We do not object to appropriate changes (current homeowners and communities) but we request this 2017 stipulation be modified because the intersection of Carol and N. 26th St is the sole ingress and egress of three communities that are within the 300' designation for notification of (Phoenix Hillside Estates Community (16 homes,) The Estates at Dreamy Draw (30 homes) and the residents of the Mountain View Villas (located on the property owned the Apostolic Christian Church, 9230 N 26th St.)

- 1) All homeowners in Phoenix Hillside Estates (PHE) and The Estates at Dreamy Draw (EDD) be notified.

- 2) The Homeowners / Property Owners Association of both PHE and EDD be notified.
- 3) The Owner / Management Company of the residences of the Apostolic Christian Church / Mountain View Villas and the residents be notified.

If the appellant requests a continuance to have time to redesign the property development, we request you deny the continuance because any such fundamental redesign would warrant an entirely new application and submission to the Phoenix Housing Office.

Thank you for your time and attention to the thoughtful and responsible development of our neighborhood.

Sincerely,

Shauna V. and Thomas J. Connelly
Phoenix Hillside Estates
2321 E. Hatcher Rd
Phoenix, AZ 85028

Cc: Hon. Debra Stark, Vice Mayor and City Council Representative District 3
200 W. Washington St., 11th Floor, Phoenix, AZ 85003

From: Sheila Dorman <sheilamcginnindorman@gmail.com>
Sent: Monday, July 15, 2024 8:50 AM
To: PDD Planning Commission
Subject: Case Number PHO-2-24--Z-181-99-3 for August 1 Hearing @ 6:00 pm
Attachments: Dorman 2nd zoning protest- July2024.docx

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Date: July 14, 2024

To: Phoenix Planning and Development Department

From: Sheila and Keith Dorman, 2417 East Hatcher Road, Phoenix AZ 85028

Re: Application PHO-2-24--Z-181-99-3 for Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue, Phoenix for modification/deletion of rezoning stipulations

We are homeowners in Phoenix Hillside Estates and are protesting the requests by H&H Developers, Inc/Tim Hammer to delete and/or modify current zoning stipulations that have been in place since October 2017 on the referenced property. The sole entrance and exit to our home is on Carol Avenue, which is directly across 26th Street from this property and its proposed driveways, therefore we are directly impacted by this development.

We are extremely disappointed to learn that the developer has again submitted this request for the same list of deletions and/or modifications to the +stipulations for the property that was prudently denied by the Planning Commission in April of this year. Despite the unified valid neighborhood concerns about the development plans, H&H Developers, Inc/Hammer Homes is again requesting the same self-serving and unacceptable changes.

Kindly note that we are in no way opposed to homes being built on the property by the developer as long as the developer complies with the reasonable current required zoning stipulations and ensures that the development conforms to City of Phoenix sanitation and safety standards. On that basis we respectfully request that the Planning and Development Department deny the current changes being requested in the hearing on August 1, 2024.

Our opposition to the request follows:

1. The request to modify Stipulations 1, 2 and 3 regarding conformance to the site plan Stipulations concerning elevations, maximum dwelling units and density and increasing the building heights negatively impacts the aesthetics of the neighborhood. While we

appreciate the developer has reduced the number of homes in the development from nine to seven dwellings in the most current request, the proposed increase in the height of the dwellings negatively impacts the existing single story homes that will have their views obstructed by two story homes. The 2017 Stipulation concerning heights was very thoughtful of the existing neighborhood properties and the uniformity of the single family one story homes allowing neighbors to share in the beautiful vistas that surround them.

2. The request to delete Stipulation 6 concerning sewer odor mitigation is unacceptable and must be denied by the Department. The Stipulation requires the installation of “mitigation treatment to eliminate potential sewer odor”. This must be enforced. The neighborhood should not be subjected to noxious sewer odors and unsanitary conditions. The developer’s current position to utterly escape any obligation for proper sewerage treatment is transparent and self-serving. The developer should be required to install a lift station to properly handle the treatment and transfer of the sewerage from the seven new homes to the City of Phoenix sewer system. Neighboring properties and developments such as Phoenix Hillside Estates and Westpac Construction have invested in the building and maintenance of proper lift stations and sewerage disposal facilities. H&H Developers, Inc/Tim Hammer should be required to do the same as seven new homes will produce a large quantity of sewerage.
3. The developer’s request to modify Stipulation 8 to “remove owners who no longer have property listed in the stipulation” is not acceptable. All neighborhood properties, including homeowners at Phoenix Hillside Estates and the Estates at Dreamy Draw, should be included in the notices for changes in zoning for the proposed development as we are directly impacted as 26th Street neighboring properties.

Thank you for your consideration.

Sheila and Keith Dorman

CC:

Debra Stark, Vice Mayor and Council Member District 3, City of Phoenix, 200 West Washington Street, 11th Floor, Phoenix AZ 85003

Treasurer, Phoenix Hillside Estates Property Owners Association, 2321 East Hatcher Road, Phoenix AZ 85028

From: Shauna C! <conlyphx@comcast.net>
Sent: Tuesday, September 3, 2024 4:33 PM
To: PDD Planning Commission
Cc: Blair Grafe(GMAIL) (wblairgrafe@gmail.com); Joshua Alquist; Adam Grant
Subject: Case PHO-2-23--Z-181-99-3 (sometimes entered as PHO-2-23-Z-181-99-3) Item #3

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

September 3, 2024

Phoenix Development Department
200 W Washington St., 2nd Floor.
Phoenix, AZ 85003

**Re: September 5, 2024 PDD Planning Committee Hearing
Item #3**

- **Appeal Hearing for Phoenix Zoning Change Application PHO-2-24-Z-181-99-3 (sometimes referred to as PHO-2-24—Z-181-99-3 in internet searches)**
- **Continuance Request – PHO-2-24-Z-181-99-3**
- **9455 N 26th St, Phoenix AZ 85028 - Parcel 165-12-020F**

Dear Phoenix Housing Department and Hearing Officer:

A request for a 30-day extension of continuance has been submitted to your department. I am one of the neighbors referenced in Mr. William Allison's request. **I have no objection to this extension request.**

Should this extension not be granted to Mr. Allison, I continue to object to the proposed changes requested as per my previous letters and I respectfully request you reconsider my letter of April 11, 2024 regarding this case:

I again respectfully request the below listed changes in the above referenced application be denied:

Stipulation 6: I request this continuing stipulation be retained.

This stipulation has been included since 2000 for valid reasons that still exists – historic and future potential for noxious sewer odor. Neighbor requests that this stipulation be retained have been continual since the very first discussions about changing any stipulations on this parcel.

Stipulation 8:

I do not object to appropriate changes (current homeowners and communities) but we request this 2017 stipulation be modified because the intersection of Carol and N. 26th St is the sole ingress and egress of three communities that are within the 300' designation for notification of (Phoenix Hillside Estates Community (16 homes,) The Estates at Dreamy Draw (30 homes) and the residents of the Mountain View Villas (located on the property owned the Apostolic Christian Church, 9230 N 26th St.)

- The Estates at Dreamy Draw (EDD) be notified at the contact information available for the HOA POA on the Arizona Corporation Commission website.
- The Property Owners Phoenix Hillside Estates and be notified at the contact information available for the HOA POA on the Arizona Corporation Commission website.
- The Owner / Management Company of the residences of the Apostolic Christian Church / Mountain View Villas and the residents be notified.

Thank you for your time and attention to the thoughtful and responsible development of our neighborhood.

Sincerely,

Shauna V. Connelly
Phoenix Hillside Estates
2321 E. Hatcher Rd
Phoenix, AZ 85028
Tel: 651-894-2287