

ATTACHMENT E

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

| | | | |
|--|--|---|------------|
| FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: | | | |
| APPLICATION NO/ LOCATION | Z-100-24-3 | (SIGNATURE ON ORIGINAL IN FILE) | |
| | Southeast corner of 21st Place and Eugie Terrace | opposition | X |
| APPEALED FROM: | PC 8/7/2025 | 13435 North 21st Place Phoenix AZ 85022 | |
| | PC DATE | STREET/ADDRESS/CITY/STATE/ZIP | |
| TO PC/CC HEARING | CC 9/3/2025 | Ricardo Bocardo 602-330-1905 Rcb9line@aol.com | |
| | CC DATE | NAME / PHONE / EMAIL | |
| REASON FOR REQUEST: Opposition to Application – See Attached. | | | |
| RECEIVED BY: | 8/14/2025 | RECEIVED ON: | Dom Amodio |

Joshua Bednarek
Tricia Gomes
Racelle Escobar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Dalia Adams
Camryn Thompson/Teresa Garcia
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant

AUG 14 2025

The **PLANNING COMMISSION** agenda for **August 7, 2025** is attached.

Planning & Development
Department

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **August 14, 2025**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **August 14, 2025**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **August 14, 2025**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **August 21, 2025**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-100-24-3
APPLICATION NO.

8/14/2025
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

SE corner of 21st St. and Eugene Terrace
LOCATION OF APPLICATION SITE

Don Amadio
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Richard Bocardo
PRINTED NAME OF PERSON APPEALING

13435 N 21st Place
STREET ADDRESS

PH, AZ 85022
CITY, STATE & ZIP CODE

Rcb9line@aol-com
EMAIL ADDRESS

REASON FOR REQUEST

Richard Bocardo
SIGNATURE

8/14/2025
DATE OF SIGNATURE

602-330-1905
TELEPHONE NO.

OPPOSITION TO APPLICATION - see attached

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

REGARDING
APPLICATION # Z-100-24-3

DEAR: Councilmen And Councilwomen

My name is RICHARD BOCARDO. I Reside
At 13435 N 21st Pl, PH, Arizona 85022.
I have lived in this neighborhood for 40+ years.
I WAS in attendance and spoke At both
THE VILLAGE PLANNING Committee Hearing and the
PLANNING Commission Hearing on July 7, 2025
And August 7, 2025 Respectively.

I Am in opposition to this Application.

I Am requesting that the City Council Review
the meeting minutes; Recording if Applicable of
the Village Planning Committee Hearing of July 7, 2025
with a vote of 9 to 1 they voted to deny
this Application.

THE concerns raised by the committee in denying
this request are GERMAINE to my OPPOSITION,
including height, excessive number of units for the
parcel, limited on site parking spaces which would
require on street parking to name a few.

②

REGARDING - # Z-100-24-3

THE APPLICANT made references to "Affordable housing" at both hearings which appeared to be a voiced consideration for passing this Request by some members on the Planning Commission on August 7, 2025.

I am not aware of the number of units or if All the units would fall under this classification?

I do not question the need for Affordable housing and in prior correspondence have voiced I Am not opposed to a development of that 1.01 Acre. My opposition is as previously stated. We are requesting only 2 story development if any. There are in fact a number (2) of large lots in this neighborhood that may qualify for Habitat for Humanity funding. Those type of dwellings would better fit our neighborhood of primarily single family units which is increasingly being developed with multi-family units.

Thank you for considering my request and those on the petition for denial of this request

Sincerely

Richard C. Boccardo

(computer down therefore had to hand write.) 8/14/2025

