

Ulya & Tariq Khan
2320 E Marshall Ave
Phoenix, AZ 85016
4th May 2025

CITY OF PHOENIX

MAY 13 2025

Planning & Development
Department

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

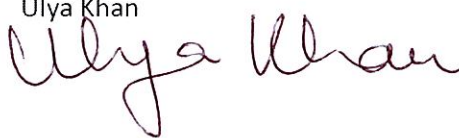
Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,
Tariq Khan



Ulya Khan



Teresa R Garcia

From: KEVIN REIS <susiereis@cox.net>
Sent: Thursday, May 15, 2025 2:34 PM
To: PDD PHO
Cc: judy; Laura
Subject: Case # PHO-1-25--Z-2-21-4

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To City of Phoenix Planning Hearing Officer:

We, surrounding this ONE commercial building in our residential neighborhoods, are united in objecting to the owner's request to change the building stipulations and allow additional square feet to his building. The owner knew what the limitations were when he bought the property. When one buys a unique building such as this, they must understand why there are restrictions, stipulations and respect the neighborhood they are allowed to be in.

To try to compare the height of this building to adjacent residents is irrelevant. To profess that he maintains the landscaping is irrelevant. To pat himself on the back for raising the wall between his property and the adjacent resident, was and is the right thing to do. One doesn't get kudos for doing the right thing. When one finds that the building they are in no longer fits the inhabitants, they do one of two things: 1) add on by going to the city to purchase the necessary permits and build, or 2) they move to another location. He has done neither.

The ONLY issue here is the owner's plan to alter the building regardless of the rule of law. Ironically, the owner is an attorney. With these actions, he has now rendered himself untrustworthy. Allowing him to proceed is the slippery slope to which the of the neighbors are objecting.

We are asking you, our hearing officer, to shut this change down. Please make him honest and follow the rules like the rest of us. The age of the stipulations is irrelevant, but the reason for the stipulations is still valid.

Thank you,
Susie Reis
2314 E Montebello
602 770-3258
Bel-Aire Estates

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

MAY 19 2025

Teresa R Garcia

Planning & Development
Department

From: Kurt Waldier <kwaldier@gilbertblilie.com>
Sent: Monday, May 19, 2025 9:44 AM
To: Byron Easton; Teresa R Garcia; PDD PHO
Cc: Bryan Moreno; Laura Moreno (laurathomastv@gmail.com); Paul Gilbert
Subject: PHO-1-25--Z-323-79-6 Opposition
Attachments: PHO-1-25--Z-323-79-6 Opposition Map.pdf; PHO-1-25--Z-323-79-6 Opposition 2025 05 19 sm.pdf

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Dear Byron Easton and the City of Phoenix Planning and Development Department,

I am writing to you on behalf of Bryan and Laura Moreno, the property owners of 5505 N 23rd Place, which is located immediately adjacent to the property under consideration for PHO-1-25--Z-323-79-6. The Morenos, along with every single homeowner in the entire San Souci neighborhood in which the subject property resides, are **OPPOSED** to PHO-1-25--Z-323-79-6 and any expansion of the commercial use located at 5500 N 24th Street.

The City of Phoenix City Council made commitments to the neighbors surrounding the subject site as part of the original adoption of the C-O spot zoning in 1980. This zoning case, Z-323-79, faced significant opposition from the surrounding neighborhoods, with over 70 signatures submitted in opposition. An additional 23 signatures were obtained either in support of or not opposed to the proposed zoning, but only on the condition that the development would be a **one-story, residential-style office building not to exceed 8,500 square feet of gross leasable area**. Additionally—and importantly—both City Staff and the Planning Commission (in a 6–1 vote) recommended denial of the zoning application.

The **ONLY** reason this zoning was ultimately approved by the City Council, despite the significant opposition, was due to the commitments made during the hearing. These commitments were formalized through the inclusion of four stipulations specifically intended to protect the surrounding neighborhoods. However, the current PHO request seeks to significantly change all four original stipulations, effectively nullifying the very conditions that justified the 1980 rezoning. This would not only undermine the assurances made by the City Council at the time but would also set a troubling precedent for disregarding longstanding zoning protections.

Attached to this correspondence over 40 formal letters of opposition and a petition signed by more than 120 individuals in the immediate neighborhood, along with a map showing the locations of these opposing neighbors. This level of opposition **exceeds** the number recorded in the original 1980 case—demonstrating even stronger neighborhood opposition today.

To make matters worse, the property owner of 5500 N 24th Street has already commenced construction of a second floor in blatant violation of multiple zoning stipulations **AND** without acquiring the requisite building permits or inspections.

As noted in dozens of comments in the attached letters of opposition, the applicant has also misled many neighbors into believing that the office building already includes a second floor, in order to gain their support for the PHO application. This claim is simply inaccurate, and many neighbors have since withdrawn their support after learning the truth. A second floor was never approved for the building, and the property owner is fully aware of this—hence the need for this PHO request. However, this application should have been submitted **prior** to initiating any construction on a second floor.

Simply put, there is absolutely no excuse for this kind of conduct by a property owner in the City of Phoenix. Approving this PHO request would be a disservice to the neighborhood and to the integrity of the City's adopted development process.

We respectfully urge the City of Phoenix to **deny** application PHO-1-25--Z-323-79-6 in full.

Thank you for your time and consideration.

Sincerely,



Kurt Waldier, AICP

Planning Consultant

GILBERT BLILIE PLLC

701 N. 44th Street | Phoenix, AZ 85008

Direct: 480.429.3061 | Main: 480.429.3000

Email: kwaldier@gilbertblilie.com

Assistant: Taylor Ellis | 480.429.3122 | tellis@gilbertblilie.com

Gilbert Blilie Legal Notice:

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Teresa R Garcia

From: Patricia Martin <pmartin2033@yahoo.com>
Sent: Monday, May 19, 2025 9:57 AM
To: PDD PHO
Subject: Case No PHO-1-25--Z-323-79-6; PHO Hearing scheduled for May 21, 2025 at 10:00 a.m. (virtual)

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I am opposed to the applicant's request and ask that it be denied in its entirety.

Pat Martin
2033 E Pasadena Ave
Phoenix, AZ 85016

pmartin2033@yahoo.com

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

Teresa R Garcia

From: peter-drake <peter-drake@cox.net>
Sent: Monday, May 19, 2025 7:24 AM
To: PDD PHO
Subject: PROTEST AGAINST MODIFICATION OF STIPULATIONS - AGENDA ITEM #5 - PHO-25-Z-323-79-6

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ATTEN: Planning Hearing Officer - PHO-25-Z-323-79-6 Agenda Item #5 5/21/2025 Hearing.

In the 45 years since the **spot zoning** of this isolated parcel at the northwest corner of N. 24th Street & E. Missouri Avenue, this single-family residential neighborhood area is virtually identical today as it was in 1980. I was a resident of this neighborhood in 1980.

The original rezoning was widely and strongly protested in 1980. **The rezoning was granted ONLY because of the stipulations imposed on this site.**

There is no justifiable reason to change these stipulations!

Worse - the unpermitted, secretly hidden violations of the stipulations and the City's building code - so severe that they were recorded by the City with the Maricopa County Recorder AND the building was closed to occupancy by the City for five (5) months - must be removed and **maximum penalties imposed to send the message that gross violations of the City's ordinances will not go unpunished.**

Sincerely,
Peter Drake
5210 N 22nd Street
Member of the Board of the Bartlett Estates Neighborhood Association

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

Laura Moreno
5505 N 23rd Place
Phoenix, AZ 85016

May 19, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

Thank you for your careful and thoughtful consideration of this letter as it pertains to the abutting commercial property of our home located at 5505 N 23rd Place. When my husband and I bought our first home together in 2017, we gave extreme consideration to the commercial business that shares a wall with the residence. It was only by doing our due diligence prior to purchasing our home that we felt comfortable with it. It took fully understanding the specific stipulations and processes the owner would need take prior to changing those significant restrictions, to make us feel comfortable.

You can imagine our absolute astonishment in February 2024 when my husband and I discovered the current owner had built a second story, pop-out dormer and framing for extremely large windows on the west side of his property. This is the side that our house sits on. We were further bewildered when we learned he had a re-roofing only permit, and no other permits or approvals. We could hardly believe (when it sank in) he had 100% gone around the system and process we put our trust and faith into when we bought our home. The biggest disappointment is we didn't even consider that the burden could fall on us if the commercial property owner went around the legal process that would have included us prior to any changes regarding building stipulations and especially actual construction. This is what has now taken place. It's hard to even find a word to describe the fact the current property owner, who works in that building everyday, didn't try to communicate his plans or seek opinions like a good neighbor would. He did what he wanted and is now asking you to modify four major stipulations and to forgive his self-serving situation.

Our existing privacy is at risk by an addition of a second story, especially a second story with windows. This isn't a typical developed commercial lot, it was a home prior to 1980, it has no real barriers like other CO zoning near by. In fact, any building that is within the same CO zoning as this property and is abutting a residential home, is one story with low, considerable, respectable window height. This was brought up in the original rezoning case, and recorded in the minutes that the windows wouldn't be above eight feet for the privacy of adjacent neighbors. Our property address is specifically noted and recorded in the 1980 city council minutes.

Not only are we and the rest of San souci deed restricted to a one story residence, but our home sits down-grade to this commercial building creating a towering effect that allows for views not only into our yard, but more importantly into our home.

We are also very concerned about the parking situation as the current lot is full almost daily. No doubt our residential streets will have to be used by employees and customers alike. Especially as he's planning to add additional tenants with the five proposed offices on the second story.

Please reject any changes to the current stipulations and conditions on the commercial building. It was his burden to adhere to those when he bought the building. His challenges today are entirely self-imposed.

Thank you for taking the time to read this letter and understand our position.

Sincerely,



Laura and Bryan Moreno
5505 N 23rd Place
Phoenix, Arizona 85016



5/19/25

MAY 19 2025

Planning & Development
Department

Case No PHO-16-25-Z-323-79

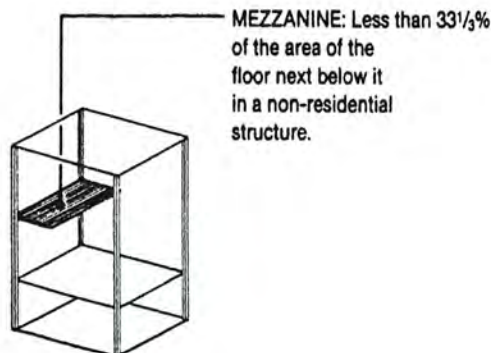
To the Planning Officer

My name is Jim Richard. My wife Laura and I live at 2235 East Marshall Ave. west of the subject parcel in the San Souci subdivision. We are in **opposition** to the request to modify the stipulations on the subject property. While a resident of the neighborhood, I am also a practicing architect of over 40 years and a Fellow in the American Institute of Architects.

Our concerns stem from several issues about the subject property and the process that the current owner has taken to secure the change in restrictions on the property.

- 1. A History Of Skirting The Rules** - The publicly facing information from the owner and the owner's representation present the case as if it were being done in good faith, which is not the case. The owner of the property attempted to make significant changes, and expand the area of the building covertly, subverting the permitting process. The Property was red tagged and ultimately required to be resubmitted to the city and zoning adjustments, which is now under consideration. Unpermitted modifications have been made to the property including the construction of a bay window on the northeast face and the removal of large trees to permit mountain views.
- 2. A Mezzanine Was Never Approved** - The original zoning/permitting of the subject property was approved under specific requirements. This included a ONE STORY building, with a storage ATTIC. The reference to a mezzanine is incorrect and misleading. A COMMERCIAL BUILDING MEZZANINE is defined as

"A space that is open to the area below and contained within the same space, limited to 1/3 of the space below. And further "A mezzanine floor shall not be considered a story if it is less than thirty-three and one-third percent (33 1/3%) of the area of the floor next below it."



The applicant's second floor does not meet either of these requirements, it is neither open to the floor below nor limited to 1/3 the area of the space below it. Therefore, it is a nonconforming floor, which is not permitted by the stipulations and never was. In fact, on sheet 7 of 10 of the original drawings "attic firestopping" is clearly called out in note #3 as well as the detail inset. The attempt to redefine the attic as an occupiable space is an attempt to treat the expanding of an existing floor level as meeting the code which this does not. The attic was never approved for office use or occupancy.

- 3. Purpose of the Current Zoning** - The subject property was granted a CO zoning, which specifically states that the zone is designated as a transitional zone between residential and higher density commercial zones:

"The C-O, Commercial Office, Restricted Commercial District, is intended to provide office use as an appropriate transition between intense commercial activities and nearby [residential uses](#). Due to the variety, scale and intensity of office development, this district has been established with a [General Office](#) and Major Office option. Specific performance standards to mitigate negative impacts of office development, including standards for [screening](#) of mechanical equipment, parking [lot screening](#), parking [lot](#) lighting, vehicular access and landscaping will be required at the time of development review approval."

As clearly demonstrated by review of the City of Phoenix Zoning map, this property is an island inside adjacent residential zones of lesser density. It does not act as a buffer to commercial areas and therefore should respect the density and character of the zoning around it. Which includes the limitation of the San Souci Subdivision single story development on RE-35 lots. This has a larger implication on the character of the neighborhood and the undeveloped properties north along 24th street and west along Missouri Road.

- 4. Does Not Meet Parking Requirements-** The application does not include building areas which must be included in the city parking calculations. The documents submitted for consideration clearly state the gross area of the building required for the parking calculation as 12,192 Square feet, which requires 49 parking spaces, rather than the 31 being provided. Additionally, the requirement for accessible parking would require 2 accessible spaces and associated access isles. Compounding this, it appears from the site plan that the existing parking spaces and drive isles do not meet city of phoenix minimum dimensions.

Respectively Submitted

James Richard FAIA

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Helen Korrick
2225 E Marshall Avenue
Phoenix, AZ 85016

May 16, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am **opposed** to the modifications of stipulations proposed for the office building at 5500 N. 24 Street (Northwest Corner of 24th Street and Missouri Avenue.)

I was (and still am) a resident of the San Souci neighborhood that abuts this office building when the zoning was changed in 1980. Our neighborhood is virtually identical to what it was in 1980. The residential neighborhoods on all sides of this one-lot, SPOT ZONED, commercial corner have remained basically unchanged in 1980.

That zoning was granted **ONLY** because of the stipulations that **limited the plan and elevations** to those submitted at the rezoning hearing, including **limiting the height of the building** and **to only one story** and, with **parking limited to 1 parking space for 250 square feet of building floor space**.

Even if the proposed modifications of stipulations were acceptable (which they are *not*) the **blatant and major violations** of the existing zoning stipulations and the City's building codes - all so severe that **the City recorded the violations with the Maricopa County Recorder**, and **prohibited the building from being occupied for five (5) months** - makes it **MANDATORY THAT THIS CASE BE DENIED IN FULL** and full penalties be assessed.

Both our neighborhood and the city needs to send as strong a message as possible that **zoning and building code violations will not be tolerated**.

Sincerely,



Helen Korrick

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Alan Hall
2208 East Marshall Avenue
Phoenix, AZ 85016

May 13, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal **OPPOSITION** to the PHO-1-25—Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

We live on Lot 5 of the San Souci subdivision. Our property is held in our Trust, the Hall Family Trust, of which my wife and I are the Trustees. We purchased our home in 2015 from my parents. My parents purchased the home in 1976. I have lived in the neighborhood off and on for 18 years. Including my parents, our family has lived in the same home for 39 years.

The property that is the subject of the referenced PHO, is located on Lot 17, which is part of the 17-Lot San Souci subdivision. While the other 16 lots were restricted to one, single family dwelling through recorded Declarations, Lot 17 was not. Although not restricted by the recorded Declarations, very specific stipulations were imposed on the construction of the office building. As a result of the City's thoughtful and carefully crafted stipulations, the commercial building constructed on Lot 17 blended in nicely with residences built on the balance of the lots within the San Souci subdivision.

I was unable to locate the original, City-approved plans for the commercial building, but as originally constructed the building did not have windows above 8 feet in height and, other than potentially for storage, from the exterior there was no evidence of a second floor or mezzanine level. This is of particular importance because Lot 12, which is improved with a one-story single family residence, is located adjacent to and directly west of the commercial building on Lot 17. Even with landscape screening, windows above 8 feet in height on the west side of the commercial building would result in a direct view into the rear yard (and potentially the inside) of the home on Lot 12.

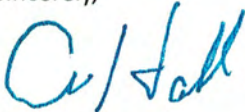
I strongly urge the Planning and Development Department to review the original plans for the building on Lot 17 together with the accompanying stipulations. The proposed improvements to the building appear to conflict with those stipulations.

I am not anti-growth or against repurposing property uses when the circumstances are appropriate. The City has carefully and intelligently designed specific growth corridors. The City has also been a strong and important ally in protecting well-established and stable neighborhoods. San Souci is such a neighborhood.

The nature and character of the commercial corridor along Camelback Road located a half mile to the north has changed significantly, and appropriately so, since the development of the San Souci subdivision. However, the San Souci subdivision and the immediately surrounding area has not. When the current property owner purchased the commercial building on Lot 17, the owner knew what stipulations were imposed on the property. Any current hardships experienced by the owner of Lot 17 as a result of the long standing stipulations impacting the commercial building are self-imposed. There are no justifiable reasons why the original stipulations should not remain in place. Erosion of the existing stipulations will almost certainly lead to additional challenges for the loosening of restrictions from property owners of the few vacant properties near Lot 17.

Unfortunately, we will be out of the country at the time of the PHO Hearing on May 21 and unable to attend. However, for the reasons set forth above, if the pending request from the owner of the commercial building on Lot 17 requires removing, relaxing, or otherwise expanding what is currently permitted under the existing stipulations, the City should deny such request.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Hall" or "Alan Hall", written in a cursive style.

Alan Hall

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Joan Stevie Eller
2225 E Georgia Ave
Phoenix, AZ 85016

May 17, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal **OPPOSITION** to the modifications of stipulations proposed for the office building at 5500 N. 24 Street (Northwest Corner of 24th Street and Missouri Avenue.) Any modification to these significant zoning stipulations would permit the expansion of the existing one-story office building and nullify the protections and promises made to our neighborhood.

I have been a resident of Bartlett Estates since 1968, and have lived in my home for 57 years. I can confirm our neighborhood is virtually identical to what it was in 1980 when this property was rezoned from residential to commercial. Residents, including myself, **strongly opposed** the 1980 rezone, and for many reasons. This hearing is highlighting one of those reasons; that the commercial owner would try to expand in the future leading to the threat of even more commercial expansion.

This commercial zoning was only **approved** by the city council based on the strict commitments and promises made by the developer. Those are the following: that the commercial office would remain a **single-story building** with a height not to exceed 24 feet. The parking ratio would be increased to **one space for every 250 square feet** so there would be no overflow onto our local residential streets. Another major condition was that it **conform to the original site plan and renderings** for the privacy and respect of neighbors. This is a lone commercial property surrounded by single family residences. It cannot be forgotten this isn't a buffer between different types of zoning. It's also a reminder of exactly why spot zoning is never a good thing!

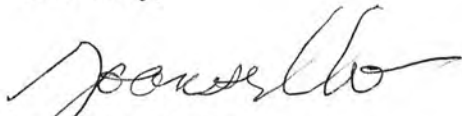
It should not be overlooked that the current property owner negligently attempted to illegally construct a second story within the building, in blatant violation of the adopted zoning stipulations. He attempted this addition without obtaining permits, approvals or inspections from the City of Phoenix. Not only that, but he also disregarded his neighbors and our surrounding neighborhoods by his dishonest, disrespectful and self-

serving actions. In all of my years, and all of the things I've seen this outright deceit is appalling and beyond troubling.

I find it **MANDATORY THAT THIS CASE BE DENIED IN FULL** and full penalties be assessed. This type of behavior should not be tolerated or rewarded by the City.

Please stand with our neighborhood and send as strong a message that **zoning and building code violations will not be tolerated.**

Sincerely,



Joan Stevie Eller

MAY 19 2025

Planning & Development
Department

To whom it may concern,

I was not fully informed of the
circumstances of the illegal ^{and unpermitted} expansion ~~and~~
of the law office building on the
northwest corner of Missouri and 24th when

I signed a letter of support. I
herby record my approval.

Thank you

Rob Bassett
2201 E Georgia Ave
Phoenix AZ 85016
rob @ bassettproperty.com
602-309-3997

May 16, 2025

Mr. Easton,

I rescind my position and support
for the law office located at 24th & Missouri,
I was uninformed & did not understand
correctly the information provided.

Sincerely,



Jorge Alvarado
2240 E. Georgia Ave
Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May, 17, 2025
Angelo Tullo
1934 E. Camelback Rd 4426
Phoenix, AZ 85016

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am a resident of Phoenix, Arizona and we are writing this letter regards to our residence at 2333 E Missouri Ave Phoenix, Arizona 85016 which is directly accross the street from the property referenced above.

We are **opposed** to any modifications to the roofline of the office building at 5500 N. 24 Street (Northwest Corner of 24th Street and Missouri Avenue.

I am a resident of the San Souci neighborhood that abuts this office building and understand what occurred when the zoning was changed in 1980. Our neighborhood is virtually identical to what it was in 1980. The residential neighborhoods on all sides of this one-lot, SPOT ZONED, commercial corner have remained basically unchanged since 1980.

I understand that the original zoning variances were granted ONLY because of the stipulations that **limited the plan and elevations** to those submitted at the rezoning hearing, including **limiting the height of the building** and **to only one story** and, with **parking limited to 1 parking space for 250 square feet of building floor space.**

My understanding is that the extended construction and delays revolve around the owner not having obtained a valid building permit allowing for variations to the existing zoning and restrictions. We are opposed to any construction without the owner going through a through zoning variance hearing and obtaining that variance and obtaining a valid building permit that they adhere to.

Both our neighborhood and the city needs to send as strong a message as possible that **zoning and building code violations will not be tolerated.**

Sincerely,

Angelo Tullo

Angelo Tullo

CC: Michael J. Lavelle, attorney at Law.

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Robert & Stephanie Martensen Trust
2301 E. Colter St.
Phoenix, AZ 85016

5/18/2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as the applicant representatives provided incomplete and insufficient information regarding the request. It is now known this was intentional in an attempt to mislead our neighborhood into approving something other than what was being presented.

Previously living in another area of Phoenix where commercial development routinely threaten to encroach into our low-profile neighborhood, we have experienced first-hand how detrimental allowing just one exception can be. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

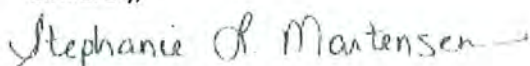
These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents. Furthermore, the applicant does not meet the required 4 criteria's set forth by the City as it relates to the request.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



Stephanie Martensen

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Marilyn G. Ticknor, Trustee
Ticknor Family Trust
2325 E. Montebello Ave.
Phoenix, AZ 85016

May 13, 2025

City of Phoenix Planning and Development Department
ATTN: Byron Easton
200 W. Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25-Z-323-79-6 located at 5500 N 24th St
Northwest Corner of 24th St and Missouri Ave.

Dear Mr. Easton,

When I first learned of this project it was to add 1,000 sq. feet to an existing mezzanine. There was no mezzanine in the 1980 stipulations, so in effect the addition is much larger than it would appear to be.

The privacy of adjacent homes will be violated by windows on this "mezzanine" addition which look onto their properties.

The extra parking will add to congestion at 24th and Missouri, as the exit to Missouri is very close to the light at 24th and Missouri. This is already a congested area, especially at rush hour times. Cars come around that corner, sometimes rather quickly, and I can see an increase in accidents with more parking in the parking lot.

The promises in the 1980 stipulations protect the neighbors from commercial inroads to a very pleasant community. I understand that the owner has added already to the building to establish a mezzanine and to add windows on that upper story that are currently covered up. This is all without a zoning change, or proper permits, or hearings about such changes.

I respectfully request that the City of Phoenix REJECT this application and hold developers accountable to the agreements and commitment they make to our neighborhoods. That we "have already done a lot of it" is no excuse for blatant disregard of previous agreements.

I appreciate your consideration of these observations.

Your truly,



Marilyn G. Ticknor
Trustee
Ticknor Trust agreement

Elizabeth and Brian Hall
5720 N. 20th Place Nky AZ 85016
Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Elizabeth Brian Hall

Tony & Cindy Frakes

Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,


Tony Frakes

ROSEMARY ZIEGLER
3039 E SOLANO DR
Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
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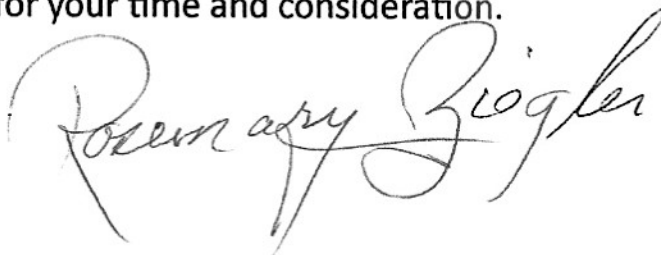
These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



Doyle & Linda Boatwright
2029 E. Montebello Ave

Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Linda Boatwright


GEORGE DORNBERGER
5714 N 21 PLACE
Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,




STEVE MAUREL

2001 E MONTEBELLO AVE

Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 15, 2025

City of Phoenix Planning and Development Department

Attention: Byron Easton

200 W Washington St, 2nd Floor

Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

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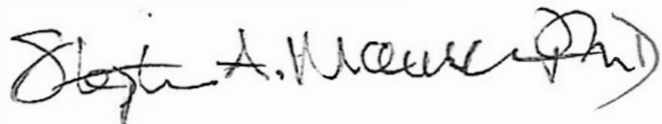
These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



Philip + Sarah Savale
2006 E Montebello Ave
Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 5, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



STEVE & Kim WESTFAK
2015 E. MONTABELLO AVE.

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Phoenix, AZ 85016

May 5, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

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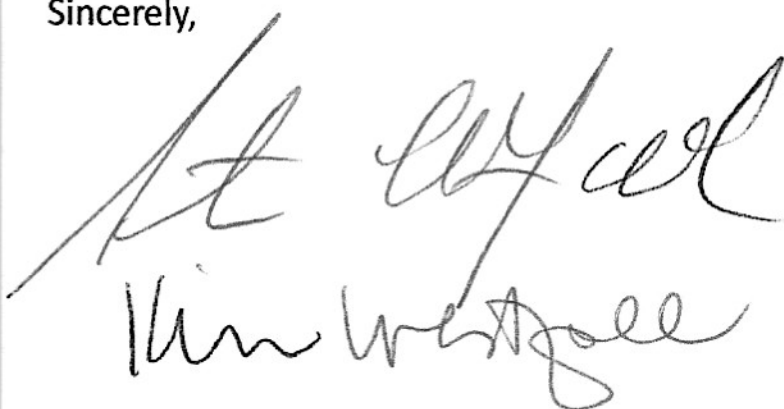
These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,


Kim Westfak

RITA BOWLES
KIM BOWLES

2020 E MONTEBELLO
PHOENIX, AZ 85016

Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 5, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Rita Bowles

UB

Spencer Cashdan
2131 E. Rarick Dr.
Phoenix, AZ 85016
Phoenix, AZ 85016

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

May 5, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



MAY 19 2025

Planning & Development
Department

Randall Tang
Celeste Soong-Tang
2009 E Montebello Ave
Phoenix, AZ 85016

May 9, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

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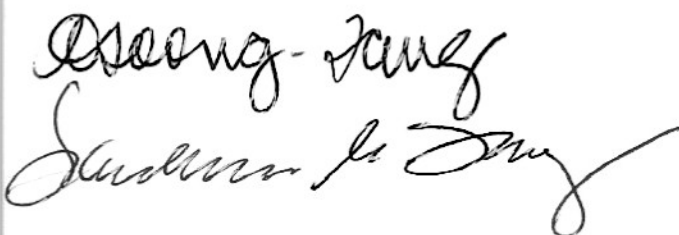
These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Handwritten signature of Celeste Soong-Tang in black ink.

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Jeff Pyburn
2234 E. Missouri Avenue
Phoenix, Arizona 85016

May 5, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
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These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



Jeff Pyburn

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

David B Sciotto, David B Sciotto Living Trust
2302 E. Marshall Ave
Phoenix, AZ 85016

5-11-2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal **OPPOSITION** to the PHO-1-25—Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,
David B Sciotto



CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Jane Ehrlich
2247 E. Marshall Ave.
Phoenix, AZ 85016

May 3 2025

City of Phoenix Planning and Development Department

Attention: Byron Easton

200 W Washington St, 2nd Floor

Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St

Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal OPPOSITION to the PHO-1-25—Z-323-79-6. Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave), it requests the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

Any prior support of this application on my behalf was based on incomplete and insufficiently detailed information regarding the proposed project and shall be WITHDRAWN.

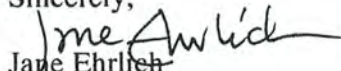
The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to DENY PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,


Jane Ehrlich

P.S. It will have been noted by your representatives who visited my home last week with information that I signed their form, agreeing to proposed plans. Please be informed: I hereby RESCIND my signature as *the information given to me was incorrect*; indeed, I specifically pointed out that neighbors were concerned about the possibility of their right to privacy being invaded by the structure. I was assured that this was not the case. That has not proved to be true.

On a perhaps slightly less crucial note; at the time, my only concern was seeing a huge swath of water-hungry lawn; another concern of mine is an eco-logical one; at a time and place where drought is a very real issue, the last thing we need is another plot of land with huge amounts of water being required for an acceptably 'green' lawn. There are other options for acceptable landscaping; please consider investigating those. Other neighbors (not to mention businesses) have adapted their landscaping to the climate in which they live; I would respectfully expect you to do the same. I was assured by your representatives that the matter would be brought up with you.

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

David M. Baratz, M.D.
Sharon Jacobs-Baratz
Married Couple Living Together
2310 E. Marshall Ave.
Phoenix, AZ 85016

5/4/2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

We are writing to confirm our **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

We do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

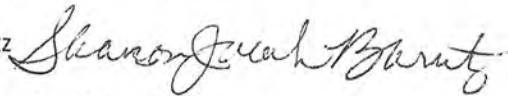
Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,
David M. Baratz, M.D.



Sharon Jacobs-Baratz



Married Couple Living Together
Co-Owners
2310 E. Marshall Ave.
Phoenix, AZ 84016

Property is held in Trust as the David M. and Sharon B. Jacobs Baratz Trust. Tax ID # 155-40-9698.
Date of Execution: 10/25/1996. Prepared by Bradley S. Hahn, Attorney at Law- Hahn Law Office

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Michael Kuwabara
5510 N 23rd pl
Phoenix, AZ 85016

5/5/2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,


Michael Kuwabara

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Susan Davison
1925 East Rose Lane
Phoenix, AZ 85016

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,



B. Susan Davison

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Kristina Suntay
5510 N 23rd pl
Phoenix, AZ 85016

5/5/2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

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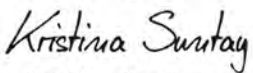
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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,


Kristina Suntay

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Stephen Burg
2014 E. Solano Dr.
Phoenix, AZ 85016

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal and vehement **OPPOSITION** to the PHO-1-25—Z-323-79-6 located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building. THIS REQUEST IS OUTRAGEOUS AND MUST BE DENIED!!!

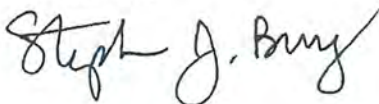
The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should **NOT** be tolerated or rewarded by the City.

Sincerely,
Stephen Burg



CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

Lucas Haan
5718 North 24th Street
Phoenix, AZ 85016

May 17, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

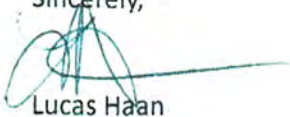
I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,



Lucas Haan

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

ABC0456 LLC
2220 E Marshall Ave
Phoenix, AZ 85016

5/10/2025

City of Phoenix Planning and Development
Department Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal **OPPOSITION** to the PHO-1-25—Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

Any prior support of this application on my behalf was based on incomplete and insufficiently detailed information regarding the proposed project and shall be **WITHDRAWN**.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
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Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,



HAILE JONES STATED BUILDER 2nd STORY
WAS ALREADY BEING USED AS BEDROOM
AND ONLY WINDOWS WERE BEING ADDED

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

Larry and Margaret Ostendorf
2201 E. Montebello Ave.
Phoenix, AZ 85016

May 16, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

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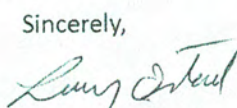
These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,


Larry Ostendorf


Margaret Ostendorf

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

James Kennedy
5748 N 24th St
Phoenix, AZ 85016

Property is held in the: James C and Patricia M O Kennedy Trust

16 May 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Kathryn Schillinger
2038 East Montebello Avenue
Phoenix, AZ 85016

May 15, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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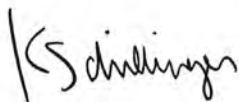
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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



Kathryn Schillinger

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Ulya & Tariq Khan
2320 E Marshall Ave
Phoenix, AZ 85016
4th May 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

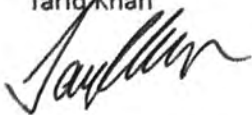
I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

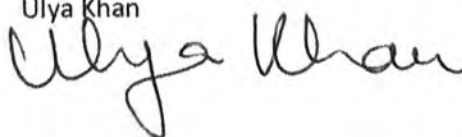
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For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,
Tariq Khan



Ulya Khan



CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

Beau & Sandra Ralphs, TTEs, Ralphs Trust dtd 1/13/22
6315 N. 20th St
Phoenix, AZ 85016

5/18/2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to formally express my strong opposition to the proposed zoning modification PHO-1-25-Z-323-79-6 for the property located at 5500 N 24th Street. Please consider any previous indication of support withdrawn, as that position was based on incomplete and misleading information about the scope and impact of the request.

I am firmly against any effort to expand commercial uses within our residential neighborhood. One of the primary reasons we chose to live in this area was the City's commitment to preserving the low-density residential character that defines it. The surrounding communities are comprised entirely of single-family homes, and the introduction or expansion of multistory commercial developments would significantly degrade the quality of life for nearby residents. Approval of this request would establish an alarming precedent for future encroachments of commercial projects into established neighborhoods.

Additionally, I am deeply concerned by the property owner's previous unauthorized attempt to add a second story to the building without acquiring the required permits or approvals. This was a direct violation of the zoning stipulations designed to protect neighboring properties. The current application appears to be a reactionary effort to legitimize a project that was already underway without consent—an approach that should not be encouraged or validated.

I respectfully urge the City to reject this request and reinforce the commitments made to this community. Upholding the integrity of our zoning laws is essential to maintaining public trust and protecting our neighborhoods from inappropriate development.

Sincerely,

Beau Ralphs

Beau and Sandra Ralphs

CITY OF PHOENIX

MAY 19 2025

R. Marcus Dell'Artino (Eredita Trust)
6121 N. 22nd Street
Phoenix, AZ 85016

Planning & Development
Department

May 18, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

Furthermore, it sets a precedent that will last forever and tells others to not seek approvals through proper channels, but rather just beg for forgiveness after you have gotten what you want.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,



R. Marcus Dell'Artino

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Kathryn Langmade
2218 E Missouri Avenue
Phoenix, AZ 85016

May 17, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

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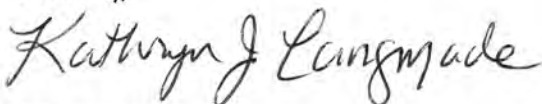
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Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,



Kathryn J Langmade

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Andrew Langmade
2218 East Missouri Avenue
Phoenix, AZ 85016
alangmade@maloneyaz.com
Cell: 602-376-7702

May 17, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to express my formal **OPPOSITION** to the PHO-1-25—Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

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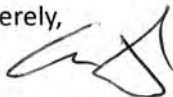
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Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,



Andrew Langmade

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Nathan and Lanie Zigler
5606 N. 24th St.
Phoenix, AZ 85016

05/13/2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24 th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to confirm my OPPOSITION to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby WITHDRAWN, as it was based on incomplete and insufficient information about the request. I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded. For these reasons, I respectfully urge the City of Phoenix to DENY PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Handwritten signature of Lanie Y. Zigler in black ink.

[NAME]
[STREET ADDRESS]
Phoenix, AZ 85016

[DATE]

William Smith
5724 N. 24th St.
MAY 18, 2025

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

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Sincerely,
[NAME]

William Smith
5-18-25

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Jeffrey Messing
5612 N 21 Place
Phoenix, AZ 85016

May 16, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th
St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Messing', written over the printed name.

Jeffrey Messing

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

James E. Skinner
2208 E. Missouri Ave
Phoenix, AZ 85016

May 16, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

RE: Opposition to PHO-1-25—Z-323-79-6 Located at 5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Mr. Easton,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,



James E. Skinner

From: Laura
To: [Kurt Waldier](#)
Subject: Fwd: Opposition Case PHO-1-25-Z-323-79-6
Date: Tuesday, May 20, 2025 5:55:14 PM

Regards, Laura Moreno

CITY OF PHOENIX

MAY 20 2025

Planning & Development
Department

----- Forwarded message -----

From: **Anne Starkle** <Anne@hammersmithsupport.com>
Date: Mon, May 19, 2025, 11:04 AM
Subject: Opposition Case PHO-1-25-Z-323-79-6
To: sansouci.neighborhood@gmail.com <sansouci.neighborhood@gmail.com>

To Whom it May Concern:

I am a resident of the neighborhood and I am opposed to the proposed construction at [5500 N. 24th Street](#).

I DO NOT want a 2 story building at this location.

Thank you,

Anne Starkle
[2008 E. Marshall Ave.](#)
[Phoenix, AZ 85016](#)

From: Laura
To: [Kurt Waldier](#)
Subject: Fwd: OPPOSITION to modifications to Case #PHO-1-25-Z-323-79-6
Date: Tuesday, May 20, 2025 5:54:17 PM

Regards, Laura Moreno

CITY OF PHOENIX

MAY 20 2025

Planning & Development
Department

----- Forwarded message -----

From: **carlton cfbla.com** <carlton@cfbla.com>
Date: Tue, May 20, 2025, 10:58 AM
Subject: OPPOSITION to modifications to Case #PHO-1-25-Z-323-79-6
To: sansouci.neighborhood@gmail.com <sansouci.neighborhood@gmail.com>

To Whom it may concern,

I am writing to OPPOSE the request to modify the existing Zoning Stipulations for the above referenced case.

Thank you,

Carlton Beckstead
[2024 E. Marshall Ave.](#)
[Phoenix, AZ 85016](#)

Phone: 602-908-9005

Get [Outlook for iOS](#)

From: Laura
To: [Kurt Waldier](#)
Subject: Fwd: oppose NWC 24th/Missouri
Date: Tuesday, May 20, 2025 5:54:37 PM

Regards, Laura Moreno

CITY OF PHOENIX

MAY 20 2025

Planning & Development
Department

----- Forwarded message -----

From: **Marian Hurley** <hurlme@yahoo.com>
Date: Tue, May 20, 2025, 6:42 AM
Subject: oppose NWC 24th/Missouri
To: sansouci.neighborhood@gmail.com <sansouci.neighborhood@gmail.com>

Hi Laura,

I live in Bartlett Estates (22nd st/Georgia) and recently returned from traveling to find an email from Pat Martin regarding the rezoning efforts at 24th & Missouri.

I am vehemently opposed to the proposed changes. Increasing the building size, reducing the required parking, and allowing second story windows that overlook the adjacent houses all have a significant adverse impact on the neighborhood.

This is a commercial building in a residential neighborhood. The original conditions of its rezoning in 1980 are just as applicable today as they were when the building was originally constructed. It is the only commercial building in this area, and needs to stay as it was originally intended in order to maintain the character of our neighborhood.

Thanks for leading the charge, Laura.

Marian Hurley
[2220 E. Georgia Avenue](#)
[Phoenix, AZ 85016](#)

(note: my house was recently taken out of a trust, and is titled in my name)

From: Laura
To: [Kurt Waldier](#)
Subject: Fwd: Petition of Opposition
Date: Tuesday, May 20, 2025 5:54:58 PM

Regards, Laura Moreno

----- Forwarded message -----

From: Mac Christensen <macchristensen@mac.com>
Date: Mon, May 19, 2025, 9:26 AM
Subject: Petition of Opposition
To: <sansouci.neighborhood@gmail.com>

CITY OF PHOENIX

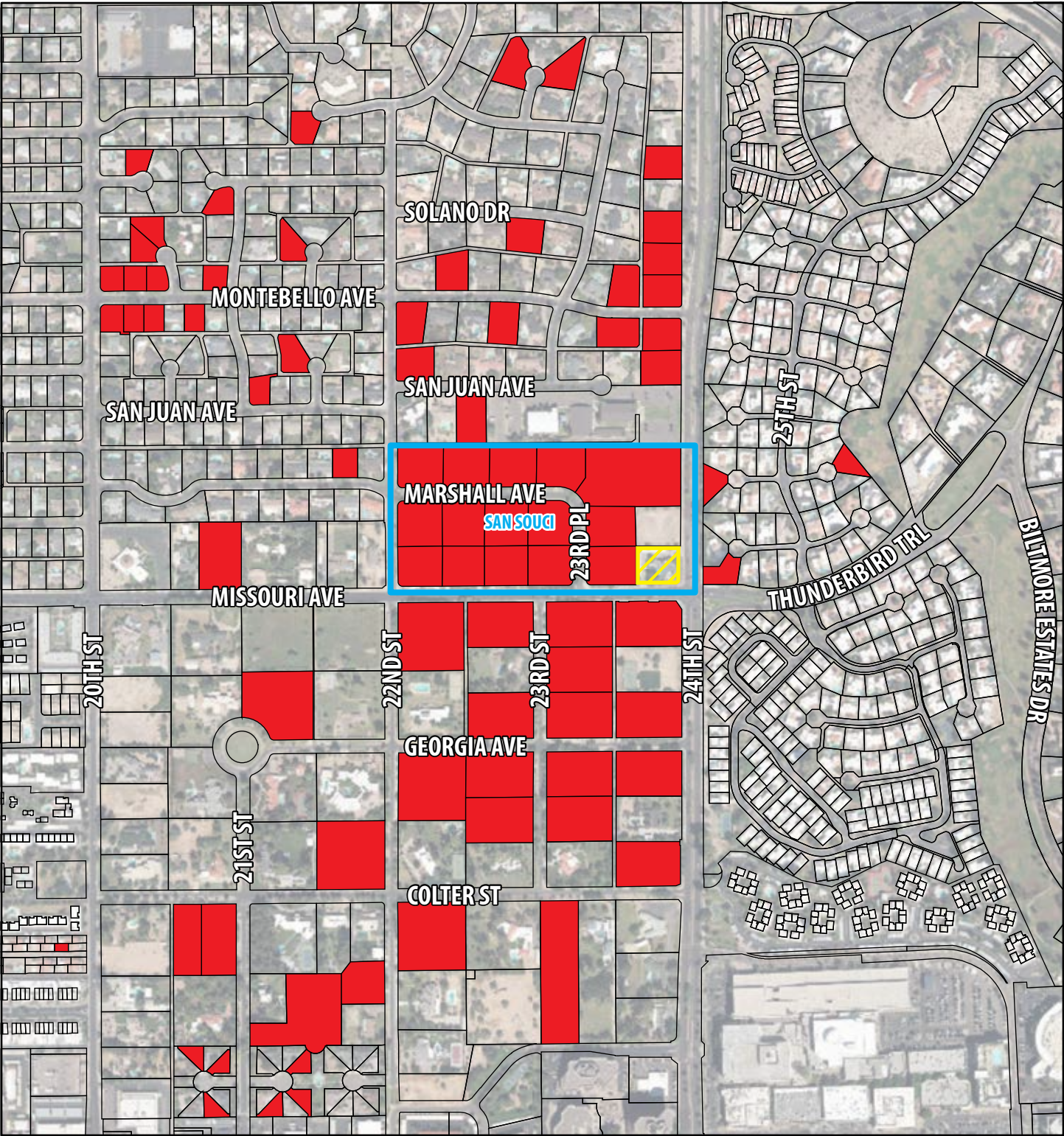
MAY 20 2025

**Planning & Development
Department**

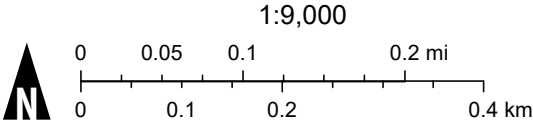
I am in opposition to the Office Building Expansion at 24th St & Missouri. We live in Colony Biltmore Greens and our home faces the proposed new construction.

Mac & Jessica Christensen
5422 N 25th St
Phoenix, AZ 85016

PHO-1-25--323-79-6 Opposition

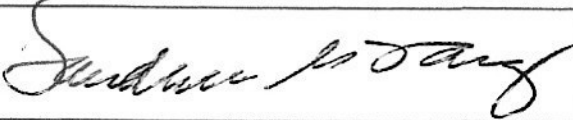
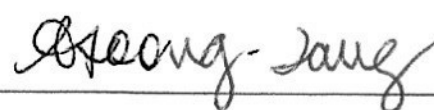
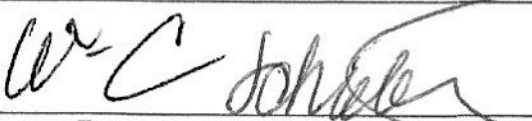
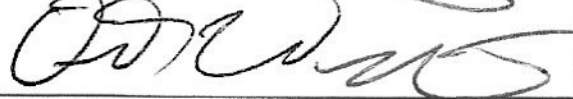
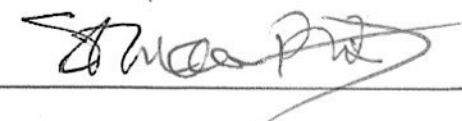


-  SUBJECT SITE REQUESTING PHO
-  SAN SOUCI NEIGHBORHOOD IN WHICH SUBJECT SITE IS LOCATED
-  OPPOSED TO PHO-1-25--323-79-6



Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
RANDALL	TANG	THE RANDALL & TANG AND CELESTE SOONG-TANG FAMILY TRUST 2009 E. MONTEBELLO AVE	5-9-25	
CELESTE	SOONG-TANG	THE RANDALL & TANG AND CELESTE SOONG-TANG FAMILY TRUST 2009 E MONTEBELLO AVE	5.9.25	
JUDITH	SCHUBERT	2313 E. MONTEBELLO 85016	5-10-25	
William	SCHUBERT	2313 E. MONTEBELLO 85016	5.10.25	
Derek	Wolters	2225 E San Juan Ave	5-12-25	
Annie	Nguyen	2225 E SAN JUAN AVE	5-12-25	
Spencer	Cashlan	2131 E. Rancho D, Phx, AZ 85016	5-12-25	
Sarah	Savale	2006 E Montebello Ave Phoenix AZ 85016	5/14/25	
PHILIP	SAVALE	2006 E MONTEBELLO AVE PHX AZ. 85016	5/15/25	
Stephen	Mauver	2001 E Montebello, Phx 85016	5/15/25	

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
RITA	BOWLES	2020 E. MONTEBELLO AVE.	5/14/25	R. Bowles.
KIM	BOWLES	2020 E. MONTEBELLO AVE	5/14/25	VB
STEVE	WESTFALL	2015 E. MONTEBELLO AVE	5.14.25	Steve Westfall
KIM	WESTFALL	2015 E Montebello Ave	5.14.25	Kim Westfall
GEORGE	DORNBERGER	5714 N 20 PL	5/15/25	George Dornberger
LINDA	Boatwright	2029 E. MONTE BELLO	5/15/25	Linda Boatwright
DOYLE	BOATWRIGHT	2029 E. Montebello	5/15/25	Doyle Boatwright
ROSEMARY	ZIEGLER	2039 E SOLANO DR	5/15/25	Rosemary Ziegler
Elizabeth	Brederssen Hall	5720 N 20 th Place	5/15/25	Elizabeth Brederssen Hall
BRIAN	HALL	5720 N 20 th PLACE	5/15/25	Brian Hall

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First Name	Last Name	Address	Date	Signature
Cynthia	Frakes	2014 E Montebello Ave	5/15	Cy
Anthony	Frakes	2014 E Montebello Ave	5/15	Anthony Frakes

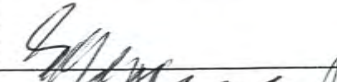
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First Name	Last Name	Address	Date	Signature
Mary	Bonsall	2035 E Colter St Phoenix, AZ 85016	5/15/25	Mary J Bonsall
Mark	Bonsall	2035 E Colter St. Phoenix, AZ 85016	5/15/25	Mark J Bonsall

-Rescinding support for PHO-1-25--Z-323-79-6
Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Jared	Peral	5229 N 23rd	5-15-25	
Sander	Johnsen	1944 E Orange Dr.	5-15-25	
Melynda	Meyrick	1944 E. Orange Dr.	5-15-25	Melynda Meyrick
Sue	Babakitis	2330 E. Colter St	5-15-25	See Tiseo Signature
Joe	Tiseo	2330 E Colter St	5/15/25	Joseph Tiseo
Angelina	Babakitis	2330 E Colter St	5/15/25	Angelina Babakitis
Gonzalo	DELADELA ^{Reversible} TRUSS	2202 E. SAN JUAN AV	5/15/25	J d la
Anthony	Bertram	2050 E Missouri Ave	5/15/25	See attached email
Maria	Bertram	2050 E. Missouri Ave	5/15/25	See attached email
Chris	Shanill	1832 E. Claremont St	5/15/25	See attached email

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
TRAVIS Vance LYNN	CROCKER	Phoenix, AZ 2409 E Marshall Ave. 85016	5/6/25	[Signature]
Kim Korrick	Helen Korrick	Phx 2225 E. Marshall Ave 85016	5/8/25	[Signature]
PETER	DRACE	5210 E. 22ND STREET PHOENIX, AZ 85016	5/9/25	[Signature]
Bryan + Laura	Marino	5505 N 2nd place	5/9/25	[Signature]
JEFF	PYBURN	Phx 85016 2234 E. Missouri Ave	5/10/25	[Signature]
TRENT	HANCOCK	2201 E MARSHALL AVE	5/10/25	[Signature]
Alan	HALL	2208 E. Marshall Ave	5/10/25	[Signature]
Kelly (ARCOUSE LLC)	Fenton	Phoenix, AZ 85016 2220 E Marshall Ave	5/10/25	[Signature]
Cindy + Dave	Sciutto	2302 E Marshall Ave	5/10/25	[Signature]
James Richard	Richard	2235 E Marshall Ave	5/10/25	[Signature]

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Larry + Margaret	Ostendorf	2201 E. Montebello Ave	5/13/25	Attached email
Susan + Jack	Kannapel	2110 E. Camelback Rd	5/14/25	Susan B Kannapel
Cy + Michelle	Brown	2017 East Colter St.	5/11/25	Attached email
Dan Pencore	Bridget French	2102 East San Juan Ave	5/14/25	Attached email
Sarah A.	Asta	2014 E Solano Dr.	5/21/25	Attached email
Kevin	Reis	2314 E. Montebello	5/21/25	Kevin Reis
David	Lytic	5301 N 23rd St	5/15/25	David Lytic
NANCY	(SHARP PROPERTIES, LLC) RHODES	2117 E. PASADENA AVE	5/15/25	Nancy Rhodes
Tahani	McCloskey	2120 E Marshall Ave	5/15/25	Tahani McCloskey
RALPH	MCCLOSKEY REVOCABLE TRUST MCCLOSKEY	2120 E. MARSHALL AVE	5/15/25	Ralph McCloskey

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department

~~*=Rescinding support for PHO-1-25--Z-323-79-6*~~

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Jane	Ehrlich	247 E. Marshall Ave	5/4/25	See attached email
Harry Griffith	Griffith Family Trust	2107 E. Pasadena Ave	5/9/25	See attached email
Kristina Griffith	Griffith Family Trust	2107 E. Pasadena Ave	5/9/25	See attached email
JJ Putz	Putz Family Trust	5120 N 22nd St	5/8/25	See attached email
Kelsey Putz	Putz Family Trust	5120 N 22nd St	5/8/25	See attached email
Linda	Grim	2118 E. Pasadena Ave	5/8/25	See attached email
Dan Valenzuela	Daniel and Shaune Valenzuela Family Trust	2032 E. Pasadena Ave	5/8/25	See attached email
Shaune Valenzuela	Daniel and Shaune Valenzuela Family Trust	2032 E. Pasadena Ave	5/8/25	See attached email
Jodi Sager →		2039 E. Pasadena Ave	5/7/25	See attached email
Ginger L. Price Trust		5816 N. 23rd St.	5/10/25	See attached email

* = Rescinding support for PHO-1-25-Z-323-79-6 *

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Laura	Richard	2235 E Marshall Ave	5/10/25	Laura Richard
Sharon	Jacobs Baratz	2310 E. Marshall Ave.	5/10/25	Sharon Baratz
DAVID	BARATZ	2310 E. MARSHALL BLVD	5/10/2025	David Baratz
Michael	Kuwabara	5510 N 23 rd Pl	5/10/2025	Michael Kuwabara
Kristina	Suntay	5510 N 23 rd Pl	5/10/2025	Kristina Suntay
GARY	KUWABARA	4808 N 24 th ST., UNIT 1204	5/10/2025	Gary Kuwabara
James	SKINNER	2208 E. MISSOURI AVE.	5-10-25	James Skinner
* Andrew	Langmade	2218 E. Missouri Ave	5/6/25	Andrew Langmade *
The Ticknor Trust	Ticknor, Marilyn	2325 E. Montebello Ave	5/12/25	Marilyn J. Ticknor Trust
Kathryn	Langmade	2218 E. Missouri Ave	5/12/25	Kathryn J. Langmade

The Langmade Family TRUST

Petition of Opposition to PHO-1-25--Z-323-79-6

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First Name	Last Name	Address	Date	Signature
ULYA KHAN	KHAN	2320 E MARSHALL AVE Phoenix AZ 85016	5/15/25	Ulya Khan
TARIQ	KHAN	2320 E Marshall Avenue Phoenix AZ 85016	5/15/25	Tariq Khan

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First Name	Last Name	Address	Date	Signature
Grey Seitz	GL Seitz Trust	5815 N. 2nd Street	5/10/25	See attached email
Laura Seitz	GL Seitz Trust	5815 N 2nd Street	5/10/25	See attached email
Linda	Wailer	2044 E. Pasadena Ave	5/7/25	See attached email
Lanie	Zigler	5606 N 24th St	5	See attached email
Nathan	Zigler	5606 N 24th St.	5	See attached email
Rosemary	Phillips	5101 N. 21st St.	5/15/25	See attached email
Gary	Phillips	5101 N 21st St	5/15/25	See attached email
Dana	Ardebili (Talat)	2326 E. Georgia Ave	5/16/25	See
Jane	Conway	2214 E. Montebello Ave	5/16/25	Jane & Conway
Michael	Conway	2214 E. Montebello Ave	5/16/25	Michael Conway

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My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
Nancy	Mata	5436 N. 23 RD St.	5-17-25	Nancy Mata
Tony	Smiley	5310 N 23 rd Street	5-17-25	Tony Smiley
Susan	Parker	2802 E Camino Acacia	5-18-25	S. Parker
Masud	Shaukat	2401 E. Luke Ave	5/17/25	See attached email
Larry	West	2231 E. Solano Drive	5/17/25	See attached email
Dan	Corrigan	5229 N. 23 st	5/18/25	Dan Corrigan
Mike	Ebert	5225 N 23 rd St	5/18/25	Mike Ebert
Susan	Ebert	5225 N 23 rd St	5/18/25	Susan Ebert
Jessica	BROOKS	2205 E Colter St.	5/18/25	Jessica Brooks
Kate	Arthur	6021 N. 23 rd Pl	5/18/25	Kate Arthur

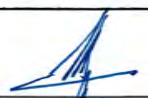
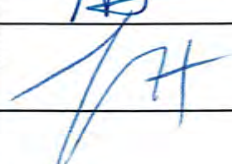
Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
R. MARCUS	(Fredita) DELL'ARTINO + trust	6121 N. 22nd STREET PHX, AZ 85016	5/18/25	R. Marcus Dell'Artino
M. Fulton	Fulton	6202 N 22nd ST PHX AZ 85016	5/18/25	M. Fulton
Arnold trust	Arnold	6204 N 22nd ST 1/4 trsd PHX AZ 85016	5/18/25	Arnold
GEORGIA BARNETT + TOM BARNETT BARNETT FAMILY TRUST		5301 N. 21 ST PHX AZ 85016	5/18/25	Georgia Barnett

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25-Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
RADHA	GOPALAN	2326 E MONTEBELLO AVE	5/12/25	
LUCAS	HANN	5718 N. 24 th ST	5/16/25	
TOVI	Hansenberg	2311 E. Montebello	5/18/25	

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
Jean	Eller	2225 E Georgia Ave Ray 85014	5/1/25	

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
BOBBY	(McMurry Family Trust) McMURRY	5230 N. 23RD ST	5/16	[Signature]
Alma	Chavez	2240 E. Georgia Ave	5/16	[Signature]
Isaac	Almeida	2240 E GEORGIA AVE	5/16	[Signature]
Jenny	Bassett	2201 E Georgia Ave	5/16	[Signature]
Rob	Bassett	2201 E Georgia Ave	5/16	[Signature]
OMAR	ALVAREZ	5242 N 24TH Street	5/17	[Signature]
Stephanie	Markinson	2301 E. Colter	5/17	[Signature]
Raggy Dinan	DINAN FAMILY TRUST	5327 N. 22nd St	5/17	[Signature]
JAMES DINAN	DINAN FAMILY TRUST	5327 NORTH 22 ND ST.	05/17	[Signature]
[Signature]	[Signature]	5436 N 23RD ST	5/17	[Signature]

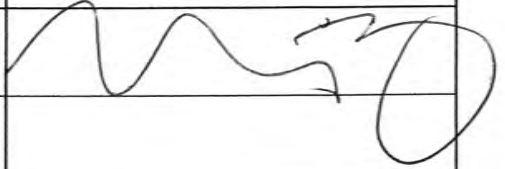
Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Mary	Bonsall	2035 E Colter St Phoenix, AZ 85016	5/15/25	Mary J. Bonsall
Mark	Bonsall	2035 E Colter St. Phoenix, AZ 85016	5/15/25	Mark J. Bonsall

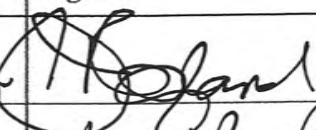
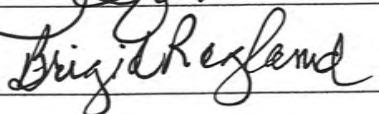
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First Name	Last Name	Address	Date	Signature
Michael	LaBianca	5521 N 23 rd Pl, PHX	5/18/25	

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
JOHN	RABLAND	2522 E LYKE AVE	5/18/25	
BRIGID	"	" "	" "	

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
Beau	Ralphs	6315 N. 20 th St	5/18/25	See attached email
Sandra	Ralphs	6315 N. 20 th St	5/18/25	See attached email
	TTEs, Ralphs trust dtd 1/13/22			

PHO-1-25--Z-323-79-6 Opposition Petit...



Print



Save to OneDrive



Show email



Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
JANE	EHRLICH	2247 E. MARSHALL AVE.	5/1/25	JJEhrlich

Petition of Opposition to PHO-1-25--Z-323-79-6

CITY OF PHOENIX

MAY 19 2025

Planning & Development
Department



Laura <sansouci.neighborhood@gmail.com>

Neighborhood issue

Bettina Chow <bettina175@gmail.com>
To: Sansouci.neighborhood@gmail.com

Sun, May 18, 2025 at 12:25 PM

Hello,
Simone came to my home yesterday asking about the issue on 24th and Missouri.
David Lytle is a resident opposed to any expansion of the law office. As am I.
My home is not in a trust. It is in my name.
Best,
Bettina Chow

— Chow James Campbell / Bettina

- David Lytle recinds his support for the project due to not understanding the scope of the request and being misled it was only about windows.

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Fwd: Kannapel Protest Letter

1 message

SUSAN KANNAPEL <susankannapel@gmail.com>
To: sansouci.neighborhood@gmail.com

Wed, May 14, 2025 at 7:46 PM

Sent from Susan Kannapel/ Ski Pro

Begin forwarded message:

From: SUSAN KANNAPEL <susankannapel@gmail.com>
Date: May 7, 2025 at 3:08:38 PM MST
To: sansouci.neighborhood@gmail.com
Subject: Kannapel Protest Letter

Susan and Jack Kannapel
5343 N. 23rd St.
Bartlett Estates 602 689 7999

Our home is directly diagonal to the business, and we have had to listen to their construction for months. The window to their upper story addition directly faces into our backyard and home which invades our privacy.

When we found out there was no permit for this construction and addition we were confused as to how a LAW Office thought they could get away with breaking the law....

We both strongly oppose the EXPANSION of the single-story commercial office building at the northwest corner of 24th.

We will be out of town on the date for the hearing but please note we are always available to help stop this rezoning and illegal construction from happening.

Sent from Susan Kannapel/ Ski Pro

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura Moreno <laurathomastv@gmail.com>

Bartlett Estates Property Owner

Tres Brooks <tbrooks@brookslan.com>

Sun, May 18, 2025 at 7:45 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Laura,

After speaking with you and Brian today, I have chosen to retract my letter of approval for the second story addition to the commercial property located at the northwest corner of 24th St. in Missouri.

I was originally urged by Rodney Glassman to provide an approval letter for the property owner and I instructed him today that I am retracting that letter and opposed to the plan.

All the best,

Ben F. Brooks III

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Case PHO-1-25--Z-323-79-6

Kathryn Romley <katy@romley.com>

Thu, May 15, 2025 at 10:36 AM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Hello,

I am indirect opposition to the changing the zoning for the law offices on 24th street and Missouri. While I am not overly concerned about what Mr. Slavek wants to do to his own building. However, I see the asked for change in zoning setting a very dangerous longer term precedent for our neighborhood which should be preserved from commercial interests. Please note my opposition.

Thank you,

Kathryn Romley

Michael + Kathryn Romley
2231 E. Monte bello Ave.
Phoenix, AZ
85016

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Would you like me to add your name to the petition

tonyandmaria <tonyandmaria@cox.net>

Thu, May 15, 2025 at 5:47 PM

To: Laura <sansouci.neighborhood@gmail.com>

Anthony and Maria Beram
2050 E Missouri Av
Phoenix, AZ 85016

[Quoted text hidden]

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Add to Petition

Chris Shaul <cshaul@gmail.com>
To: sansouci.neighborhood@gmail.com

Thu, May 15, 2025 at 4:39 PM

Hello,

I'd like to join the petition for opposing the zoning changes at 24th and Missouri.

Chris Shaul - owner
[1832 E Claremont St, Phoenix, AZ 85016](#)

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura Moreno <laurathomastv@gmail.com>

Fwd: Oppose Office Building Expansion at 24th street and Missouri

Larry Ostendorf <ozdorf@yahoo.com>

Tue, May 13, 2025 at 7:00 PM

To: laurathomastv@gmail.com

Cc: Margaret Elizabeth Ostendorf <magsfuller@yahoo.com>, bryanamoreno@cox.net

Laura Moreno personal email

Laura,

Margaret and I live at [2201 E Montebello Ave](#). Please add us to your petition. If you want the signed letter, then I can do that this Friday.

Regards,
Larry

Sent from Larry Ostendorf's iPhone

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

24th & missouri

Cy Brown <cyrbrown@gmail.com>

Sun, May 11, 2025 at 8:16 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Go ahead and add out names to your letter.

Cy & Michelle Brown

Address: [2027 East Colter Street Phoenix, AZ 85016](#)

Cy R. Brown

602.739.1138 Cell

Cy and Michelle Brown Family Trust

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Petition

Dan Peacock <dan@danpeacock.com>
To: sansouci.neighborhood@gmail.com
Cc: Bridget French Peacock <bridget@danpeacock.com>

Wed, May 14, 2025 at 8:11 PM

Please add our names to the petition. Let us know if we need to do anything else.

Dan Peacock
Bridget French
[2102 E San Juan Ave, Phoenix, AZ 85016](#)

Thanks!

Dan and Bridget

--

Dan Peacock, Realtor
HomeSmart Elite Group
602.770.7383 (direct)

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Opposition Petition

Sarah Asta <sastaburg@me.com>
To: sansouci.neighborhood@gmail.com

Wed, May 14, 2025 at 11:40 PM

Hi Laura,
Please put my name on the opposition petition for the 24th St and Missouri matter:

Sarah A. Asta
2014 E Solano Dr
Phoenix, AZ 85015

Our house is NOT held in a trust.
Thank you for your efforts. I registered for the 5/21 meeting.

Sincerely,
Sarah
Sent from my iPhone

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Protest letter

1 message

Harry Griffith <h.griffith34@gmail.com>
To: sansouci.neighborhood@gmail.com
Cc: Kristina Griffith <klgriffithaz@gmail.com>

Fri, May 9, 2025 at 9:03 AM

Hello Laura Moreno,

My wife and I would like to add our names to the protest letter regarding the zoning violations at Missouri and 24h st. Our home is part of Bartlett Estates, the address is 2107 E Pasadena Ave. Our home is titled in the name of our trust, The Griffith Family Trust.

Let me know if you need additional information and thank you for addressing this matter,

Harry Griffith
Kristina Griffith

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

24th and Missouri

2 messages

Joseph Putz <kkp2012@me.com>
To: sansouci.neighborhood@gmail.com

Thu, May 8, 2025 at 5:56 AM

Please sign the petition on our behalf.

Thank you,
Kelsey and JJ Putz
Sent from my iPhone

Joseph Putz <kkp2012@me.com>
To: sansouci.neighborhood@gmail.com

Thu, May 8, 2025 at 6:01 AM

Sorry I forgot to include our address.

Putz Family Trust
5120 N 22nd St
Phoenix, AZ 85016

Thank you ,
JJ and Kelsey
Sent from my iPhone

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Strong opposition

JJ Putz <jjp2012@me.com>
To: sansouci.neighborhood@gmail.com

Thu, May 15, 2025 at 11:13 AM

My wife and I are in strong opposition of the proposed modification and stipulations with reference to the building on the NW corner of 24th Street and Missouri.

JJ and Kelsey Putz
5120 N 22nd St

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

24th Street commercial property

Linda Grim <lindahgrim@gmail.com>
To: sansouci.neighborhood@gmail.com

Thu, May 8, 2025 at 9:55 AM

I am opposed to the proposed development.
Linda H. Grim
[2118 E Pasadena Ave, Phoenix, AZ 85016](#)

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Signature for protest letter

Dan Valenzuela <dannyv5455@gmail.com>
To: sansouci.neighborhood@gmail.com

Thu, May 8, 2025 at 1:43 PM

Dan and Shauna Valenzuela
2032 E Pasadena Ave
Phoenix AZ 85016

Properly in name of Daniel and Shauna Valenzuela Family Trust
Sent from my iPhone

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

(no subject)

1 message

Jodi Sager <jodisager@ymail.com>

Wed, May 7, 2025 at 3:40 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Hi Laura,

I'd like to add my name and address to protest the expansion of the law office on the NWC of 24th and Missouri.

Add your name and address to our formal protest by emailing Laura Moreno at: sansouci.neighborhood@gmail.com. If your property is held in a trust, please include that detail.

My address is: [2039 E. Pasadena Ave, Phoenix, 85016](#)

Thank you,

Jodi Sager
jodisager@ymail.com
602-403-3262

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

Please add my signature to this petition

Dr Ginger Price <drginger@drgingers.com>

Sat, May 10, 2025 at 12:31 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Hello!

I oppose the expansion of the commercial property on the NW corner of 24th St & Missouri.

My property is:

Ginger L Price Trust**5816 N 23rd Street****Phoenix, AZ 85016**

Please let me know you should need anything else in order to register opposition to this expansion.

Cheers,

Dr Ginger

602 300-7496 (cell)



Dr. Ginger's Coconut

Health Care Products

www.drgingers.com

844-688-2600

CITY OF PHOENIX**MAY 19 2025****Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Protest

1 message

Laura & Greg Seitz <zseitz@cox.net>
To: sansouci.neighborhood@gmail.com

Sat, May 10, 2025 at 3:06 PM

Hello Laura—This is Greg & Laura Seitz @ 5815 N. 23rd St and support the protest of the office building expansion on 24th st/Missouri. You can add us to the list please. Trust is the GL Seitz Trust. thank you.

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Please add me to the sHign-on letter

1 message

Linda Bailey <LindainPhoenix@outlook.com>

Wed, May 7, 2025 at 3:01 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Hi Laura,

I would like to sign on to the letter opposing permits to increase the height and reduce parking at the offices on the NW corner of Missouri and 24th Streets. I belong to the Bartlett Estates HOA.

Here are my name and address for your letter:

Linda Bailey

2044 E Pasadena Ave

Phoenix, AZ 85018

Please call or email if you need additional information. 602 527 0047.

Thank you for your work on this issue,

Linda Bailey

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

protest letter

Lanie Y. Zigler, Ph.D. <lzigler@azcns.com>

Fri, May 16, 2025 at 9:03 AM

To: Laura <sansouci.neighborhood@gmail.com>

Please let this serve as formal notice that we (Nathan and Lanie Zigler) oppose the commercial expansion on 24th street and Missouri. Please add our names to the protest petition.

Lanie and Nathan Zigler

[Quoted text hidden]

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Petition

R Phillips <rosemaryannphillips@gmail.com>
To: sansouci.neighborhood@gmail.com

Thu, May 15, 2025 at 8:59 PM

We oppose the proposed modification of stipulations for the property on the NW corner of 24th street and Missouri for fear of the negative impact on our neighborhood, Bartlett Estates.

Rosemary and Gary Phillips
5101 N. 21st Street
Phoenix 85016

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Petition of opposition

shaukatm@gmail.com <shaukatm@gmail.com>
To: sansouci.neighborhood@gmail.com

Sat, May 17, 2025 at 8:16 PM

Attn: Laura Moreno

Case Number: PHO-1-25—Z-323-79-6

I, Masud Shaukat, hereby agree to sign the Petition of Opposition to proposed changes as per case number referenced above.

Masud S. Shaukat

2401 E. Luke Avenue

Taliverde

Phoenix AZ, 85016

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

Oppose Office Building Expansion at 24th street and Missouri

Kristen Robaina <kristenrobaina07@gmail.com>

Fri, May 16, 2025 at 10:31 AM

To: sansouci.neighborhood@gmail.com

Please include my name on your petition.

Kristen Robaina

2245 E. Rovey Ave

85016

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura <sansouci.neighborhood@gmail.com>

24th Street/Missouri

Larry West <ljwbiz@cox.net>
To: sansouci.neighborhood@gmail.com

Sat, May 17, 2025 at 10:06 AM

Please add my name to the protest letter against the proposed changes at 24th and Missouri.

Larry West
2231 East Solano Drive
Phoenix,Az 85016

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**



Laura Moreno <laurathomastv@gmail.com>

Request to Add Signature to Petition and Letter to Mr. Easton

sandra ralphs <sayloraz@yahoo.com>

Sun, May 18, 2025 at 7:06 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Dear San Souci Neighbors,

Please add my property to the petition concerning PHO-1-25-Z-323-79-6. I've also attached a letter addressed to Mr. Easton—would you kindly include it with the other letters you are submitting?

Thank you for your efforts in opposing this proposal.

Sincerely,

Beau Ralphs

Property:

Beau & Sandra Ralphs, TTEs, Ralphs Trust dtd 1/13/22

6315 N. 20th St

Phoenix, AZ 85016



Opposition Letter Beau & Sandra Ralphs.docx

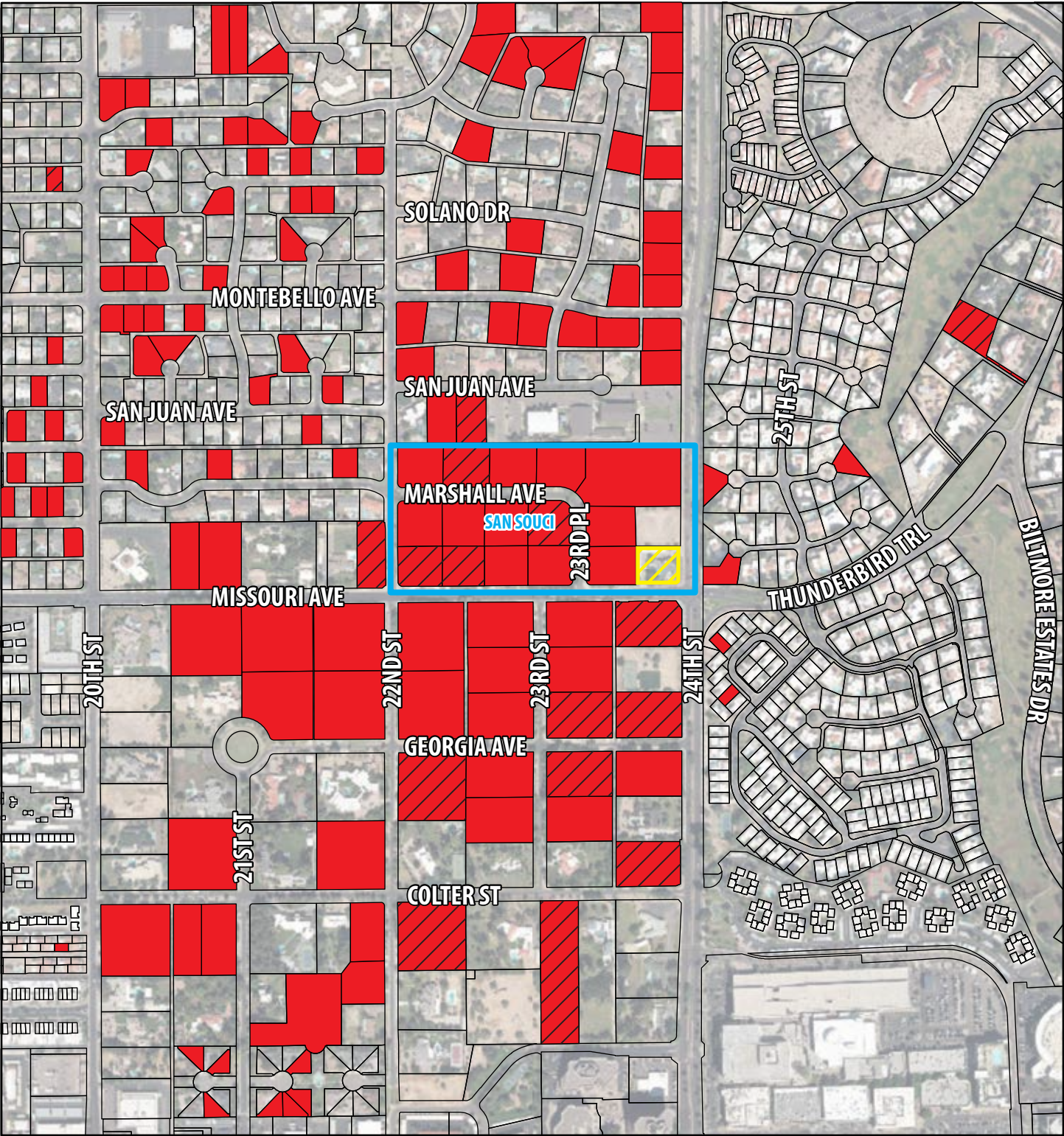
15K

CITY OF PHOENIX

MAY 19 2025

**Planning & Development
Department**

PHO-1-25--Z-323-79-6 Opposition

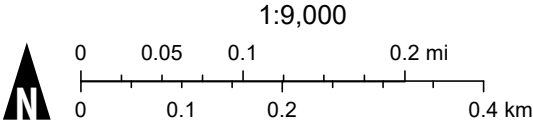


**SUBJECT SITE REQUESTING PHO**

**SAN SOUCI NEIGHBORHOOD IN WHICH SUBJECT SITE IS LOCATED**

**OPPOSED TO PHO-1-25--Z-323-79-6**

**WITHDREW SUPPORT**



STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME, the undersigned, personally appeared James William Scalise, ("Affiant") who first being duly sworn, deposes and says based on his actual knowledge and not constructive or implied knowledge, and attesting under oath and states as follows:

- 1) This affidavit is based on my own personal knowledge and experience.
- 2) I am currently a licensed architect (with AZ state approved "inactive status" as of January 2025 and "Architectural Professor Emeritus.")
- 3) I had a long extended relationship with Charlie Brewer as Brewer's architect and any design, plans or permits obtained by Mr. Brewer for his office building at the northwest corner of 24th and Missouri were done exclusively through myself. I also designed Mr. Brewer's home new master bedroom/master bathroom suite, which was subsequently built and can confirm that at the time, he used no other architect but myself on his referenced office building.
- 4) I performed 100% of any architectural work that Charlie Brewer requested I do during our relationship.
- 5) I was not hired to increase the square footage on the office building. Mr. Brewer's primary focus was to simply increase the conference room space and upgrade the interior office facilities, per above.
- 6) Charlie Brewer never discussed with me adding a mezzanine level inside his office building and there was no talk of ever having a mezzanine while I was employed by Charlie. Indeed, Charlie did not like the idea of a mezzanine for the office.
- 7) The only remodeling items on the 2nd floor was a partial attic space with a trap door stairway consisting of approximately 1,000 square feet. This attic was used solely for storage of documents and was not open to the public.
- 8) The attic and pulldown stairway were in existence when I was hired by Mr. Brewer. No changes were made to the attic whatsoever during my employment. Additionally, I oversaw all of the new or reconditioned construction inside this office building and can confirm that Charlie was careful not to increase the amount of square footage in the building and nothing was done to the attic to change its use and function as 100% storage

area. The attic was never inhabited nor added onto or used for any other purpose beyond storage of business books and records.

9) To my knowledge, neither Charlie Brewer nor any of his contractors nor myself applied for nor discussed obtaining a mezzanine construction permit. Both myself and Charlie Brewer were aware at the time, apparently there may have been a prohibition against adding a mezzanine to this office building, therefore, no permit for such addition was sought through the City of Phoenix, AZ

10) To my knowledge, I was the only architect that Charlie Brewer hired during my entire yearly relationship with him to perform any architectural work on the referenced office building.

11) Further Sayeth Affiant Naught.

EXECUTED on August 15, 2025

Name:

By James Scalise

STATE OF Arizona)
) ss.
COUNTY OF Maricopa

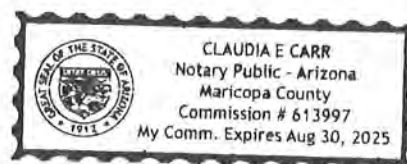
THIS INSTRUMENT was acknowledged before me on August 15, 2025,
by James Scalise, as Affiant of Said Affidavit

WITNESS my hand and official seal.

Claudia E. Carr
Notary Public

My Commission Expires:

August 30, 2025



JUDY SCHUBERT

2313 East Montebello Ave.

Phoenix, Arizona 85016

(602)750-7383

July 24, 2025

Dear Kevin,

Although we know each other through the Ronald McDonald House and you are our City Councilman for District 6, we have not personally met. That said, I feel like I know you well enough to send you a personal note for an item that will be appearing on your October 15th agenda: a neighborhood zoning issue. Bill and I will be out of the country at that time so cannot appear in person unfortunately.

We have lived in this house for almost 50 years! We are now definitely the seniors in the neighborhood, but age is just a number. The item to be discussed with your Council concerns an office building at the corner of 24th Street and Missouri. We and many others were opposed to commercial in our neighborhood in 1979 when Steve Morris, the CEO of Good Samaritan Hospital, bought the land for corporate headquarters. Promises were made, and kept, that made the building look like a one story house which fit in with the rest of the neighborhood. Charles Brewer, an attorney, officed there for many years and kept the promise. We knew it sold to yet another attorney, and nothing seemed to change.

Until it did..... which was unknown to neighbors. We saw bright blue tarps on the roof and figured the building needed a new roof. Ignorance is not bliss. When we discovered what was really going on, our blood pressure went up and we were disappointed and mad. Many in the area have been invited to visit the building and listen to Mr. Slavich describe what he has undertaken; we attended recently. TWO FLOORS IS NOT ACCEPTABLE for many reasons. Nor is building with no permits.

There is much more to the story, Kevin. It will come before you. You know the man who is the owner. We don't know him but we do know you. Please keep an open mind when you are listening to the two sides. This is not a new issue in our area nor will this be the last time you hear from a neighborhood that does not

invite encroachment. It is very important to the majority of homeowners in the residential areas that totally surround this building in question. Whether old-timers or newcomers to area, this is home.

I'd be happy to provide you anything you might want related to the matter from the group which has taken our stand. And someday you and I can talk about the Houses that Love Built in Maricopa County!! Thanks for all you have done for hundreds of families and children who call RMH home.

Most sincerely,

Judy Schubert

P.S. I'm sharing your contact info with my neighbor across the street, Susie Reis, who is going to send you some specific anomalies pertaining to this matter.

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

P.S. THE PROPERTY OWNER
PULLED HIS CAR (BENTLEY) OVER
WHILE I WAS ON A WALK IN
THE GEN. AREA. HE APPROACHED
ME & ASKED FOR A SIGNATURE.
HE SAID "HE WAS TRYING TO ADD
ANOTHER TURRET TO HIS HOUSE"
AND POINTED IN A DIRECTION,
BUT I WASN'T CLEAR ON WHICH
HOUSE HE WAS REF'G. TO. I
TOLD HIM "I DON'T LIVE IN THIS
NEIGHBORHOOD" AND HE REPLIED
"IT DOESN'T MATTER... I JUST NEED
5 MORE SIGNATURES TO GET
APPROVAL." I SIGNED THE LTR.
NOT KNOWING ALL THE DETAILS
NOTED ABOVE.

Sincerely,

MAUREEN COSOVICH

Name

2608 E ELM ST PHX, AZ 85016

Address

Maureen J Cosovich

Signature

5/10/25

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-2--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

Any prior support of this application on my behalf was based on incomplete and insufficiently detailed information regarding the proposed project and shall be **WITHDRAWN**.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

The original approval of the construction project was based on misinformation from the property owner. The original approval of the construction of the building was designed to protect the surrounding neighborhood. These protections should be upheld.

Sincerely,

Loni Romley Loni Romley
Name

2232 E. Montebello Ave
Address

Loni Romley
Signature

June 22, 2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

MATT BANESTROO
Name

1440 E SOLANO DR. PHOENIX AZ
Address

[Signature]
Signature

6/12/2025
Date

TOLD MY WIFE AND I
THAT HE WAS ADDING
DECORATIVE DORMER.
NO MENTION OF SECOND
STORY. "PRESERVING LOOK"

George Tang
2215 E San Juan Ave
Phoenix, AZ 85016

June 30, 2025

City of Phoenix Planning and Development Department
Attention: Byron Easton
200 W Washington St, 2nd Floor
Phoenix, AZ 85003

Re: Opposition to PHO-1-25--Z-323-79-6
Location: 5500 N 24th Street
Northwest corner of 24th Street and Missouri Avenue

Dear Mr. Easton,

It has come to my attention that the property located at 5500 N 24th Street is seeking zoning modifications under case PHO-1-25--Z-323-79-6. As a longtime resident of this neighborhood since the 1970s, I am writing to express my strong opposition to the proposed changes.

If approved, these modifications would set a troubling precedent for future developments that could negatively impact the character, privacy, and quality of life in our neighborhood. This is precisely why the community originally opposed the construction of a commercial property adjacent to our residential area.

The original zoning designation was approved only after the City of Phoenix assured residents—including myself—that the building would remain single-story to preserve the privacy of nearby homes. We were also promised that parking requirements would be adequate to prevent traffic congestion and overflow onto neighborhood streets. These assurances were critical in securing community support and should be upheld.

Additionally, I am seriously concerned by reports that the property owner has begun constructing a second story without obtaining proper permits or undergoing required inspections. If a licensed and bonded contractor was hired, how could such work proceed without City approval? If no licensed contractor was involved, or if the construction was deliberately concealed from both the City and surrounding residents, this raises serious concerns about accountability and compliance with municipal regulations.

This situation is deeply troubling. I respectfully urge the City to reject the proposed zoning modifications and to honor the original agreement that the building remain a single-story structure. Upholding this commitment is essential to maintaining the trust and integrity of the relationship between the City of Phoenix and the residents of the 24th Street and Missouri neighborhood.

Thank you for your time and thoughtful consideration.

Sincerely, *George C. Tang*

From: Cy Brown
To: pdd.planningcomm@phoenix.gov
Cc: council.district.6@phoenix.gov
Subject: Opposition to PHO-1-25--Z-323-79-6 — Commercial Expansion at 24th Street and Missouri Ave (Hearing September 4, 2025)
Importance: High

August 11, 2025

Phoenix Planning Commission
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003

Re: Opposition to PHO-1-25--Z-323-79-6 — Commercial Expansion at 24th Street and Missouri Ave (Hearing September 4, 2025)

Dear Members of the Planning Commission,

My name is Cy Brown, and I live at **2027 East Colter Street, Phoenix, AZ 85016**, very close to the property in question. I am writing to express my **strong opposition** to the proposed changes and retroactive approvals being considered under **PHO-1-25--Z-323-79-6** for the commercial expansion at 24th Street and Missouri Avenue.

Unfortunately, I am unable to attend the September 4th hearing in person because it is a school night for my children, who attend St. Thomas in our neighborhood, and my wife will be out of town. I will, however, be watching the proceedings online and remain fully engaged in this matter.

What is being requested here is not a simple adjustment—it is an attempt to legitimize work that was undertaken without the proper permits or approvals. The property owner began significant construction, including second-story additions, without following the legal review process, and is now asking the City to grant permission after the fact only because they were caught. If I operated my own business this way, the City would shut me down and fine me. This should not be treated any differently.

If this is allowed, you are showing my children—and every child in our neighborhood—that you can get away with not following the rules that have been set. That is the wrong message for a city government to send to its citizens.

Granting approval in this case would:

- Reward non-permitted construction and set a dangerous precedent that rules can be ignored.
- Undermine the original zoning stipulations that protected the neighborhood's privacy and character.
- Encourage future developers to bypass the public process.

- Increase traffic, parking problems, and potential cut-through use of residential streets.
- Negatively impact property values and neighborhood safety.

The PHO's recommendations—allowing the second-story expansion, loosening site plan conformance requirements, and reducing parking by 20% despite a 40% increase in square footage—are all deeply concerning. These changes would have lasting negative effects on the neighborhood and erode public trust in the City's commitment to uphold its own agreements and zoning rules.

This is not just a matter between the property owner and an adjacent neighbor—it affects the entire community. The original stipulations were put in place for good reason, and they should be enforced, not erased.

I urge the Planning Commission to **reject these requests** and send a clear message that non-compliance with City permitting and zoning processes will not be tolerated.

Sincerely,
Cy Brown
2027 East Colter Street
Phoenix, AZ 85016

Cy R. Brown
602.739.1138 Cell

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-25--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

Any prior support of this application on my behalf was based on incomplete and insufficiently detailed information regarding the proposed project and shall be **WITHDRAWN**.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,



Brian Daniel Corrigan Name

2001 E. Colter Ave
Phoenix, AZ 85016 Address

Signature

Date

Add additional comments for
Councilman Robinson and/or City of
Phoenix Planning Department to read in
the empty space below.



Send your letters via mail using one address below OR scan letter and send to sansouci.neighborhood@gmail.com and I'll forward to either Councilman Robinson or PDD on your behalf. Send an email to the address above to be placed on the opposition petition. Your neighbors appreciate your support in this matter!

Councilman Robinson
200 W Washington Street, 11th Floor
Phoenix, Arizona 85003
Office line: 602-262-7491

City of Phoenix Planning and Development
Attention: Byron Easton
200 W Washington Street, 2nd Floor
Phoenix, Arizona 85003

Bryan and Laura Moreno
5505 North 23rd Pl
Phoenix, AZ 85016

Subject: Oppose Commercial Expansion at Northwest Corner of 24th St and Missouri
Application PHO-1-25--Z-323-79-6

Dear neighbor,

June 9, 2025

The property owner of the commercial office building located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave), or his representative, may have contacted you recently about expanding the commercial building. It's also possible you haven't been provided the full story regarding this expansion project. This letter will provide you with the appropriate information regarding the project and likely dispute many of the facts potentially provided to you by the property owner and/or his representative. This could be brand new neighborhood information presented to you. Still, we feel you'd find this extremely important like many of our other neighbors have in the last couple of weeks.

While the property owner, Mr. Slavicek, is not requesting a rezoning as the property is already zoned C-O, he is requesting the City of Phoenix to modify 4 vitally important stipulations that are attached to the approved zoning and played a fundamental role in the City Council's approval of the commercial zoning. City Council made commitments to neighbors surrounding the property as part of the original adoption of the C-O zoning in 1980. Although this zoning was approved 45 years ago, the conditions surrounding the property that resulted in these commitments have not changed. Our neighborhoods were at the time, and still are today, low-density residential, which we, like many of our other neighbors, do not want to see changed. These four stipulations that were intended to protect the surrounding low-density neighborhoods are:

1. **Development must conform to the approved site plan**
This stipulation gave assurances to neighbors that the building would be compatible with the surrounding character of the community and remain respectful of neighbors' privacy.
2. **Parking ratio of 1 space per 250 sq ft**
This stipulation ensured that there would be adequate parking provided on site, preventing the need for employees and clients to park in the adjacent residential neighborhoods.
3. **Construction must begin within 24 months**
This was completed with the initial construction of the office building
4. **Limit to a one-story building, no taller than 24 feet**
This stipulation assured neighbors that the commercial office building would be limited to and remain as a small-scale single-story building and protect the privacy of neighboring residents.

However, Mr. Slavicek is now seeking to violate the very commitments and stipulations that garnered the City Council's approval of the commercial zoning in the first place.

In fact, despite these stipulations and prohibition of a second floor for the commercial use, Mr. Slavicek began illegally constructing a second story anyways and without permits or approval from the City of Phoenix. We presume he knowingly bypassed the required City approvals—likely because the project would not have been permitted under the existing zoning stipulations and conditions. We happen to live right behind this commercial building and have watched Mr. Slavicek illegally construct this second story off and on since January 2024.

The City of Phoenix had to issue a stop work order and cited numerous violations for the illegal, non-permitted construction as recorded with the Maricopa County Recorder, including:

- Performing work without a permit
- Concealing construction work before inspection
- Failing to request inspections for structural, electrical, and mechanical work done on the property

- Causing the building to become structurally unsound and imminently unsafe requiring the office to be temporarily vacated until the building could be stabilized

Instead of correcting the violations, the owner is now asking the City of Phoenix to retroactively approve the illegal, non-permitted construction and unauthorized changes by:

- Replacing the original site plan with a new version that includes the illegal additions
- Eliminating the parking stipulation to allow reduced parking despite a larger building
- Omitting the original requirement for a one-story building

This request amounts to a request for forgiveness—not compliance. The approval of this PHO request (PHO-1-25--Z-323-79-6) will set four dangerous precedents for the future of our neighborhood:

Precedent 1

Will support the expansion of multistory commercial uses into our low-density residential communities along 24th St and Missouri Ave, immediately adjacent to single-family homes.

Precedent 2

Will erode the faith and trust in the City that commitments made by developers and property owners are upheld.

Precedent 3

Will encourage other property owners and developers to commence illegal construction activity without the proper approvals and permits knowing they will get a pass. Allowing the owner to retroactively obtain permits sends the message that violating zoning laws carries no real consequences.

Precedent 4

Will abolish the precedent established with the original zoning case that office commercial uses, where adjacent to residential, should be limited to a single story with a six-foot wall between abutting residences to protect the privacy of backyards of abutting neighbors from being visible from second-story office windows.

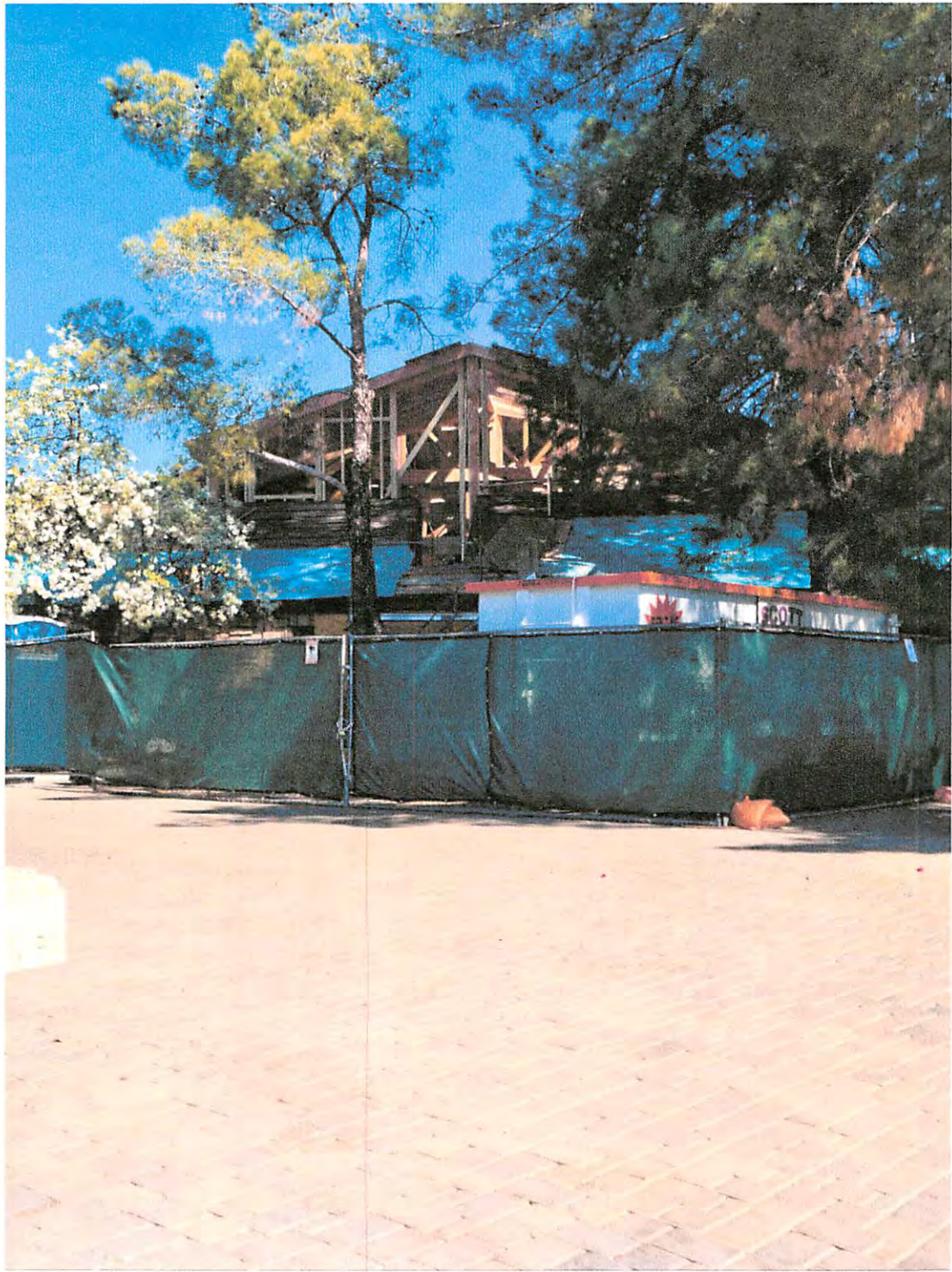
Lastly, to address some of the property owner's inconsistent claims, the proposal is not adding *just* 1,000 square feet, or 10% of the building area to an existing second floor. As clearly stated in the existing stipulations, a second floor is strictly prohibited. So, there is no existing second floor. Mr. Slavicek has been illegally expanding the attic space without permits from the City of Phoenix. The approval of this request will permit an estimated 3,500 square feet of new commercial floor area according to what was originally approved for the commercial building, which is an increase of 40%. The original building approved by the City of Phoenix provided for 8,681 square feet. However, Mr. Slavicek's proposal to the City indicates the commercial building will be expanded to 12,192 square feet.

The good news is that it's not too late to provide support if you wish to do so. We encourage you to write or email the City of Phoenix Planning and Development Department, and/or our City Council Member Kevin Robinson at zoning@phoenix.gov and council.district.6@phoenix.gov, respectively. Be sure to reference the case number **PHO-1-12--Z-323-79-6**. You can also add your name to our Petition of Opposition by emailing sansouci.neighborhood@gmail.com. All you need to do state within the email is your opposition to this expansion. Include your name, address and date. We will provide the City of Phoenix with this petition soon!

We would be happy to discuss the issues with this project and the reasons for why we think the neighborhood should oppose Mr. Slavicek's PHO request. You can contact Laura Moreno at (602) 540-6100 or Paul Gilbert's office, who is assisting us in the fight against commercial expansion in our neighborhoods, at (480) 429-3061 or by email at kwaldier@gilbertblilie.com. We look forward to hearing from you.

Sincerely,
Your neighbor Laura Moreno

**** Please find an included letter or feel free to write your own, either way works! ****



Sam McAllen, Asst. Director
Digitally Signed By Sam McAllen
On Behalf of the City of Phoenix



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
438 W. Adams St.
Phoenix, AZ 85003-1607

55
Ho:

www.phoenix.gov/pdd

NOTICE OF ORDINANCE VIOLATION

Owner: Slavicek Holdings LLC
Address: 999 East Playa Del Norte Drive
Tempe
AZ
85288

☐ Certified

Date of Notice: 8/21/2024
Date of Violation: 2024-03-01

**VIEW COMPLAINT
IN SHAPE PHOENIX**

☐ Personal

Complaint No.: C2024-000252

Property Address: 5500 N 24TH ST (Active)
Legal Description: SAN SOUCI
APN: 164-46-017

Lot #: 17

This is notification that a violation(s) of the *Phoenix Building Construction Code* was observed at the above described property.

Details of the violation(s) are listed below on the attached page(s). This notice may be recorded with the Maricopa County Recorder's Office. The listed violation(s) are to be corrected by the dates as listed below.

This notice is being provided as a courtesy prior to further enforcement action being taken. If the listed violations are not corrected before the defined Correction Date listed below, the City of Phoenix may take one or more of the following actions:

- Commence a civil or criminal action to be adjudicated by the City Municipal Court.
- Civil sanctions of not less than \$500 and not more than \$2500 per violation.
- Criminal penalty is a Class 1 misdemeanor.
- Abatement by; repair, removal or demolition with the costs paid by the property owner.

This notice may be appealed to a supervisor by calling 602-262-7811. Any person dissatisfied with a decision of the supervisor may appeal that decision to the Building Official. The appeal shall be made in writing on a form provided by the Planning & Development Department and shall be accompanied by a nonrefundable administrative processing fee as set forth in Appendix A.2 of the *Phoenix City Code*. The decision of the Building Official shall be final except as provided in Section 112 of these administrative provisions.

Si prefiere esta información en español, llame por teléfono a nuestra oficina al 602-262-7811.

VIOLATIONS

<u>Violation Type</u>	<u>Inspection Date</u>	<u>Correction Date</u>	<u>Violation Code</u>	<u>Violation Description</u>	<u>Violation Comments</u>
PERMITS	2024-03-01	2024-06-05	9-114.1.4	Performing work without permit.	The southwest end of the roof has a gable extension added and the attic space is being converted into habitable space without the required permit or inspections. This work includes structural, mechanical, electrical, and plumbing.
INSPECTIONS	2024-03-01	2024-06-05	9-114.1.5.2	Construction work concealed before inspection.	The southwest end of the roof has a gable extension added and the attic space is being converted into habitable space without the required permit or inspections. This work includes structural, mechanical, electrical, and plumbing.
INSPECTIONS	2024-03-01	2024-06-05	9-114.1.5.1 Unofficial Document	Failure to request required inspections	The southwest end of the roof has a gable extension added and the attic space is being converted into habitable space without the required permit or inspections. This work includes structural, mechanical, electrical, and plumbing.
Cause or to create any unsafe condition	2024-08-20	2024-09-20	9-114.1.7.1	Unsafe condition exists that must be corrected.	The Non-Permitted construction that has taken place at this site has caused the structure to become structurally unsound and an Imminent Hazard. Structural alterations/ modifications have been made to the roof trusses, removing load bearing/ transferring truss webs members, and modifying the roof and floor bearing points. These modifications have caused a violation of PBCC section 116.3 Imminent unsafe conditions # 4.
Cause or to create any unsafe condition	2024-08-20	2024-09-20	9-114.1.7.1	Unsafe condition exists that must be corrected.	The Non-Permitted construction that has taken place at this site has caused the structure to become structurally unsound and an Imminent Hazard. Structural alterations/ modifications have been made to the roof trusses, removing load bearing/ transferring truss

					webs members, and modifying the roof and floor bearing points. These modifications have caused a violation of PBCC section 116.3 Imminent unsafe conditions # 3.
--	--	--	--	--	--

Corrective Action:

1. Obtain a building permit from the Planning & Development Department. We are located at 200 W. Washington St., 2nd floor.
2. Call 602-262-7811 for required inspections.
3. Once the permit and inspections have been completed, a request for release must be submitted. Please see the following link:
https://www.phoenix.gov/pddsite/Documents/TRT/dsd_trt_pdf_00875.pdf

To check status of this case, please visit the [SHAPE PHX Portal](#).

Unofficial Document

NONPERMITTED CONSTRUCTION

- Property owner **inexplicably** attempted to build this second story without the proper reviews or permits from the City of Phoenix.
- This issue is entirely self imposed by the actions of the property owner.
- This conduct **should not be rewarded**.



City of Phoenix BUILDING PERMIT Planning And Development Department

To find out about Phoenix's construction rules, standards, forms, fees, and to request a permit, please visit: <http://www.phoenix.gov/311>

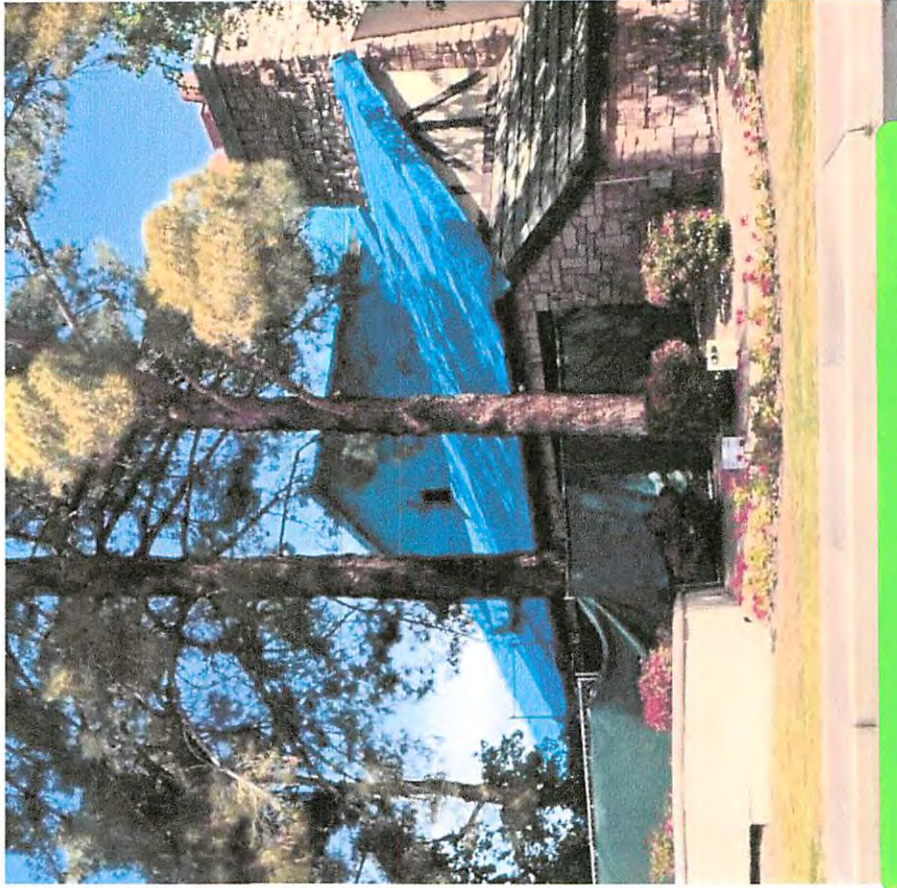
Permitted Building Construction hours are (non-holiday weekdays):
6:00 a.m. and 7:00 p.m. from May 1 to September 30
7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-78

Before you start to dig, call Blue Stake 602-263-1100

STATUS: OPEN
POST THIS PERMIT ON JOB SITE

Permit # OS 24000096	Issued 03-JAN-2024	Expires 02-JAN-2026
Permit Description SLAVICEK LAW FIRM REROOF		
Project 15-3260		
Address 5500 N 24TH ST PHOENIX AZ 85016-3130		
L 17 B * SAN SOUCI		
Description/Scope of Work: REROOFING PERMIT ONLY		
EFFECTIVE BUILDING CODES: 2018 IBC, 2018 IRC, 2018 IMC, 2018 UPC, 2018 FGC, 2018 *GCL, 2018 ISPS, 2017 NEC, 2018 PHX FIRE CODE		
Q S Q20-32	APN 164-46-017	Zoning C-0
		Dist 06

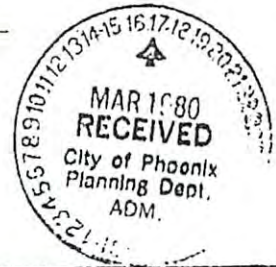


2ND STORY ADDITION ATTEMPTED
UNDER A RE-ROOFING PERMIT
ISSUED: JAN 3, 2024

CITY OF PHOENIX
STOP WORK ORDER ISSUED:
MARCH 1, 2024

CITY
OF
PHOENIX

CITY CLERK DEPARTMENT



March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

1. Development to be in conformance with the site plan and rendering.
2. The parking ratio to be one space for every 250 square feet.
3. Construction to commence within 24 months.
4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

Number	PHO-1-25--Z-323-79-6
Status	Under Advisement
Council District Number	6
Village	Camelback East
Request Summary	Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.;Request to delete Stipulation 2 regarding parking ratios.;Request to delete Stipulation 3 regarding commencement of construction.;Request to modify Stipulation 4 regarding building height.
Applicant and Application Details	
Application Type	PHO
Subtype	Stipulation Modification
Parent Application	Z-323-79
Applicant	Brett Slawick
Applicant Type	Owner of entire site
Previous Opposition	Yes
Proposal Summary	Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.;Request to delete Stipulation 2 regarding parking ratios.;Request to delete Stipulation 3 regarding commencement of construction.;Request to modify Stipulation 4 regarding building height.
Property Information	
Property Location Description	Northwest corner of 24th Street and Missouri Avenue
Existing Zoning ¹	C-O
Size ¹	1.16
Unit of Measure ¹	ACRES

Hearings

Hearings	Hearing Type	Hearing Date	Hearing Time
Planning Hearing Officer - May 21, 2025	Planning Hearing Officer	May 21, 2025	10:00 AM

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Jerome Deutsch
Name

51 Blithmore Estates
Address

Jer Deutsch
Signature

June 28, 2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Monte Guest

Name

5406 N 25th ST. PHOENIX, AZ 85018

Address

Monte Guest

Signature

JUNE 11, 2025

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

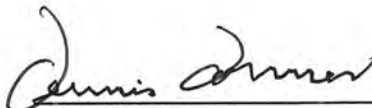
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Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,

DENNIS DOWNER
Name

1951 E MARSHALL AVE
Address


Signature

8/16/2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

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Sincerely,

VIKKI BARR

Name

1932 E. MARSHALL AVE

Address

Vikki Barr

Signature

8/16/25

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Bryan Bayham
Name

1946 E. San Miguel Ave.
Address

[Signature]
Signature

8/10/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Michele Daley
Name

2225 E Rancho Dr
Address Phoenix AZ 85016

MJDaley
Signature

8/17/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Raul Disaenyne
Name

1948 E. Marquette St.
Address
(Marshall)

Raul Disaenyne
Signature

8-16-25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Any prior support of this application on my behalf was based on incomplete and insufficiently detailed information regarding the proposed project and shall be **WITHDRAWN**.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,

WALTER Spitz
Name

2301 E MONTEBELLO AVE
Address

WALTER Spitz
Signature

AUG 15TH 2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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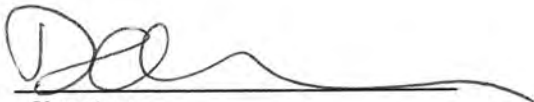
Sincerely,

Danielle Allen

Name

109 E. Hayward Ave. Phoenix, AZ
85020

Address



Signature

8/14/25

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Roy A. Herberger, Jr
Name Herberger Living Trust

5834 N. 22nd Pl
Address Phoenix, AZ 85016


Signature

Aug 21, 2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-2--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

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Sincerely,

PAUL LAYEUX
Name Paul Layeux
with D Layeux living trust


Signature

1953 E LUKE AVE
Address

8/23/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

John R Augustine

2045 E Missouri Ave

CHRISTINE F. AUGUSTINE

2045 E. Missouri Ave.

Name

Address

Phoenix, AZ 85016

Christine F. Augustine

Aug. 23, 2025

Signature

Date

John R Augustine

23 Aug 2025

✓

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Deborah Gordon 5616 N. 20th Place
Name Gordon-Wheeler Family Trust Address

Deborah Gordon 8/23/2025
Signature Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Dan Owens
Name

2224 E Bethany Home Rd
Address

Daniel Owens
Signature

8/24/2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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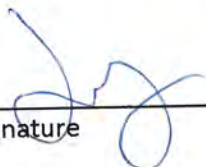
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However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,

Julie McCreery
Name McCreery Family Trust


Signature

5831 N 22nd Pl., Phoenix, AZ 85016
Address

8/24/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-25--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

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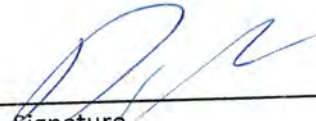
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Sincerely,

Richard Fairley
Name Fairley Trust


Signature

1935 E. LUKE AVE, Phoenix AZ, 85016
Address

8/24/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

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I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Erin B. Willis

Name James Robert Willis and Erin
Willis Living Trust

2121 E. Palo Verde Dr.

Address

[Signature]

Signature

8/24/25

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Christina Reeb
Name Reeb Ventures LLC

2041 E. Bethany Home Rd.
Address Phoenix, AZ 85016

[Signature]
Signature

8.24.2025
Date

✓
Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

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Sincerely,

Erin Weber
Name Weber Living Trust

2008 E. Basanto Dr, Apt 85016
Address

[Signature]
Signature

8/24/2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

CAROL Von FANGE
Name

2017 E. Rancho
Address

Carol Von Fange
Signature

8-24-2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

James A. Schnuck

Name Sunivest Trust

2140 E. Solana Dr
Phoenix, AZ 85016

Address

James A. Schnuck

Signature

8/24/25

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Debra Bayham
De Bayham
Name

2125 E Solano Dr Pk 85016
Address

De Bayham
Signature

8/24/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-2--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

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Sincerely,

EPIN BORCHERS
Name

2115 E. SOLANO DR.
Address

EW Borchers
Signature

8.24.2025
Date

↓

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Tom Spear
Name Revocable Trust

2045 E Bethany Home
Address

Tom Spear
Signature

8/24/25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
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Sincerely,

Jeffrey Robinson
Name

2045 E Pueblo Dr
Address

[Signature]
Signature

8/24/2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Paul Schroeder
Name

2041 E Rancho Dr.
Address

[Signature]
Signature

8/24/25
Date

**Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave**

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Sincerely,

Hal Owens
Name

2140 E. Georgia Ave
Address

Hal Owens
Signature

8-27-25
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

John CASARINO DC

Name

2123 E SAN JUAN AVE

Address

PHOENIX AZ 85016

[Signature]

Signature

8/26/25

Date

From: **Tim O'Neil** <[REDACTED]>

Date: Wed, May 21, 2025, 11:15 PM

Subject: Re: Opposition Petition Addition

To: Bryan Moreno <[REDACTED]>, San Souci Neighborhood

<sansouci.neighborhood@gmail.com>

Bryan, et al,

Plead add me to the opposition list related to commercial expansion of improvements at the northwest corner of 24th Street and Missouri.

My address is [5328 North 23rd Street, Phoenix, 85016](#).

Thank you,

Tim O'Neil

602-[REDACTED]

Tim O'Neil **Principal**

Main: 602-[REDACTED]

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
WALTER	Spitz	MONTEBELLO 2301 E 24TH 28TH	AUG-15	Walter Spitz
FRED & SUZANNE	STORK	5818 NO. 24TH ST.	AUG 15	Fred & Suzanne Stork
John	Brucini	5830 N 24TH ST.	Aug 15	John Brucini
Peter	Iresky	2333 E Bethany Home Rd.	Aug 15	Peter Iresky
Andrew	Caldwell	2111 E. Pasadena Ave	Aug 15	Andrew Caldwell
DENNIS	DONNER	1951 E MARSHALL AV	AUG 16	Dennis Donner
Raul	Disarufino	1998 E. Marshall	8/16/25	Raul Disarufino
Bogdan	Ciutae	1942 E Marshall	Aug 16	Bogdan Ciutae
Patrick	Mitlen	1933 E. Marshall	8/16	Patrick Mitlen
VIKKI	BARR	1932 E MARSHALL AVE	8/16/25	Vikki Barr

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Danin	Whelan	1928 E. Marshall Ave ^{Att}	8/16/2025	
Benjamin ^{Perske Wood LLC}	Steffen	1923 E. San Miguel Ave	8/16/2025	
JOLIEVE ^{Williamson family trust dated Oct 8, 2012}	KONKOL	1941 E. SAN MIGUEL AVE	8/16/25	
BRYAN	BAHAM	1946 E. San Miguel Ave	8/16/25	
Michelle	Luna	5745 N 23rd Pl	8/16/25	
Michele ^{Michele P. Phasal and Michelle P. Family Trust}	Daley	2225 E. Rancho Dr ⁸⁵⁰¹⁶	8/17/25	
DAVID	BRUNING ^{Trust}	2030 E Missouri AVE	8/17/25	
Alexandra	Anagnostou	2036 E Missouri Ave	8/22/25	
Jason	Vargas ^{and Maria Varga Family Trust}	2237 E. Montebello Ave	08/23/25	
Christine	Augustine	2045 E. Missouri Ave	8.23.25	

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
1 Angie Brad	Harrington Harrington	5542 N. 19 th Place	8/16	Bull
2 KATHY	BAKER	5618 N. 19 th Pl	8/16	Kathy Baker
3 Brooke	Vaughn	5823 N. 23 rd St	8/17	Brooke Vaughn
4 JOHN	FRITSCH	2235 E. BETHANY HOME RD	8/17	John Fritsch
5 Monica Monica	Wilde Wilde	2214 E Bethany Home	8/17	Monica Wilde
6 DAN	LONG	5612 N 20 th place	8/23	Dan Long
1 Deborah	Gordon	5616 N. 20 th place	8/23	Deborah Gordon
1 William William	Adams Adams	5616 N. 20th place	8/23	William Adams
Ben	Collman	2130 E San Juan	8/23	Ben Collman
Carole	Ventange	2017 E Ranchos	8/24	Carole Ventange

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
John	Augustine	2045 E Missouri	23 Aug 25	John Augustine
Cindy	Barton	2001 E. San Juan Ave.	8/23/25	Cindy Barton
WYNNE	BARTON	2001 E. SAN JUAN	8/23/25	Wynne Barton
John CASALINO	Living Trust	2123 E SAN JUAN	8/23/25	John Casalino
Jeffrey I	Robinson	2043 E Rancho Dr	8/24/25	Jeffrey I Robinson
Paul	Schroeder	2041 E Rancho Dr	8/24/25	Paul Schroeder
Thomas	Spears ^{Revocable Trust}	2045 E Bethany Home	8/24/25	Thomas Spears
Willis + Erin	Willis	2121 E. Palo Verde	8/24/25	Willis + Erin
ERIN	BORCHARD	2115 E. SOLANO DR.	8/24/25	Erin Borchard
Debra	Baynam	2125 E Solano DR	8/24/25	Debra Baynam

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First Name	Last Name	Address	Date	Signature
weber Living Trust ERIN	WEBER	2008 E Banko Dr Phoenix 85016	8/24/25	[Signature]
Pat Reebio, Veterans etc	DICKINSON	2002 E Ranch Rd 6 Phoenix 85017	8-24-25	[Signature]
Christina	Reeb	2041 E. Bethany Home Rd	8-24-25	[Signature]
Andrew	Dixon	2102 E. Solano Dr	8-24-25	[Signature]
Paula	Liguero	2116 E. Solano Dr.	8-24-25	[Signature]
Dan	Clemons	2224 E Bethany Home	8/24/25	[Signature]
Kim	Clemons	2224 E Bethany Home	8/24/25	[Signature]
McCleery Family Trust Patrick	MCCLEERY	5831 N. 22 nd Place	8/24/25	[Signature]
McCleery Family Trust Julie	MCCLEERY	5831 N. 22 nd Place	8/24/25	[Signature]
Fairley Trust RICHARD	FAIRLEY	1935 E. LUKE AVE	8/24/25	[Signature]

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
James A. ^{Survivors Trust}	SCHUR	2140 E Solano Dr PHOENIX 85016	8/24/25	James A. Schur
Jacqueline	Kerrigan	2302 E. Bethany Home PHX, AZ 85016	8/24/25	Jacqueline Kerrigan
John F.	Kerrigan	2302 East Bethany Home Rd Phoenix, AZ 85016	8-24-25	John F. Kerrigan
GARY	STAUFFER BERG	1934 E. Luke	8/24	Gary Stauffer Berg
JEFFREY	DAVIS	1946 E. Luke	8-24	Jeffrey Davis
Hal	Owens	2140 E. Georgia	8-27	Hal Owens
"	"	2130 E. Georgia	8-27	"
"	"	5450 N. 22nd St.	8-27	"

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
PAUL	LAYEUX	1953 E LUKE AVE	8/24/25	

From: Laura Moreno
To: [Kurt Waldier](#)
Subject: Fwd: Opposition Petition
Date: Thursday, June 12, 2025 4:20:20 PM

Another Brett Supporter wants to be added to our petition. I'll add it... but you can mark it or forward it to Theresa. I'm not sure if you forwarding these when you get them.. or if you want to just gather them and then pass along?

Let me know what you prefer.

-Laura

----- Forwarded message -----

From: **Heidi Jannenga** <heidi.jannenga@gmail.com>
Date: Thu, Jun 12, 2025 at 4:13 PM
Subject: Opposition Petition
To: sansouci.neighborhood@gmail.com <sansouci.neighborhood@gmail.com>

Hello

Thank you for the information provided via mail to our neighborhood regarding PHO1-2-Z-323-79-6. It's obvious that you have put a lot of time, money and energy into the research and opposition position.

Please include my name on the petition:

Heidi Jannenga
2135 E Colter St, Phoenix, AZ 85016
June 12, 2025

Thank you for your efforts in keeping our amazing neighborhood clear of these bad actors!

Heidi and Joe

--

Regards,
Laura Moreno

From: Laura
To: [Kurt Waldier](#)
Subject: Fwd: PHO-1-12-Z-323-79-6
Date: Thursday, July 10, 2025 9:26:30 PM

Can add to opposition map

Regards, Laura Moreno

----- Forwarded message -----

From: Julie Blair <julie@blairsmith.com>
Date: Thu, Jul 10, 2025, 12:35 PM
Subject: Fwd: PHO-1-12-Z-323-79-6
To: <sansouci.neighborhood@gmail.com>
Cc: Julie Blair <julie@blairsmith.com>

> Hello Laura,

>

> Please add my name to the Petition of Opposition in reference to Application PHO-1-12-Z-323-79-6 opposing commercial expansion at the northwest corner of 24th Street and Missouri.

>

> Thank you,

>

> Julie Blair

> 5202 N. 21st. St.

> Phoenix, AZ 85016

>

> Dated: July 10, 2025

From: [Cy Brown](#)
To: [PDD Planning Commission](#)
Cc: [Council District 6 PCC](#)
Subject: Opposition to PHO-1-25--Z-323-79-6 — Commercial Expansion at 24th Street and Missouri Ave (Hearing September 4, 2025)
Date: Tuesday, August 12, 2025 11:13:57 AM
Importance: High

August 11, 2025

Phoenix Planning Commission
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003

Re: Opposition to PHO-1-25--Z-323-79-6 — Commercial Expansion at 24th Street and Missouri Ave (Hearing September 4, 2025)

Dear Members of the Planning Commission,

My name is Cy Brown, and I live at **2027 East Colter Street, Phoenix, AZ 85016**, very close to the property in question. I am writing to express my **strong opposition** to the proposed changes and retroactive approvals being considered under **PHO-1-25--Z-323-79-6** for the commercial expansion at 24th Street and Missouri Avenue.

Unfortunately, I am unable to attend the September 4th hearing in person because it is a school night for my children, who attend St. Thomas in our neighborhood, and my wife will be out of town. I will, however, be watching the proceedings online and remain fully engaged in this matter.

What is being requested here is not a simple adjustment—it is an attempt to legitimize work that was undertaken without the proper permits or approvals. The property owner began significant construction, including second-story additions, without following the legal review process, and is now asking the City to grant permission after the fact only because they were caught. If I operated my own business this way, the City would shut me down and fine me. This should not be treated any differently.

If this is allowed, you are showing my children—and every child in our neighborhood—that you can get away with not following the rules that have been set. That is the wrong message for a city government to send to its citizens.

Granting approval in this case would:

- Reward non-permitted construction and set a dangerous precedent that rules can be ignored.
- Undermine the original zoning stipulations that protected the neighborhood's privacy and character.
- Encourage future developers to bypass the public process.
- Increase traffic, parking problems, and potential cut-through use of residential streets.
- Negatively impact property values and neighborhood safety.

The PHO's recommendations—allowing the second-story expansion, loosening site plan conformance requirements, and reducing parking by 20% despite a 40% increase in square footage—are all deeply concerning. These changes would have lasting negative effects on the neighborhood and erode public trust in the City's commitment to uphold its own agreements and zoning rules.

This is not just a matter between the property owner and an adjacent neighbor—it affects the entire community. The original stipulations were put in place for good reason, and they should be enforced, not erased.

I urge the Planning Commission to **reject these requests** and send a clear message that non-compliance with City permitting and zoning processes will not be tolerated.

Sincerely,

Cy Brown

2027 East Colter Street

Phoenix, AZ 85016

Cy R. Brown

602.739.1138 Cell

Rcvd 8/30/2025

Marilyn Ticknor
2325 E. Montebello Ave.
Phoenix, AZ 85016

Phoenix Planning Commission
200 W. Jefferson
Phoenix, AZ

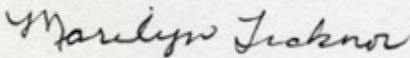
September 4th meeting
Case #17
Application #: PHO-1-25---Z-323-79-6

I would speak to not changing the existing zoning on this property. I know Mr. Slavicek loves the property and right now expects to be there forever. Forever is a long time. Should his forever not pan out and he or his estate should sell the property, the new owner could be one of several different type occupants who might require much more parking and much more visible activity than there is today. That activity and parking would of course flow onto nearby streets, especially 23rd place on both sides of Missouri Ave.

We have heard a great deal about a mezzanine. I attended a meeting arranged by Mr. Slavicek on June 30th. We were allowed to climb a very narrow and steep stairway to the second floor of the building. There was no mezzanine as defined by C-O code, and there is no place for such mezzanine within the building. What Mr. Slavicek is building is a second story in the place that I understand was attic storage for files. This area is being expanded to encompass about three offices, conference rooms, rest rooms, etc. When I was up there nothing was finished. There were studs in place which I gather are load bearing. I understand that much of this "building" was not permitted or questioned for zoning. Mr. Slavicek is an attorney, and he signed the documents with stipulations when he bought the property. I also understand that, Ed Chavez, Mr. Slavicek's licensed and certified architect and contractor, should definitely have been aware of the permitting needed.

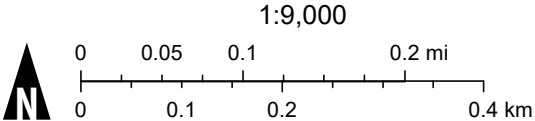
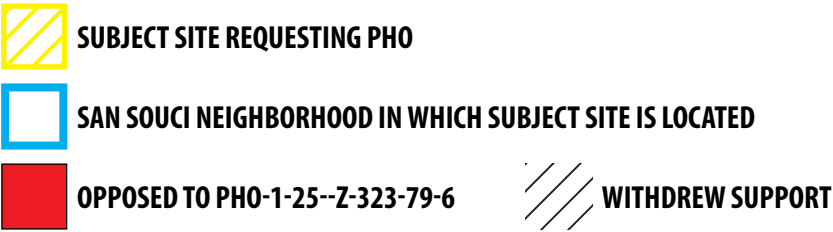
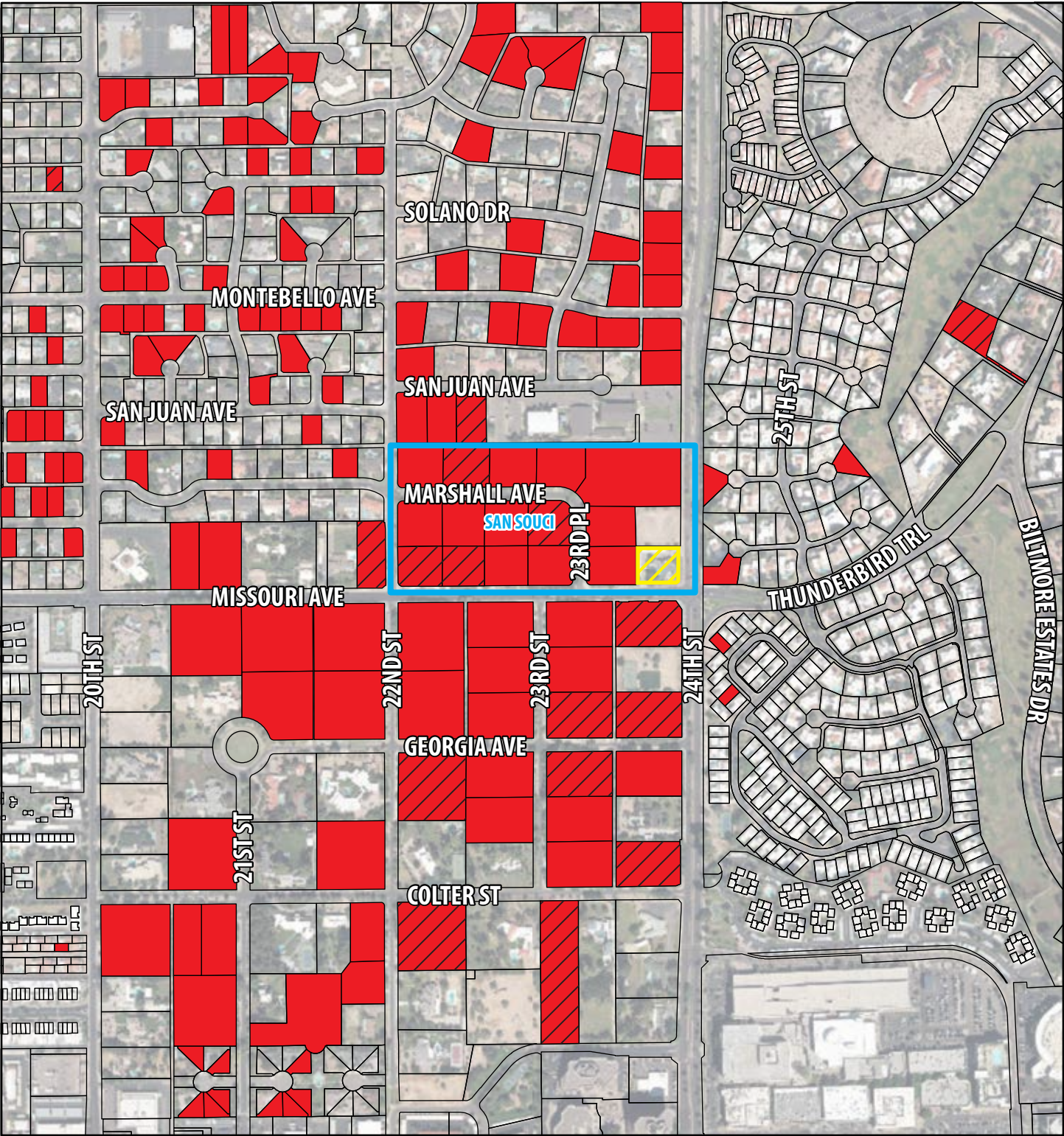
I, as a resident of the area, would not like to see the precedence of changing the current zoning in the area of upscale residential properties.

Best regards,



Marilyn Ticknor

PHO-1-25--Z-323-79-6 Opposition



To: Mayor Kate Gallego and Phoenix City Council and
City of Phoenix Planning Commission

REMEMBERING LE PARC-BILTMORE

Le Parc simply translated is THE PARK. With my partner Mr. Irving Horwitz, which I maintained a 40% ownership share, I acquired the C-O Zoning Designed, Permitted and Constructed the Professional Office Building on the Northwest Corner of 24th Street and Missouri Avenue.

This building is located in the San Souci Estates Subdivision which limits height to one story with the sole exception of the subject property. The location is directly opposite the entrance of the Arizona Biltmore Hotel, the Biltmore Estates, and is also located near the East Bartlett Estates. The building was sighted at a 45-degree angle to be viewed from both streets while protecting the view of the onsite parking which is behind the building. The building was designed in the tradition of a French Country Manor Estate with high pitched gray-green slate roofs, half-timber accents infilled with stucco, rubble stone veneer, copper accents on the rotunda roofs and small attic dormers, also of copper. The rezoning case to allow the office building was a controversial one. I was asked to design the building specifically to accommodate the many concerns of the immediate neighborhood. These concerns were specifically incorporated in the stipulations adopted by the Phoenix City Council. Further, the design was specifically done to incorporate other commitments made by the applicant during the final City Council Hearing. These stipulations and agreements were made to ensure that the office structure would be compatible with the immediate adjacent residential neighborhood. In my opinion, any change or modifications to these stipulations and commitments would seriously deviate from the promises made to the neighbors and City Council in order to ensure protection to the neighborhood and the surrounding area.

The following is a partial list of the criteria agreed to with the neighbors and the City Council:

- 1) The window fenestration was not to exceed 8 feet in height.
- 2) The building was to be single story with no mezzanine and no 2-story use of the structure.
- 3) The building had to be in conformance to the site plan and renderings submitted at the time of the City Council Hearing.
- 4) The parking ratio required 1 space for every 250 square feet of gross leasable area.
- 4) Maximum height of the Building not to exceed 24'-0"
- 5) Construction to commence within 24 months

I have reviewed the expansion plans and elevations proposed by the applicant, Mr. Brett Slavicek and his architect Edward Chavez, and note they are attempting to eliminate every single stipulation and commitment by the applicant. As such, in my opinion the new proposal is not in keeping with, nor consistent with the stipulations and commitments agreed to by the original applicant at the City Council and constitutes a major deviance from the building as originally agreed to and constructed under my supervision.

I want to make a few additional observations which are of significant concern and help illustrate why these deviations from the original stipulations and commitments have materially changed, altered and derogated from the protections I originally included in the office building when it was constructed.

- a) The new square footage is now over 12,000 square feet. The original building as constructed only had 8,681 square feet plus a basement of 1,464 square feet. This is a significant increase in square footage over what was originally envisioned for the office building when it was originally built.
- b) This is particularly concerning given the fact that the applicant is now asking to provide less parking spaces than was originally agreed to, which was a ratio of 1 space for every 250 square feet as originally approved by the Council. I fail to see the logic of increasing the square footage and simultaneously reducing the amount of parking requirements. This is at odds with and very inconsistent with the protections afforded under the original parking ratio stipulations.
- c) Apparently, the owner is trying to draw a mezzanine per Section 202 of the Phoenix Zoning Code to somehow get around the prohibition of a 2nd-story. Both the previous owner Charlie Brewer and the undersigned knew that a mezzanine was not allowed. Furthermore, the space now proposed as a "mezzanine" was designed as an attic and could be reached only by a staircase that was pulled down from the ceiling. The bottom cord of the trusses will not support the live load for habitable office space. The design and construction of these additional items would not be in conformance to the approved elevations and renderings. Additionally, the alleged mezzanine does not meet the required egress, as the path from the projected bay window on the east, through the hallways and down the existing stairs is approximately 110 L.F., plus an additional 32 L.F. to the exit at the main entrance doors. This plan violates the code.

In summary, it is very disappointing to see this attempt to totally remove every single stipulation that was incorporated in the original office building to protect the neighbors. The design of these stipulations was specifically to ensure that the office building would fit in with the adjacent neighborhood as a low-key 1-story building. The protections incorporated in these designs are now gone.

Very truly,

Richard W. Schreiber

Rick Schreiber

To: Councilman Kevin Robinson and Members of the Phoenix
Planning Commission
From: Pat Martin
Date: August 31, 2025
Re: Opposition to PHO-1-25-Z-323-79-6

There's a saying attributed to Admiral Grace Hopper: Ask forgiveness, not permission. While Admiral Hopper held a position in the military involving global security, this is a zoning issue. There are times when speed in decision-making is critical and employing the tenets of that adage is prudent and for the greater good.

This is not that.

Applicant seemingly decided to pursue his project without permits or permissions for his own purposes to the detriment of the City, its residents and his own neighbors. He should not be rewarded by having the City contort or ignore established definitions of terms such as mezzanine. Neighborhoods should not be threatened by precedent-setting decisions with far-reaching implications. And his immediate neighbors should not bear the financial or psychological burdens placed upon them because the Applicant wants what he wants.

For these reasons, I oppose Applicant's requests in PHO-1-25-Z-323-79-6

Pat Martin
2033 E Pasadena Ave
Phoenix, AZ 85016
pmartin2033@yahoo.com



Laura <sansouci.neighborhood@gmail.com>

PHO-1-25-Z-323-79-6

SUSAN KANNAPEL <[REDACTED]>

Sun, Aug 31, 2025 at 11:48 AM

To: Kevin.Robinson@phoenix.gov

Cc: cody.kellogg@phoenix.gov

>>> Dear Councilman Robinson and Phoenix Planning and Development Department:

>>> I am writing to confirm my opposition coming back to PHO-1-25-Z-323-79-6, which seeks to modify zoning stipulations at 5500 N. 24th Street.

We have lived at 5343 N 23rd Street for 11 years. We have had to look at the construction roof for months now. Not only is this blue roof on the building unsightly, it is not even a permitted construction job.

The new upstairs addition at the building will look directly into our backyard.

Please do not let this construction addition be continued. The building should be returned to its previous configuration and the roofing completed. This addition would have never been approved. That must be why they did not try to get a permit in the first place.

Sent from

Jack & Susan Kannapel

Marilyn Ticknor
2325 E. Montebello Ave.
Phoenix, AZ 85016

Phoenix Planning Commission
200 W. Jefferson
Phoenix, AZ

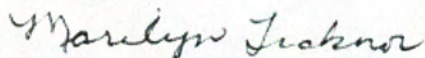
September 4th meeting
Case #17
Application #: PHO-1-25---Z-323-79-6

I would speak to not changing the existing zoning on this property. I know Mr. Slavicek loves the property and right now expects to be there forever. Forever is a long time. Should his forever not pan out and he or his estate should sell the property, the new owner could be one of several different type occupants who might require much more parking and much more visible activity than there is today. That activity and parking would of course flow onto nearby streets, especially 23rd place on both sides of Missouri Ave.

We have heard a great deal about a mezzanine. I attended a meeting arranged by Mr. Slavicek on June 30th. We were allowed to climb a very narrow and steep stairway to the second floor of the building. There was no mezzanine as defined by C-O code, and there is no place for such mezzanine within the building. What Mr. Slavicek is building is a second story in the place that I understand was attic storage for files. This area is being expanded to encompass about three offices, conference rooms, rest rooms, etc. When I was up there nothing was finished. There were studs in place which I gather are load bearing. I understand that much of this "building" was not permitted or questioned for zoning. Mr. Slavicek is an attorney, and he signed the documents with stipulations when he bought the property. I also understand that, Ed Chavez, Mr. Slavicek's licensed and certified architect and contractor, should definitely have been aware of the permitting needed.

I, as a resident of the area, would not like to see the precedence of changing the current zoning in the area of upscale residential properties.

Best regards,



Marilyn Ticknor

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-25--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,

GREGORY GROH
Name


Signature

2115 E MONTEBELLO AVE
Address

8/31/25
Date

THERE ARE 13 CHILDREN WHO RESIDE WITHIN 4 HOUSES OF MY RESIDENCE - ALL UNDER 5 YEARS OLD. THERE IS ALREADY TOO MUCH AND TOO FAST TRAFFIC ON MONTEBELLO AS A RESULT OF CUTTHROUGH TRAFFIC. ADDING COMMERCIAL CAPACITY TO THE AREA WILL ONLY EXAGGERATE THE PROBLEM. 

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Arte Moreno

Name

60 Wilshire Ecl.

Address

[Signature]

Signature

8/30/25

Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Carole Moreno
Name

60 Bilymore Est
Address

Carole Moreno
Signature

8-31-2025
Date

OPPOSITION TO PHO-1-25-Z-323-79-6**peter-drake** <[REDACTED]>

Tue, Sep 2, 2025 at 8:46 AM

To: "Kevin L. Robinson" <kevin.robinson@phoenix.gov>, Cody Kellogg <cody.kellogg@phoenix.gov>, "zoning@phoenix.gov" <zoning@phoenix.gov>, "racelle.escolar@phoenix.gov" <racelle.escolar@phoenix.gov>

Dear Councilman Robinson and Phoenix Planning and Development Department:

I am opposed to PHO-1-25-Z-323-79-6, which seeks to modify zoning stipulations at 5500 N. 24th Street.

ISSUES:

1. The gross violations of both the City's building code and the City's zoning ordinance must not be rewarded. If approved, the development community is encouraged to violate and ask for forgiveness.
2. Living here for the last 60 years, I've worked with my neighbors to successfully defend this excellent and extensive single-family area against five attempts to insert commercial uses.

If the violations of the of the current stipulation modification request are approved, the profitability of the office site is improved, encouraging others to attempt to insert commercial uses into this excellent single-family neighborhood. And the more intrusive, modified conditions will become the baseline for further rezoning approval requests.

Please deny this application and have the owner remove his violations of the City's laws.

Peter Drake
5210 North 22nd Street
Phoenix, AZ 85016
602 327-2099



Laura <[REDACTED]>

Opposition to PHO-1-25-Z-323-79-6

Harry Griffith <[REDACTED]>

Tue, Sep 2, 2025 at 10:17 AM

To: Kevin.Robinson@phoenix.gov, cody.kellogg@phoenix.gov

Cc: Kristina Griffith <[REDACTED]>, Laura <[REDACTED]>

Dear Councilman Robinson and Phoenix Planning and Development Department:

I am writing to express my opposition to PHO-1-25-Z-323-79-6, which seeks to modify zoning stipulations at 5500 N. 24th Street.

I understand the reasoning of allowing commercial development adjacent to residential neighborhoods however I feel strongly that the stipulations agreed upon by the developer and the City should have strict compliance for benefit of the neighborhood and the City. That imperative is not being followed at 5500 N 24th Street. It is my understanding that the developer has already illegally began unapproved construction in violation of the original stipulations that allowed the approval of the original structure. Now instead of suffering a penalty for their actions the Developer is asking the City to not only ignore his illegal construction but to approve it as well. It should be obvious that this is a terrible precedent for the City to set. I urge you to please oppose the changes to the current zoning and properly discourage other rouge construction projects. To do anything less will diminish the faith and trust in the City that commitments made by developers and property owners are enforced.

My hope is that you will uphold the reputation of the City of Phoenix and reject the proposed changes.

Thank you,

Harry Griffith

2107 E Pasadena Ave

Phoenix, AZ 85016

September 2, 2025

Dear Councilman Robinson and Planning Commission Members,

This comment is in regards to Item 17, Case Number- PHO-1-25-Z-323-79-6

The non-permitted construction that has already taken place at the commercial property absolutely could change the character of our established subdivision in which this property is officially a part of if you approve the stipulations changes. San Souci's neighborhood is residential with established one-story (stipulated by our CCR's), mid-century style homes that have been here since the 50s and 60s. We feature multiple mid-century modern homes designed by famous architects such as Blaine Drake, Al Beadle and Ralph Haver. My home happens to be designed by Mr. Beadle! In fact, this is the character of all the homes north of Missouri and west of 24th Street. This unique character and charm is what makes the Biltmore area extra special and it should be preserved as such. It's why we love living here and what makes it so desirable to families. Allowing the ONLY commercial property any modifications to the respectable and thought-out original stipulations is a slap in the face to the residents that live here. It screams he matters more! Especially regarding the 2nd story privileges within a stipulated one-story residential neighborhood! Respectfully, I ask you to deny any modifications or changes to the original stipulations as they do not benefit us as residents but only serve to benefit the current property owner. Why should he get that privilege? Just a reminder, the planning commission denied approval for the original re-zoning in 1979. I'd also like to point out every single lot within San Souci has signed against this expansion, 2nd story usage and parking ratio request. The balance between a spot zoned commercial property and an established residential neighborhood has been working for years. There's no reason to upset it.

Sincerely,

Sharon and David Baratz, [2310 East Marshall Avenue, Phoenix, 85016](#)

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

JOEY DERVINGS
Name

5608 W 19th Place
Address

[Signature]
Signature

28 AUG 2025
Date

OUR PROPERTY IS OWNED IN A FAMILY TRUST.
Please, do not set a precedent of get caught to
get approval later by developers.

Derivings family 2016 Revocable trust

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Christy Klingler
Name

5608 N 19 Place
Address

Christy Klingler
Signature

4-28-25
Date

Derungs family 2016 Revocable Trust

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-25--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,

MICHAEL HACKETT
Name

2201 E SAN JUAN AVE.
Address


Signature

9/2/2025
Date

Petition of Opposition

My signature below confirms that I am **OPPOSED** to the expansion of the office building located at 5500 N 24th Street per PHO-1-25--Z-323-79-6. This request will effectively eliminate some of the most significant commitments and protections afforded to the neighborhood during the original zoning case that were specifically made by the property owner's representative to secure City Council approval. The elimination of these commitments and protections would cause a significant detriment to the surrounding neighborhoods and set a negative precedent for future development by opening the door for additional multistory commercial development within the adjacent residential areas. Additionally, the property owner attempted to evade the required City review process by failing to submit for permits prior to commencing construction, likely because the project would not have been permitted under the existing zoning stipulations and conditions. Instead of correcting the violations, the owner is now asking the City to retroactively approve the non-permitted construction. Allowing the owner to retroactively obtain permits sets a dangerous precedent that violating zoning laws carries no real consequences.

First Name	Last Name	Address	Date	Signature
Alex Schleck	Doyle family trust	2123 E. Montebello Ave	8/28	See attached email
Marc Doyle	Doyle family trust	2123 E. Montebello Ave	8/28	See attached email

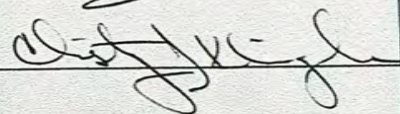
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First Name	Last Name	Address	Date	Signature
Gabriela	Sizer	1947 E Luke Ave.	8-28-25	Gabriela Sizer
CRISTINA	ZIMMER	1940 E LUKE AVE	8-29-25	CRISTINA ZIMMER
JOYCE	HEMMER	1940 E. Luke Ave	8-29-25	JOYCE HEMMER
Sherianne	DAVIS	2302 E. Colter St	8-29-25	Sherianne Davis
Drew	Melton	2036 E Rancho	8-29-25	Drew Melton
MMLS-0342 TRUST	LARRIVA-JOHNSON	2048 E RANCHO DR.	8-31-25	MMLS-0342 TRUST
PAUL P	JOHNSON	2048 E. RANCHO DR	8-31-25	PAUL P JOHNSON
BENITA O'COLMAIN	O'COLMAIN	2131 E PALO VERDE DR	8-31-25	BENITA O'COLMAIN

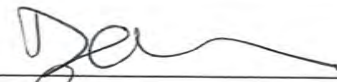
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First Name	Last Name	Address	Date	Signature
Joe	DERUNGS	5608 N 19th Place	28 Aug 25	
Christy	Klingler	5608 N. 19 Place	8-28-25	
Demings family 2016 Revocable Trust				

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Danielle	Allen	109 E. Hayward Ave. PHX AZ 85020	8/14/25	
Sharon	Saunders	3045 N. 22nd St PHOENIX AZ 85016	8/20/25	
Lyn	Holt	77 E. Missouri #49 PHX 85012	8/21/25	

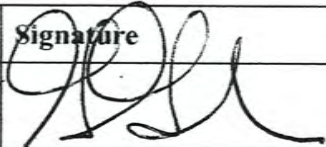
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First Name	Last Name	Address	Date	Signature
Elizabeth	Pasquali	2109 E. Montebello Ave 85016	9-2-25	E. Pasquali
MATT	ZIELINSKI	2109 E. MONTEBELLO AV 85016	9-2-25	Zielinski

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
GREGORY	ROH	2115 E MONTE BELLO AVE	8/31/25	

Petition of Opposition

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[illegible]

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[illegible]

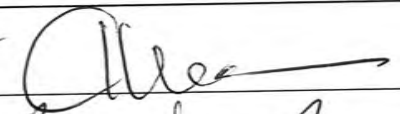
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[illegible]

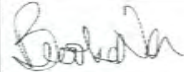
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First Name	Last Name	Address	Date	Signature
Arte	Moreno	60 Biltmore Est.	8/30/25	
Carole	Moreno	60 Biltmore Est	8/31/25	Carole's Moreno

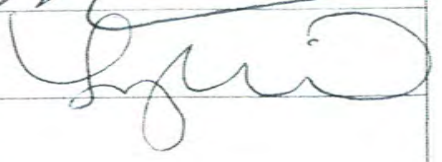
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First Name	Last Name	Address	Date	Signature
Brooke	Newcomb	2101 E. Montebello Ave	09/02/2025	

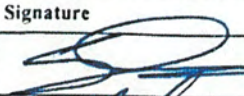
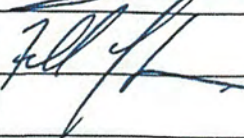
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First Name	Last Name	Address	Date	Signature
MARCUS	MUIRHEAD	2129 East Montebello Avenue Phoenix, AZ 85016	9/2/25	
LOVLY	Muirhead	2129 E. Montebello Ave Phoenix, AZ 85016	9/2/25	

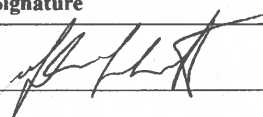
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First Name	Last Name	Address	Date	Signature
STEPHANIE	PARKER	5108 N. 21ST ST, PHX	9/1/25	
FALLIN	PARKER	5108 N. 21ST ST, PHX	9/1/25	
→ Si como no UC - anti speed				

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
MICHAEL	HACKETT	2201 E SAN JUAN	9/5/25	

24th&Missouri Expansion Oposition

JoevDerungs

Thu, Aug 28, 2025 at 1:52 PM

To: "sansouci.neighborhood@gmail.com" <sansouci.neighborhood@gmail.com>

Ms. Moreno,

My wife and I both support opposing any of the zoning approvals changing the nature of this neighborhood.

Definitely oppose any precedent this establishes of get caught, get approval after. Obviously, a work around by developers or speculators who know the process and requirements.

Zoning and safety are the purpose of permits and associated municipal processes. What else could have been missed, overlooked or approved?

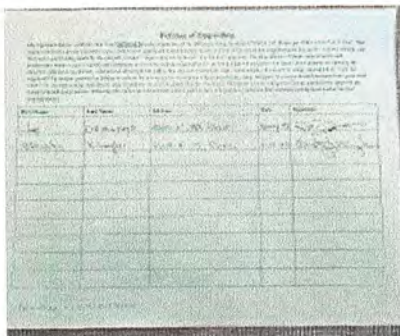
My wife grew up here in this neighborhood since 1964. I moved to this neighborhood in 1990 for the specific single-family neighborhood it is. We both own and is listed as Derungs Family 2016 Revocable Trust.

Please add our names to the protest petition. Respectfully

Joe Derungs and Christy Klingler

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

3 attachments



20250828_133503.jpg
2124K



20250828_133637.jpg
3408K

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

MARCUS MUIRHEAD
Name

2129 E. Montebello Ave
Address Phoenix, AZ 85016


Signature

9/2/2025
Date



Laura <[REDACTED]>

Phoenix planning commission and councilman Kevin Robinson

Michael Kuwabara <[REDACTED]>

Tue, Sep 2, 2025 at 3:21 PM

To: pdd.planningcomm@phoenix.gov

Cc: racelle.escolar@phoenix.gov, Kevin.Robinson@phoenix.gov, cody.kellogg@phoenix.gov

<[REDACTED]>

Dear members of the Phoenix Planning Commission and Councilman Kevin Robinson,

Below is a comment for item number 17 and case number PHO-1-25-Z-323-79-6

Thank you for taking the time to read my comments regarding the commercial property on 24th street and Missouri. We live in the subdivision in which this commercial property is a part of, San Souci. We share the same concerns as the rest of our neighbors in regards to precedent, privacy and parking. As many neighborhoods do we have children's who love to play outside, ride their bikes and have friends over so keeping commercial encroachment and expansion out is high on our personal list. It's why we wanted to live here, the lots are large and still maintaining the neighborhood feel. The encroachment of the commercial corridor at 24th Street and Camelback raises the concern about the chance of increased parking and traffic on our street, which is 23rd place, with any additional square footage of the current commercial occupant. We've noticed from time to time people already parking on our street and walking that direction. It makes it very difficult and dangerous to pull out of and onto our street because people tend to park close to Missouri Avenue. Currently, a personal injury attorney's firm occupies the commercial building and we are hearing another personal injury firm is planning on occupying the 2nd floor. While the immediate concern is solely increased occupancy, it's the future which more worrying. What other type of business might occupy this building and what type of parking capacity would that require? We do not understand how this property could increase in square footage but not increase in parking spaces? The lot is almost full everyday as is. The only solution will be residential street parking with clients walking over, and the overflow residential street will be ours first. This proposal spells trouble for our neighborhood, it will be dangerous for the kids that live and play on our street and not to mention cars pulling in and out onto Missouri Ave. Thank you for your time and our family request you deny this commercial expansion.

Sincerely,
Michael Kuwabara



Laura <sansouci.neighborhood@gmail.com>

2123 E Montebello Ave

1 message

Alexandra Schleck <
To: sansouci.neighborhood@gmail.com

Thu, Aug 28, 2025 at 1:41 PM

Hi Laura,

We oppose the commercial expansion for the property located at 5500 N 24th Street and strongly oppose allowing changes to the building stipulations that protect our neighborhood. Please add us to the opposition petition. Alexandra Schleck (Alex) and Marc Doyle 2123 E Montebello Ave. Our home is in the name of our trust, Doyle Family Trust.

Please let me know if you need more information.

Alex Schleck

Sent from my iPhone



Laura <[REDACTED]@gmail.com>

Opposition to PHO-1-25-Z-323-79-6

Mark Bonsall <[REDACTED]>

Sat, Aug 30, 2025 at 10:08 AM

To: Kevin L Robinson <Kevin.Robinson@phoenix.gov>

> Dear Councilman Robinson and Phoenix Planning and Development Department:

>

> I am writing to confirm my opposition to PHO-1-25-Z-323-79-6, which seeks to modify zoning stipulations at 5500 N. 24th Street.

>

> We chose to live in this area precisely because it is a well established nice old neighborhood. It is in a good location, with nice people living here. All the area around 5500 N. 24th Street, north and south of Missouri, is residential - people's homes. It's pretty quiet - people (lots of people) walk their dogs here, and get to know each other (and dogs) as they do. We strongly prefer to not have further commercial encroachment into this neighborhood we call home.

>

> I am familiar with the management of municipal entities, and on that basis question the policy parameters here. Why provide preferential treatment to this one sole commercial building that has, as I understand it, already violated existing stipulations, and seeks to now amend those stipulations so it can build a second story overlooking someone's back yard? Why the emphasis on this one sole commercial building, and not the neighborhood (and neighbor) it abuts? What is the policy priority - the people and homes of the established neighborhood, or the one, sole commercial enterprise? What are you all going to say when the next one comes along? You will have already said yes, and the slippery slope of erosion will continue. I just don't think this is good policy - the tail is wagging the dog here, and the dog loses. Please do not do this.

>

> For these reasons I respectfully encourage the City to deny PHO-1-25-Z-323-79-6 and uphold the existing stipulations.

>

> Mark Bonsall

> 2035 E. Colter Street

> Phoenix, AZ 85016

>

> August 30, 2025

>

>

>

>

>

>

> Sent from my iPad

Opposition to PHO-1-25-Z-323-79-6 Inbox

Theresa Dwyer

Aug 30, 2025, 4:44 PM (20 hours ago)

to Cody, mary, Tim, peter-drake, Rob, Tres, Granberry, Dana, Ashley, Bobbi, O'Neil, Cy, me, Kevin.Robinson

I echo the sentiments of Mark Bonsall in opposing the pending zoning request to allow for commercial development at the corner of Missouri and 24th Street, Phoenix, AZ, specifically PHO-1-25-Z-323-79-6, which seeks to modify zoning stipulation at 5500 N. 24th Street. I Please vote to reject the proposal and preserve our neighborhood. Thank you for your consideration.

Theresa Dwyer
2045 East Pasadena Ave.
Phoenix, AZ 85016

Confirmed - home in trust. T Dwyer
Family Trust



[REDACTED]@gmail.com

24th St and Missouri neighborhood

1 message

Jessica Brooks <jbrooks@colter.com>

Sun, Aug 31, 2025 at 11:54 AM

To: "[REDACTED]@gmail.com" <[REDACTED]@gmail.com>

Dear Councilman Robinson and City of Phoenix Planning Commission,

I strongly agree with everything written in the letter sent to you from Mark Bonsall, who is our neighbor.

Please attach my name and address to second Mark's letter.

Thank you,

Jessica Brooks
2205 E. Colter St
Phoenix, AZ 85016

From: [Laura Moreno](#)
To: [PDD Planning Commission](#); [Racelle Escolar](#); [Kevin L Robinson](#); [Cody Kellogg](#)
Cc: [Kurt Waldier](#); [Paul Gilbert](#); [Bryan Moreno](#)
Subject: Planning Commission Hearing Sept 4th-Item 17, PHO-1-25-Z-323-79-6
Date: Tuesday, September 2, 2025 2:11:25 PM

Dear Planning Commission Members and Councilman Robinson,

My husband and I live in the property adjacent to this commercial building (5505 N 23rd Place); in fact we share a wall. When we purchased our first home together in 2017 we did our due diligence to understand the full limitations on the commercial law office behind us. We felt comfortable having a commercial neighbor because of the building stipulations, low use and especially the respectable design that allowed full privacy into our home and backyard. Our home is down-grade from this building which already seems towering with the roof design. Our established privacy and frankly home value is being threatened by the non-permitted and currently illegal build of the west side dormer and windows; and will be by the usage of the 2nd level. The commercial property owner is proposing on the PHO application roughly 3,500 additional square feet in leasable office space (a 40% increase), that's the square footage of our neighboring home! It must be brought to your attention that this commercial lot has zero buffers. No additional setbacks, no alley, no established layers of landscaping like a planned commercial/ residential district lot should. One of the layers I'm certain you will see in the applicant's presentation include our mature Mesquite trees, which may or maynot always be there. The City Council and developers recognized this in 1979 which is why they put the very important stipulations on this commercial property to begin with. The current property owner realized in early 2024 that we were unhappy learning he didn't just update his HVAC unit in the attic as he told us, but indeed commenced construction on a second story and built-out a dormer with large windows. He then installed a partial ficus hedge between the wall and his parking structure. The commercial property and building was originally developed to fit in with our adjacent home and neighborhood, which hasn't changed. We are all still stipulated to one-story residences except for the 2 acre lot which has been grandfathered in as a 2nd story home long before this commercial development. The commercial net lot is under an acre with no buffers as I already pointed out. Please really consider the situation the current commercial owner has put us in regarding our existing privacy, light trespass, noise, increased traffic, overflow parking on our street and our property value. A developer is holding the undeveloped land directly on the north side of this commercial property, they too, share a wall. He's been holding this land since 2012 and it's likely this developer will seek a 2nd story commercial property in the future!

Please deny any changes to the original stipulations as they were placed there with good and thoughtful intentions. They've been working and I'd say they are beautifully balanced for the good of all. Today the current property owner is requesting to modify these and disrupt the balance for his own personal gain and to remedy his self-imposed hardships. Is it likely he'll

need to seek additional variances on the other side of this process too? Thank you for your considerate response to his request and please fully deny PHO-1-25-Z-323-79-6.

Sincerely,
Laura Moreno
5505 N 23rd Place

From: [Michael Kuwabara](#)
To: [PDD Planning Commission](#)
Cc: [Racelle Escobar](#); [Kevin L Robinson](#); [Cody Kellogg](#)
Subject: Phoenix planning commission and councilman Kevin Robinson
Date: Tuesday, September 2, 2025 3:21:26 PM

Dear members of the Phoenix Planning Commission and Councilman Kevin Robinson,

Below is a comment for item number 17 and case number PHO-1-25-Z-323-79-6

Thank you for taking the time to read my comments regarding the commercial property on 24th street and Missouri. We live in the subdivision in which this commercial property is a part of, San Souci. We share the same concerns as the rest of our neighbors in regards to precedent, privacy and parking. As many neighborhoods do we have children's who love to play outside, ride their bikes and have friends over so keeping commercial encroachment and expansion out is high on our personal list. It's why we wanted to live here, the lots are large and still maintaining the neighborhood feel. The encroachment of the commercial corridor at 24th Street and Camelback raises the concern about the chance of increased parking and traffic on our street, which is 23rd place, with any additional square footage of the current commercial occupant. We've noticed from time to time people already parking on our street and walking that direction. It makes it very difficult and dangerous to pull out of and onto our street because people tend to park close to Missouri Avenue. Currently, a personal injury attorney's firm occupies the commercial building and we are hearing another personal injury firm is planning on occupying the 2nd floor. While the immediate concern is solely increased occupancy, it's the future which more worrying. What other type of business might occupy this building and what type of parking capacity would that require? We do not understand how this property could increase in square footage but not increase in parking spaces? The lot is almost full everyday as is. The only solution will be residential street parking with clients walking over, and the overflow residential street will be ours first. This proposal spells trouble for our neighborhood, it will be dangerous for the kids that live and play on our street and not to mention cars pulling in and out onto Missouri Ave. Thank you for your time and our family request you deny this commercial expansion.

Sincerely,
Michael Kuwabara

From: [peter-drake](#)
To: [Kevin L Robinson](#); [Cody Kellogg](#); [PDD Zoning](#); [Racelle Escolar](#)
Subject: OPPOSITION TO PHO-1-25-Z-323-79-6
Date: Tuesday, September 2, 2025 8:46:25 AM

Dear Councilman Robinson and Phoenix Planning and Development Department:

I am opposed to PHO-1-25-Z-323-79-6, which seeks to modify zoning stipulations at 5500 N. 24th Street.

ISSUES:

1. The gross violations of both the City's building code and the City's zoning ordinance must not be rewarded. If approved, the development community is encouraged to violate and ask for forgiveness.
2. Living here for the last 60 years, I've worked with my neighbors to successfully defend this excellent and extensive single-family area against five attempts to insert commercial uses.

If the violations of the of the current stipulation modification request are approved, the profitability of the office site is improved, encouraging others to attempt to insert commercial uses into this excellent single-family neighborhood. And the more intrusive, modified conditions will become the baseline for further rezoning approval requests.

Please deny this application and have the owner remove his violations of the City's laws.

Peter Drake
5210 North 22nd Street
Phoenix, AZ 85016
602 327-2099

From: baratz@aol.com
To: [PDD Planning Commission](#); [Racelle Escolar](#); [Kevin L Robinson](#); [Cody Kellogg](#)
Subject: Fw: Sharon would like to submit this comment?
Date: Tuesday, September 2, 2025 1:24:01 PM

Dear Councilman Robinson and Planning Commission Members,

This comment is in regards to Item 17, Case Number- PHO-1-25-Z-323-79-6

The non-permitted construction that has already taken place at the commercial property absolutely could change the character of our established subdivision in which this property is officially a part of if you approve the stipulations changes. San Souci's neighborhood is residential with established one-story (stipulated by our CCR's), mid-century style homes that have been here since the 50s and 60s. We feature multiple mid-century modern homes designed by famous architects such as Blaine Drake, Al Beadle and Ralph Haver. My home happens to be designed by Mr. Beadle! In fact, this is the character of all the homes north of Missouri and west of 24th Street. This unique character and charm is what makes the Biltmore area extra special and it should be preserved as such. It's why we love living here and what makes it so desirable to families. Allowing the ONLY commercial property any modifications to the respectable and thought-out original stipulations is a slap in the face to the residents that live here. It screams he matters more! Especially regarding the 2nd story privileges within a stipulated one-story residential neighborhood! Respectfully, I ask you to deny any modifications or changes to the original stipulations as they do not benefit us as residents but only serve to benefit the current property owner. Why should he get that privilege? Just a reminder, the planning commission denied approval for the original re-zoning in 1979. I'd also like to point out every single lot within San Souci has signed against this expansion, 2nd story usage and parking ratio request. The balance between a spot zoned commercial property and an established residential neighborhood has been working for years. There's no reason to upset it.

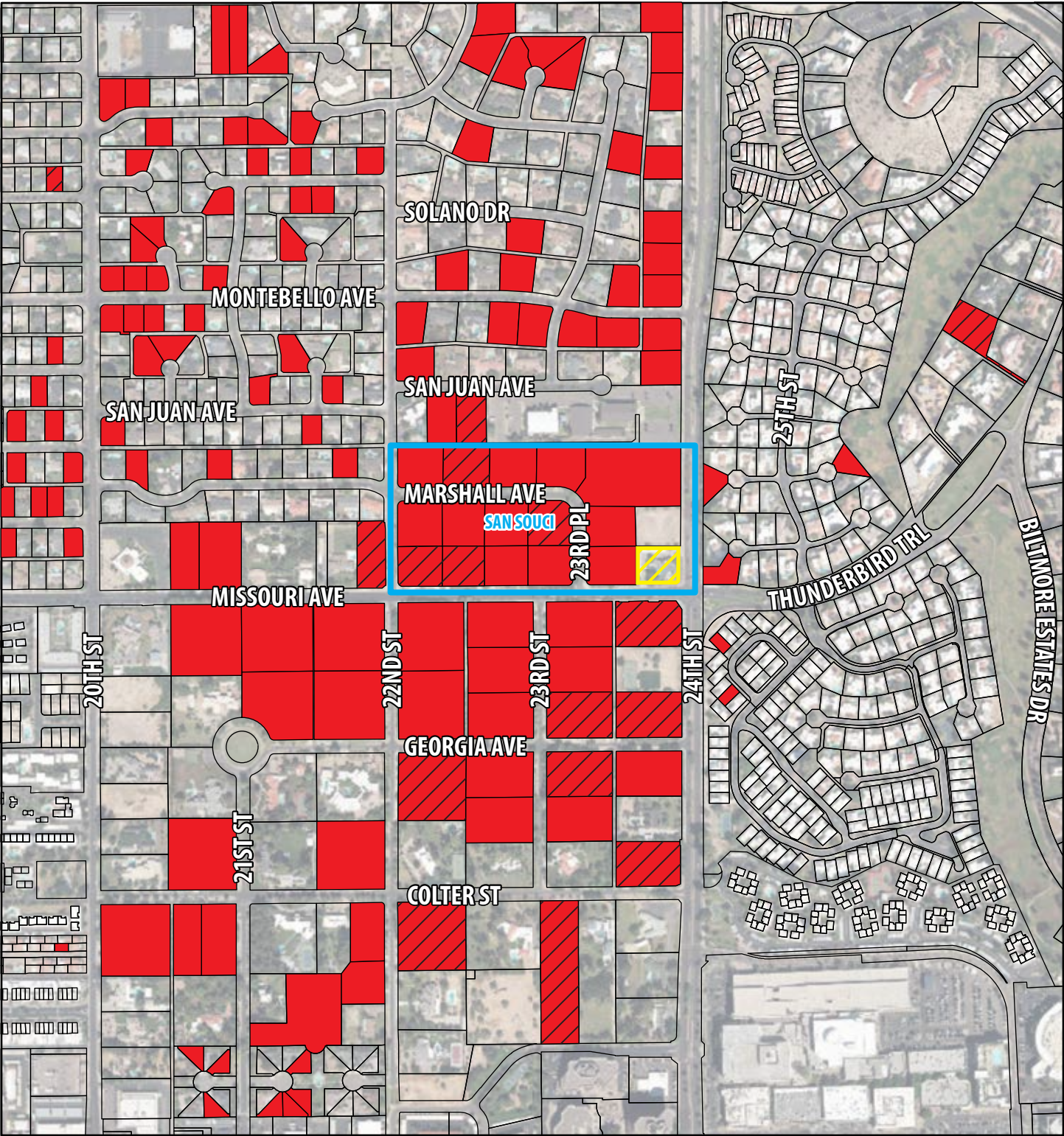
Sincerely,

Sharon and David Baratz, 2310 East Marshall Avenue, Phoenix, 85016

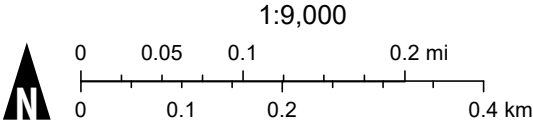
Send to
pdd.planningcomm@phoenix.gov
racelle.escolar@phoenix.gov
Kevin.Robinson@phoenix.gov
cody.kellogg@phoenix.gov

BCC sansouci.neighborhood@gmail.com

PHO-1-25--Z-323-79-6 Opposition



-  **SUBJECT SITE REQUESTING PHO**
-  **SAN SOUCI NEIGHBORHOOD IN WHICH SUBJECT SITE IS LOCATED**
-  **OPPOSED TO PHO-1-25--Z-323-79-6**
-  **WITHDREW SUPPORT**



From: [Marcus Muirhead](#)
To: [PDD Planning Commission](#)
Cc: [Lory Muirhead](#)
Subject: Opposition to Zoning Modification for 5500 North 24th Street
Date: Tuesday, September 2, 2025 5:26:41 PM

Dear Members of the Planning Commission:

We are writing to voice our strong opposition to Item 17 (Case PHO-1-25-Z-323-79-6), which proposes changes to the zoning stipulations for 5500 North 24th Street.

Our neighborhood has always been defined by its residential character. Allowing expanded commercial activity at this site would undermine the commitments that guided our decision to live here. The surrounding community is comprised of low-density homes, and it should be preserved as such. If this request is approved, it would open the door to additional multistory office development and irrevocably alter the quality of life we enjoy.

It is also deeply concerning that the property owner attempted to build a second story without securing the necessary approvals, in direct violation of existing stipulations. This after-the-fact request appears less like responsible planning and more like an attempt to legitimize actions taken outside the proper process. Granting approval under these circumstances would set a troubling precedent that zoning rules can be ignored without consequence.

For these reasons, we respectfully ask that you deny PHO-1-25-Z-323-79-6 and uphold the protections promised to the surrounding community. Our neighborhoods deserve thoughtful stewardship, not piecemeal expansion of commercial projects at the expense of residents.

Concerned Citizens,

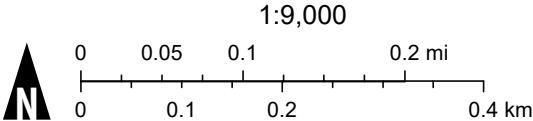
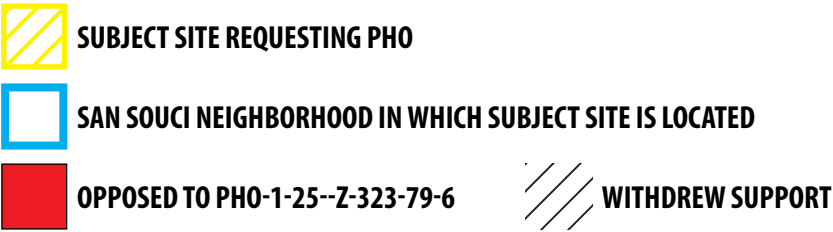
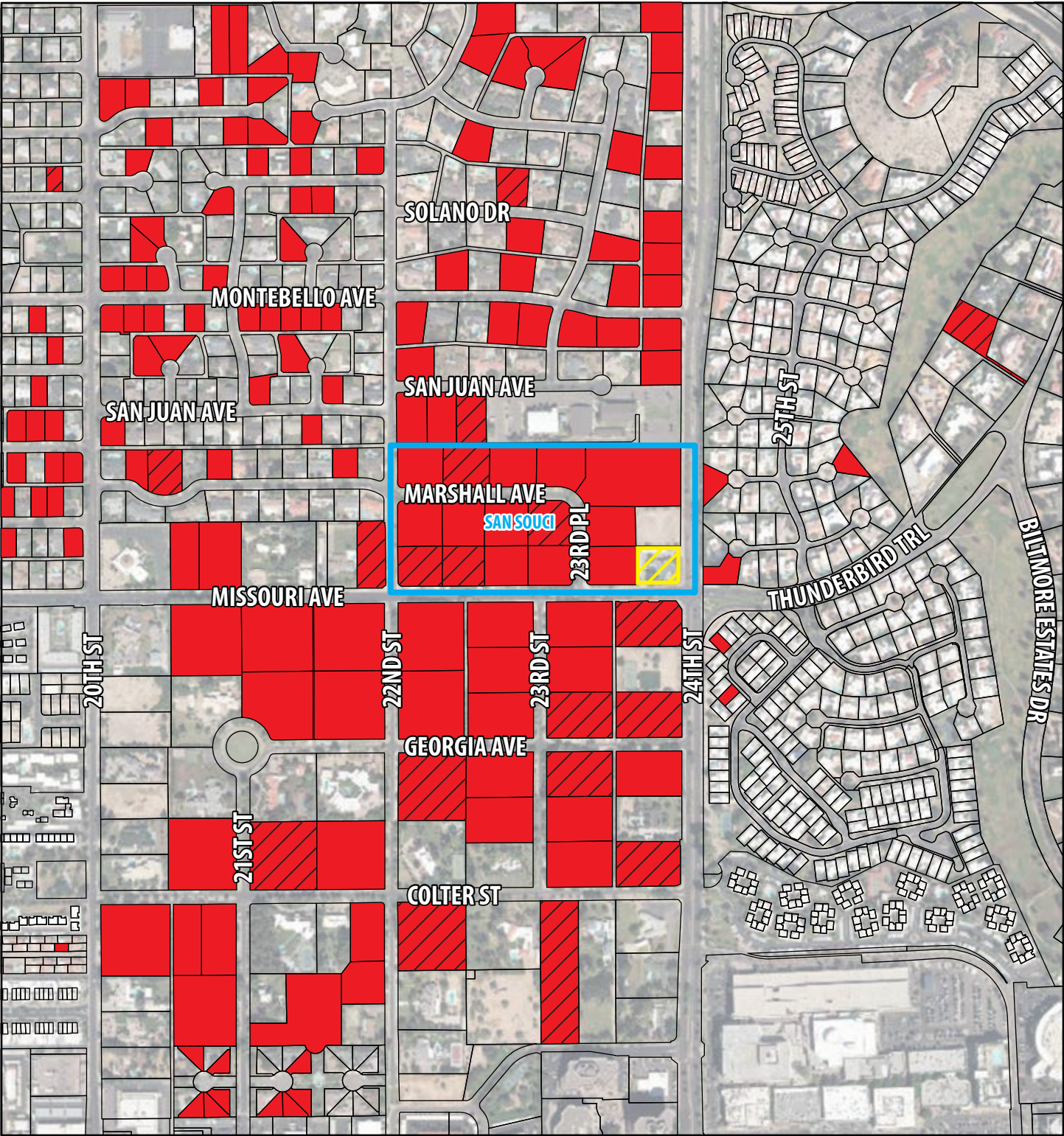
Marcus & Lory Muirhead
2129 East Montebello Avenue
Phoenix, AZ 85016

From: [Dave Sciotto](#)
To: [PDD Planning Commission](#)
Cc: [Laura](#); [Dave Sciotto](#)
Subject: Item 17, Case# pho-1-25-Z-323-79-6
Date: Wednesday, September 3, 2025 1:47:23 PM

The issue at hand is that the current building owner is seeking to add a second story to a commercial building that was never approved by the City or the neighborhood during the original planning process. When the initial negotiations took place to allow a commercial structure on a residential lot, it's reasonable to assume that a key condition was that the building remain single-story. To my knowledge, nothing has changed since then. The residential neighborhood remains intact, and no other two-story commercial buildings have been constructed. The current owner is obligated to comply with the original agreements governing the property. Frankly, I'm not sure why this proposal is even being entertained.

Sincerely,
David B Sciotto
Mostly Retired
dave@lodidoor.com
602-469-5559

PHO-1-25--Z-323-79-6 Opposition



Rcvd 9/4/2025

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Mike Weeks
Name

Mike Weeks
Signature

2014 E Marshall Ave
Address Phx, AZ 85016

9/2/2025
Date

VIA EMAIL: Kevin.Robinson@phoenix.com
Open Letter
September 2, 2025

The Honorable Kevin Robinson
Councilman, District 6
City of Phoenix
Phoenix, AZ

RE: PHO-1-25-Z-323-79-6, 5500 North 24th Street, Phoenix, AZ 85016

Dear Councilman Robinson:

As I think back to being a resident of Bartlett Estates for almost 20 years, I smile when I still see couples walking through the neighborhood with a cup of coffee in hand. Or a runner who gives a waive as he or she runs by. Soon, as we have cooler temperatures, neighbors shall begin their flower planting, all showing their love for gardening and for their homes, and equally, for the deep commitment we all share for the neighborhood we call home.

The foundation of a neighborhood is largely determined by decisions being made by those holding leadership. For a neighborhood like Bartlett Estates and Arcadia, the foundation for success or failure was first established long ago, by Ed Korrick. Mr. Korrick served as councilman for District 6 and was vice mayor for the City of Phoenix. Throughout Mr. Korrick's tenure as our councilman, a strong commitment and a sincere dedication to his constituents was foremost. Later, Sal DiCiccio, who served 3 terms as councilman for District 6 also had the same dedication and integrity in serving the residents of District 6.

By agreeing to refuse to uphold the existing City of Phoenix stipulations is wrong. Allowing a change to the existing policies or to city codes to this particular request shall become problematic at some future date. What shall keep others from asking and receiving an OK for similar changes along 24th Street, Missouri Avenue or 20th Street? What will be your answer? If you were elected to serve the residents of District 6 to protect and to preserve the integrity of neighborhoods like Bartlett Estates and Arcadia, it shall be easy for you to DENY the request before you which shall allow a second story commercial building to look down into the back yard of a private residence, no different if a 24 hour camera was installed to look into your private property.

I, like many others living in our neighborhood sincerely ask for you to provide the same leadership values that others who came before you have shown-to be committed with integrity and sincere dedication to the residents of our community, and to DENY the approval as requested to: PHO-1-25-Z-323-79-6.

Dave N. Mata
5436 North 23rd Street
Phoenix, AZ 85016
602-680-9101-mobile
dmata5436@gmail.com

Subject: FW: Property at 5500 N. 24th Street
Date: Wednesday, September 3, 2025 at 4:31:49 PM Mountain Standard Time
From: Bryan Moreno

From: RG Granberry [REDACTED]
Sent: Wednesday, September 03, 2025 4:11 PM
To: byron.easton@phoenix.gov
Cc: Ardebili Dana [REDACTED] Bassett Rob [REDACTED] Bonsall Mark [REDACTED]
[REDACTED] Brooks Tres [REDACTED] Carlson Ashley [REDACTED]
[REDACTED] Drake Peter [REDACTED] [REDACTED] Drake Peter [REDACTED] [REDACTED] Drake Peter [REDACTED] [REDACTED] Drake Peter [REDACTED]
O'Neil Aleka and Tim [REDACTED] Tim Berg [REDACTED]
Subject: Property at 5500 N. 24th Street

I would like to register my utmost opposition to the Brett Slavicek property remodel and additions at 5500 N. 24th Street. Stipulations are there to protect everyone and this proposal certainly does not protect the home owner to the West and does nothing to address the arrogance displayed by Slavicek.

My wife signed a letter presented to her by a Slavicek representative but that representative did not provide her with many of the facts that she is now against and will be signing a retraction today.

President- Bartlett Neighborhood Association
Rod Granberry
5201 N. 21st Street
602-326-6000

CONFIDENTIALITY NOTICE: THE INFORMATION CONTAINED IN THIS EMAIL AND ANY ATTACHMENTS IS CONFIDENTIAL AND INTENDED SOLELY FOR THE USE OF THE PERSONS NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY REQUESTED NOT TO READ, DISTRIBUTE, COPY OR OTHERWISE USE IT. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER BY TELEPHONE OR EMAIL, AND DESTROY THIS MESSAGE AND ANY ATTACHMENTS.

Subject: 5500 N. 24th Street
Date: Wednesday, September 3, 2025 at 4:06:53 PM Mountain Standard Time
From: Chase Granberry
To: byron.easton@phoenix.gov
CC: [REDACTED], Rick Schreiber
Attachments: CGranberry Building Owner Support Ltr_05.06.2025.pdf

Mr Easton,

I initially supported plans for additions to the building on 5500 N. 24th Street. See attached.

Upon further review I hereby retract my support.

The proposed addition will significantly negatively impact area and surrounding neighborhood.

Thank you!

--

Chase Granberry
602-626-0922

Subject: 5500 N24th Street

Date: Wednesday, September 3, 2025 at 5:10:20 PM Mountain Standard Time

From: Victoria Granberry

To: Byron.easton@phoenix

CC: [REDACTED], [REDACTED], [REDACTED]

Dear Bryan,

On May 13th I sent you a letter in support of the changes and plans that were presented to me on the building at 5500 N. 24th Street.

I now see that it was an incomplete set of plans and renderings and there are violations to the Southwestern side of the building that I feel interfere with the privacy of the neighbors to the west.

Therefore I would like to withdraw my support of the permits to these remodeling modifications.

Sincerely,

Victoria Granberry

5201 N. 21st Street
Phoenix, AZ 85016

Susie Reis
2314 E Montebello
Phoenix, AZ 85016
602 770-3258
susiereis@cox.net

CITY OF PHOENIX

SEP 05 2025

Planning & Development
Department

August 27, 2025

RE: Case #PHO-1-25—Z-323-79-6, NW Corner of 24th St and Missouri

Dear City Council Members:

The intent of this letter is to clarify any misconceptions you may have or heard about the above-mentioned case. To simplify the issues, here are the bullet points to help you understand what is at stake:

1. First, and foremost, this is a NEIGHBORHOOD issue, and NOT about one neighbor.
2. The property at issue is the lone commercial property in a highly sought after central Phoenix residential area.
1. The neighborhood residents were very clear in 1979 about strict rules being placed on that property to protect the integrity of the community.
3. As an attorney, the current property owner did in fact know of the restrictions placed on his property at time of purchase. That is covered by the Title agency when the purchaser signs off on all pages.
4. As an attorney, the current property owner did in fact know he needed city approval and permits to make changes to the building in question, as he used a contractor and an architect.
5. As an attorney, the current property owner made the conscious decision to alter his building without permits and broke the property restrictions.

The current property owner will use many diversionary tactics to avoid taking responsibility for his poor behavior. For example, "the property restrictions are archaic." Requiring a hitching post in the front of a building is archaic and no longer necessary. The restrictions that he is attempting to ignore are NOT archaic as the neighborhood has not changed. In fact, we still have neighbors who were part of the original zoning battle.

Being part of a community is to respect one's neighbors. When homes or buildings no longer serve their inhabitants, changes are made within the rules and guidance of the planning department. To do so without permits is disrespectful beyond comprehension, and **to have an attorney do so is in fact infuriating.**

Evolution is inevitable within Phoenix. Conversely, it is equally important to maintain the neighborhoods that make this city unique, i.e., Arcadia, FQ Story, Central Corridor and of course, Biltmore. As more Biltmore neighbors learn the truth about his case, strong opposition grows. The consensus is ONE PERSON should not be allowed to disrupt a whole neighborhood for personal gain.

Sincerely,



CC: City of Phoenix Planning Commissioners ✓

OPEN LETTER- VIA E-Mail:
Kevin.Robinson@phoenix.gov
council.district.6@phoenix.gov

CITY OF PHOENIX

NOV 03 2025

Planning & Development
Department

October 14, 2025

The Honorable Kevin Robinson
Councilman, District 6
City of Phoenix
Phoenix, AZ

RE: PHO-1-25-Z-323-79-6 (5500 North 24th Street, Phoenix, AZ)

Dear Councilman Robinson:

I am not able to attend the City of Phoenix public meeting scheduled on October 15, 2025 and therefore have taken a few minutes to write this OPEN LETTER which I hope you will share with fellow members of the Phoenix City Council. My hope is that you shall address the City Council to why PHO-1-25-Z-323-79-6 should be DENIED.

A few months ago friends from Madison Wisconsin were in Phoenix to visit my wife and me after being away from the Valley of the Sun for more than 10 years. During their stay we took the Light Rail from East Camelback Road to Baseline Road, stopping along the way. Our friends were pleasantly surprised of the success Phoenix is having.

When we stopped for lunch my wife and I smiled when we heard of the positive comments, especially to the new Park Central Mall, to the transformation of downtown Phoenix with A designed office buildings, and the new elevations to the many new apartment complexes. A retired executive (attorney) with a large financial institution noted that with proper collaboration with city planners by well-minded developers that new quality developments can be built-out along the Light Rail on south Central Avenue. We also discussed the semiconductor plant now in Phoenix because of the leadership of Mayor Gallego and her staff.

The positive transformation today of mid-town and downtown Phoenix all happened because of forward-thinking leadership shown by you and our city council elected leaders.

In years past, we have had forward-minded elected leaders like John F. Long, Calvin Goode, Cody Williams, Thelma Williams, leaders who served their constituents and communities well. However, in past years there too have been others elected to serve who failed to think ahead and have caused challenges to neighborhoods and their individual communities.

District 6 in the past has had exceptional leadership. Ed Korrick, who served ten years as city councilman and vice mayor for District 6 set the foundation for neighborhoods like Arcadia, Biltmore and Bartlett Estates, and its surrounding neighborhoods. Councilman Korrick understood that a neighborhood's success is largely determined by decisions made by those holding leadership. Throughout Mr. Korrick's tenure as our councilman, and later Sal DiCiccio, who served 3 terms as councilman of District 6 pledged to protect and to preserve the integrity of these neighborhoods.

The request before you on October 15th is not within the guidelines of a 1 story building as being proposed. As was noted in an email of August 8, 2025 by the Asst. Director for Plan Review for the City of Phoenix [that] what is proposed is a “second story” building. The new building elevation with windows shall have visibility looking in perpetuity (forever) into a bedroom of a residential home, and into the back yard 24 hours per day. We elect our leaders to protect us and to keep us safe, and that too includes to protect and preserve our neighborhoods where we live.

Councilman Robinson, I ask you to imagine if your family or a family member on the City Council were being watched through a 2nd story window each time they walked into their back yard, or, if a children's bedroom window had to stay covered 24 hours per day for privacy to prevent someone or anyone from looking into the child's bedroom because a decision was made to change an existing policy. Problematic consequences shall develop in the future as other properties in the immediate neighborhood shall seek-out changes along 24th Street for commercial usage with 2nd story buildings with window elevations viewing into existing properties and into the lives of homeowners as this request does.

I, like the so many constituents in District 6, ask that you strongly recommend your fellow council members to DENY the approval as requested to: PHO-1-25-Z-323-79-6.

I remain, with very best regards,

Dave N. Mata
5436 North 23rd Street
Phoenix, AZ 85016
602-680-9101-mobile
dmata5436@gmail.com

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

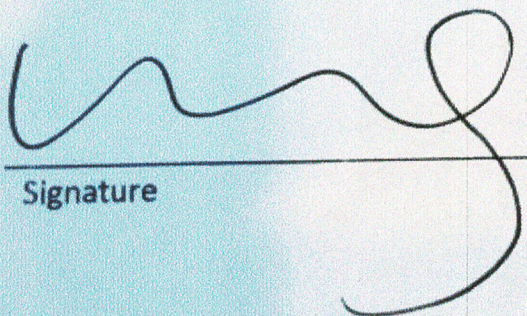
Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

MAURA GOLDSBERRY
Name

2302 EAST SAN JUAN AVENUE
Address PHOENIX 85016


Signature

9/1/25
Date

CITY OF PHOENIX

NOV 03 2025

Planning & Development
Department

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

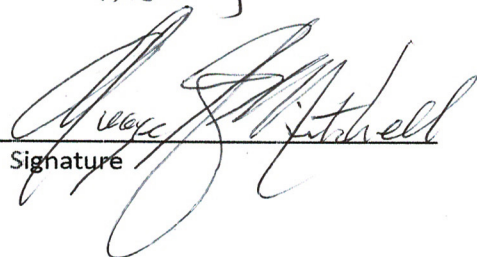
Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

George H. Mitchell
Name Attorney at Law, Retired


Signature

2302 E. Solano Dr., Apt 72
Address Since 1976
85016

9/9/2025
Date

CITY OF PHOENIX

NOV 03 2025

Planning & Development
Department



Bentley - 2054 E Rancho Dr. Opposition Petition PHO-1-25-2-323-79-6

J. Bentley

Wed, Sep 10, 2025 at 9:46 AM

To:

Hello! This may be late but I am writing to confirm my opposition to PHO-1-25-2-323-79-6 which seeks to modify zoning stipulations at 5500 N. 24th Street. Any prior support I may have provided is hereby WITHDRAWN, as it was based on incomplete and insufficient informatin about the request.

Regards,

J. Bentley
2054 E. Rancho Dr
Phoenix, AZ 85016

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

CYNTHIA FABER
Name

5709 N. 19 Place
Address

Cynthia Faber
Signature

10/11/2025
Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to express my formal **OPPOSITION** to the PHO-1-25--Z-323-79-6 Located at 5500 N 24th St (northwest corner of 24th St and Missouri Ave) requesting the modification of several significant zoning stipulations that would permit the expansion of the existing one-story office building.

The prior zoning case (Z-323-79) was only approved by the City Council based on the strict commitments and promises made by the developer, particularly the following:

1. That the office building would remain as a single-story building, protecting the privacy of our adjacent residential neighborhood.
2. That the parking ratio would be increased to be one space for every 250 square feet, ensuring that the site would have sufficient parking and would not overflow onto our local residential streets.

However, this request is proposing to eliminate these significant commitments and protections for the neighborhood and greatly expand the office building. I urge the City of Phoenix to uphold their commitments and promises that were made to the adjacent neighbors in the originally approved zoning for the commercial office property and to **DENY** PHO-1-25—Z-323-79-6.

Furthermore, it should not be forgotten that this property owner negligently attempted to illegally construct the second story of the office building, in blatant violation of the adopted zoning stipulations, without first obtaining the appropriate permits and approvals from the City of Phoenix. The property owner is only just now asking the City to retroactively approve the non-permitted construction after he was caught red-handed. This type of behavior should not be tolerated or rewarded by the City.

Sincerely,

Anthony Gomes
Name

1930 E Radio Dr
Address

[Signature]
Signature

11/26/25
Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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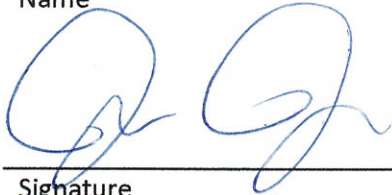
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Sincerely,

John Jow s

Name



Signature

1925 E Rancher Dr

Address

10/26/25

Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Michael Book

Name

1926 E. Rancho Dr., Phoenix

Address

Will E. Book

Signature

Oct. 26, 2025

Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

LISA Volpentest

Name

5812 N 18th PL

Address

Lisa Volpentest

Signature

10/26/25

Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

ASHLEIGH SKLOPKO
Name

5702 N. 19TH PL, 85010
Address

[Signature]
Signature

NOV. 01, 2025
Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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Sincerely,

Ryan Masterson
Name

1920 E Solano Pl
Address

[Signature]
Signature

11/1/25
Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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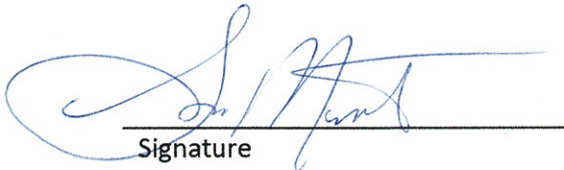
Sincerely,

SHERI Monet

Name

1936 E. Solano

Address



Signature

11/1/25

Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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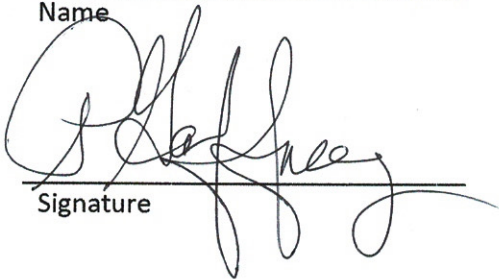
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Sincerely,

PAULETTE GAFFNEY

Name



Signature

1936 E. MONTEBELLO AV

Address

10-11-25

Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

As a concerned neighbor and resident of this community, I am writing to strongly **OPPOSE** the proposed zoning modifications under PHO-1-25—Z-323-79-6 for the property located at 5500 N 24th Street. This application would set dangerous precedents for future development that will fundamentally alter the character and privacy of our neighborhood.

The original zoning was approved contingent upon two vitally important promises to the surrounding neighborhoods and concerned citizens:

1. That the structure would remain a single-story office building, preserving the privacy and integrity of adjacent homes.
2. That the parking requirements be enhanced to prevent street congestion and overflow parking onto local streets.

These promises were made to the community, and they matter. Approving this request would not only undermine them—it would violate the trust built between the City and its residents.

Equally troubling is the fact that the property owner attempted to construct a second story without any approved permits or inspections, only coming forward with this application after being caught. This blatant disregard for the rules should not be excused.

I respectfully request that the City of Phoenix **REJECT** this application and hold developers accountable to the agreements and commitments they make to our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Jeffrey S. Gaffney
Name

1936 E. Montebello Ave
Address

[Signature]
Signature

10-11-2025
Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
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Sincerely,

Hernando Tonguez

Name

1935 E Montebello Ave.

Address

Hernando Tonguez

Signature

10-15-25

Date

CITY OF PHOENIX

NOV 03 2025

**Planning & Development
Department**

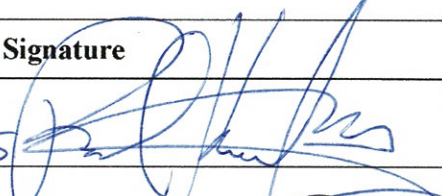
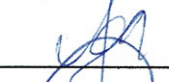
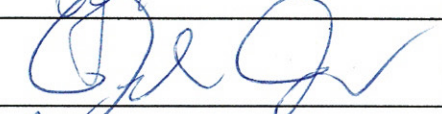
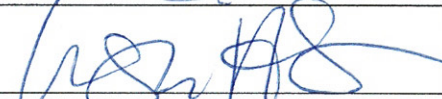
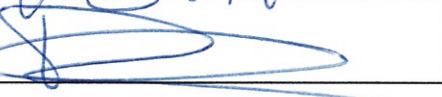
Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Heidi	Jamengo	2135 E Coker St Phoenix, AZ 85016	11/2/25	H. Jamengo

Petition of Opposition

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First Name	Last Name	Address	Date	Signature
Daniel	Kaestner	1828 E. Missouri Ave	10/11/25	
CYNTHIA	FABER	5709 N. 19 th PLACE	10/11/25	Cynthia Faber
Anthony	Grimes	1930 E. Rancho Dr	10/16/25	
John	Jones	1925 E Rancho	10/26/25	
Michael	Book	1926 E. Rancho Drive	10/26/25	Michael Book
LISA	VOLPENTEST	5812 N 18 th PL	10/26/25	Lisa Volpentest
MIKE	VOLPENTEST	5812 N 18 th PL	10/26/25	Mike Volpentest
Carter	Sniff	1939 E Palo Verde Dr	10/26/25	
ASHLEY	STROPKO	5702 N. 19 th PL	11/1/25	
Raj	Gangadean	5720 N 19 th Place	11/1/25	

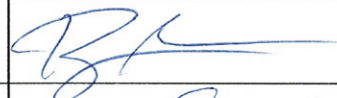
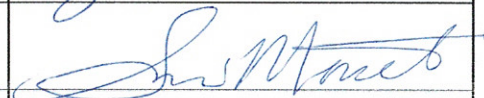
CITY OF PHOENIX

NOV 03 2025

Planning & Development
Department

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First Name	Last Name	Address	Date	Signature
Ryan	Mastore	1920 E Solano Dr	11/1/25	
Shari	Monet	1936 E. Solano	11/1/25	

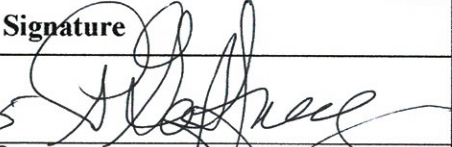
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First Name	Last Name	Address	Date	Signature
PAULETTE	GAFFNEY	1936 E MONTEBELLO AVE	10-11-25	
Jeffrey	Gaffney	1936 E Montebello Ave	10-11-25	
Hermelinda	Trigueros	1935	10-11-25	

CITY OF PHOENIX

NOV 03 2025

Planning & Development
Department

Petition of Opposition to PHO-1-25--Z-323-79-6

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ALREADY HAVE

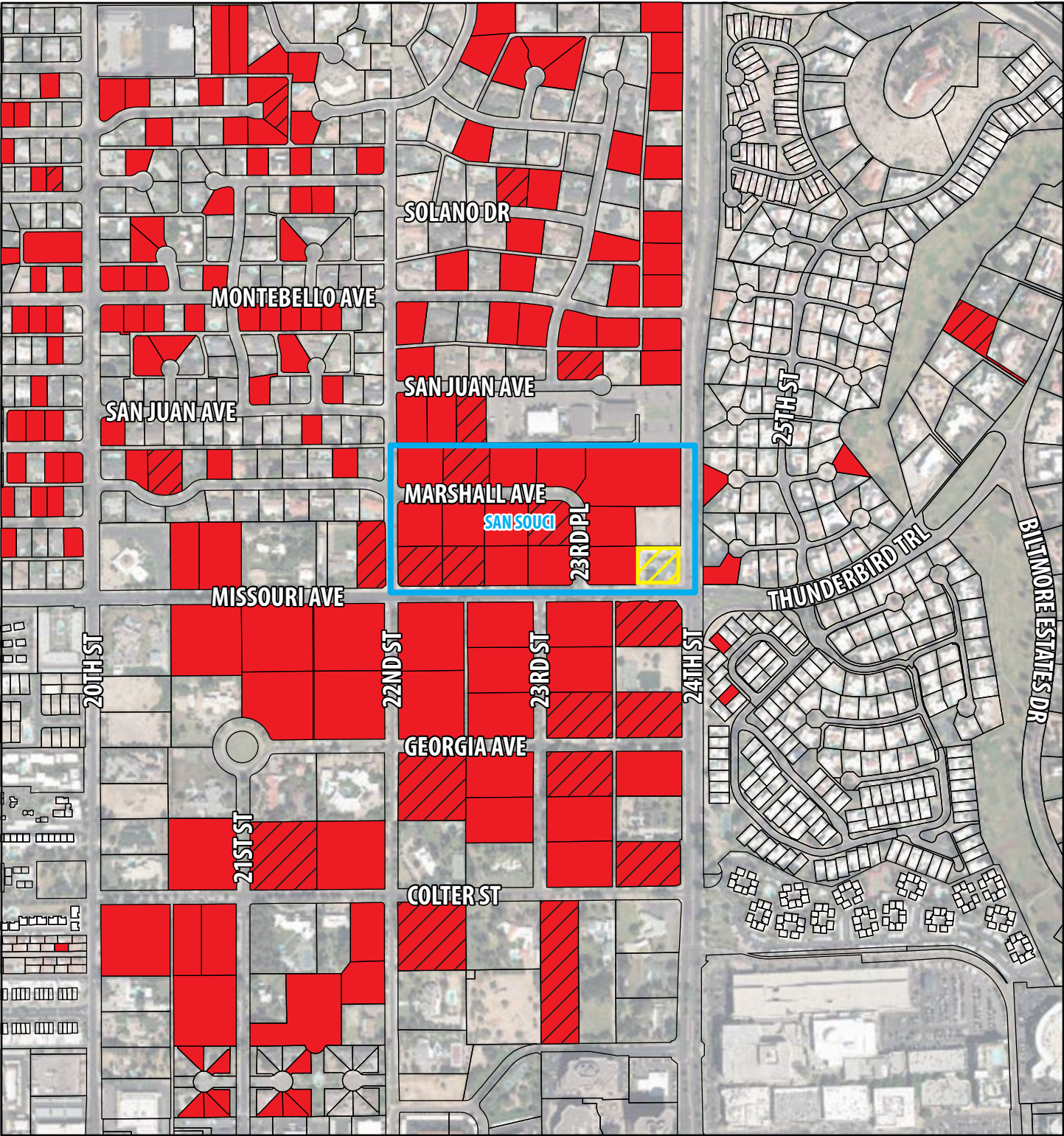
First Name	Last Name	Address	Date	Signature
Margaret	Culliton	1941 E. Montebello Ave	8/28/25	M. F. Culliton
John	OMOHUNDRO	1941 E. MONTEBELLO AVE	28 AUG 25	J. Oml
CHARLES	KOLEBAL	1950 E. MONTEBELLO AVE	09/02/25	Charles Kolumbal
Darcy	Olsen	1942 E. San Miguel Ave	09/02/25	D. Olsen
ARON	WARREN	1947 E. Montebello	11/1/25	A. Warren
JUDITH	LANDERS	1947 E. MONTEBELLO	11/1/25	Judith A. Landers
Olwin R.	INIGUEZ	1935 E. Montebello	11/1/25	Olwin R. Iniguez
SUSAN	CRULL	5712 N 20 th St	11/1/25	Susan Crull
Areni	Aguilar	5706 N. 19 th Pl	11/1/25	Areni Agl
Jorge	Aguilar	5706 N. 19 th Pl	11/1/25	Jorge Agl

CITY OF PHOENIX

NOV 03 2025

Planning & Development
Department

PHO-1-25--Z-323-79-6 Opposition

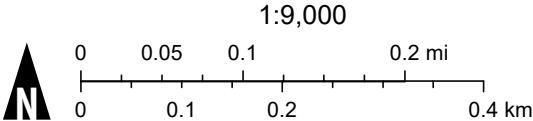


**SUBJECT SITE REQUESTING PHO**

**SAN SOUCI NEIGHBORHOOD IN WHICH SUBJECT SITE IS LOCATED**

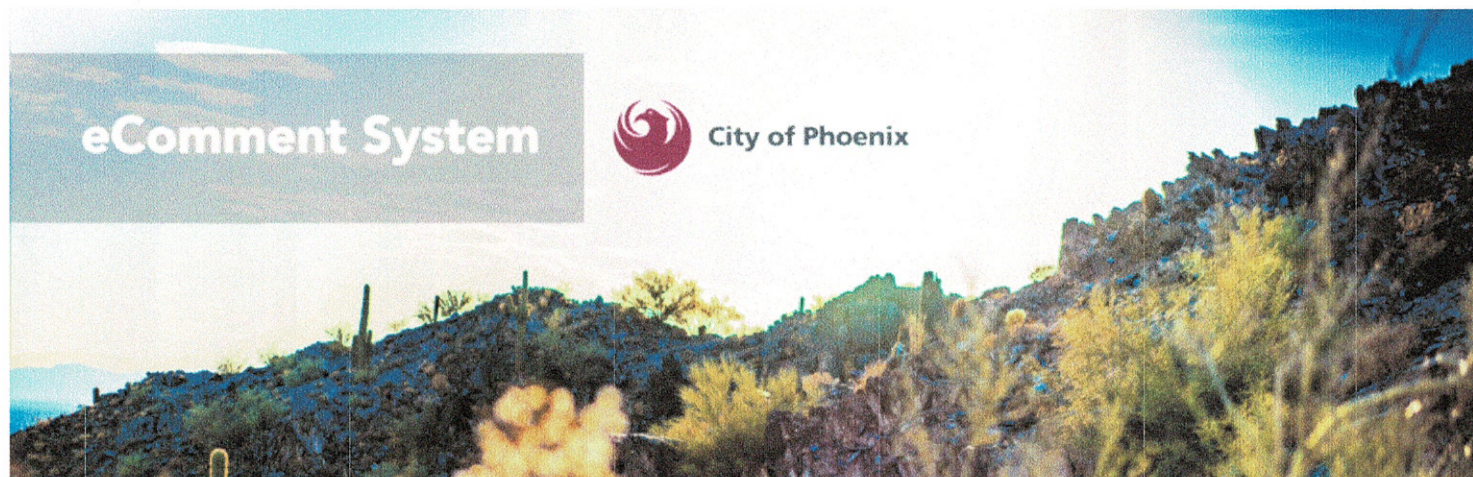
**OPPOSED TO PHO-1-25--Z-323-79-6**

**WITHDREW SUPPORT**



CITY OF PHOENIX
NOV 03 2025
Planning & Development
Department

Last Updated: 11/3/2025



Meeting: [City Council Formal Meeting November 5, 2025](#)

Meeting Time: November 05, 2025 at 2:30pm MST

Disclaimer:

Please note that any comment or information you provide, including any street address, phone number or e-mail address, is a public record and may be open to public viewing pursuant to Arizona public records law.

Select **COMMENT - to comment only**, not wishing to speak at a meeting. Comments submitted here can be viewed by every person who visits this site.

If you wish to **REGISTER TO SPEAK - to speak** during a City Council Meeting or hearing, you must visit the [City Council Meetings page](#) at least 2 hours prior to the meeting and click on the link to REQUEST TO SPEAK for the meeting at which you want to speak.

19 Comments [Closes for Comment November 05, 2025 at 12:30pm MST](#)

Agenda Item

50 ***REQUEST TO CONTINUE (SEE ATTACHED MEMO) (CONTINUED FROM OCTOBER 15, 2025) Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6**

[Report Item 50 - Continuance Memo Attachment A - PC Stipulations - PHO-1-25--Z-323-79-6.pdf](#) [Attachment B - Staff Report - PHO-1-25--Z-323-79-6.pdf](#) [Attachment C - PC Summary - PHO-1-25--Z-323-79-6.pdf](#) [Attachment D - PC Appeal - PHO-1-25--Z-323-79-6.pdf](#) [Item 114 - Continuance Memo.pdf](#)

If you are a human, ignore this field

Select a Position: ☐ Oppose ☐ Neutral ☐ Support

500 of 500 characters remaining

Submit Comment

16 Public Comments



[Stephanie Martensen](#) at November 04, 2025 at 5:52pm MST

Oppose

As residents of Bartlett Estates, we strongly oppose PHO-1-25--Z-323-79-6. Despite opposition, the stipulations were originally included to protect the character of surrounding neighborhoods from overwhelming commercial development. Allowing revision only benefits the commercial property owner & sets a poor, disrespectful precedent now & in the future. We respectfully demand that the strong opposition from those who are truly vested & live in this area is heard & does not fall on deaf ears.



[Mike Weeks](#) at November 04, 2025 at 10:44am MST

Oppose

I strongly oppose any modification to the original stipulations established and fought for by the affected neighborhoods. Approving the requested changes would not only disregard those hard-won stipulations—both then and now—but would also set a precedent that invites further commercial expansion along 24th Street, north and south of Missouri



[David Arthur](#) at November 03, 2025 at 8:23pm MST

Oppose

I strongly oppose any modification to the original stipulations fought for by the affected neighborhoods. Allowing the requested modifications not only ignores these stipulations, then and now, but opens up the inevitable expansion of commercial construction along 24th St north and south of Missouri.



[Kate Arthur](#) at November 03, 2025 at 8:04pm MST

Oppose

I strongly oppose PHO-1-25—Z-323-79-6. My family and I have lived in this neighborhood for over 20 years, and we oppose the proposed rezoning to commercial use and the addition of a second story. This change would significantly alter the residential character of our community, increase traffic and parking congestion, and create additional noise and safety concerns. We respectfully ask the commission to preserve the integrity and livability of our neighborhood by denying this rezoning request.



[Maura Goldsberry](#) at November 03, 2025 at 6:26pm MST

Oppose

The original stipulations on 5500 Missouri should be strictly enforced without modification. The property owner has acted in bad faith towards the neighborhood & to modify the stipulations would only reward bad behavior & let others know that acting in bad faith will be rewarded. An exception was already made for 5500 Missouri - no further exception can be granted without harm to all the residents of the neighborhood.

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[Marilyn Ticknor](#) at November 03, 2025 at 3:01pm MST

Oppose

PHO-1-25-Z-323-79-6 I oppose any change to the stipulations for this property. We keep hearing about a mezzanine. It does not exist, has never existed according to Phoenix C-O zoning. What they are trying to do is have a second floor and want to add 1,000 sq. ft. to the already existing attic. There is no room for a mezzanine! Please keep the 1980 Stipulations in place.



[Judy Schubert](#) at November 03, 2025 at 2:58pm MST

Oppose

When we talk about what makes a community thrive, we usually start with the basics: good schools, safe neighborhoods, steady jobs. This neighborhood, Bel Air Estates, has all three – in spades. AS IS: no commercial with one exception. Now he wants another HOWEVER HE CAN GET IT. We have lived in this house for 49 years. We opposed commercial in this neighborhood in 1979. There is availability for commercial just a few blocks up 24th St. at Lincoln Drive. Perhaps the owner should look up there.



[Beau Ralphs](#) at November 03, 2025 at 1:51pm MST

Oppose

I'm writing to express my strong opposition to PHO-1-25-Z-323-79-6. The original stipulations were put in place for a reason to protect our neighborhood's character and quality of life. Ignoring them now would only encourage future developers to bypass regulations, increase congestion and parking problems, and reward those who disregard the law. Please uphold the City's original conditions and stand by the residents who depend on them for fair and consistent enforcement.



[James Skinner](#) at November 03, 2025 at 1:21pm MST

Oppose

I strongly oppose case PHO-1-25-Z-323-79-6. We have lived in this neighborhood for 29 years. The original commercial zoning was granted with strict stipulations in spite of neighborhood opposition. Now the current owner is seeking to alter those stipulations and did renovations without the proper permits. I respectfully ask that the City deny this request and uphold the City's original stipulations.



[Kimberly Owens](#) at November 03, 2025 at 11:01am MST

Oppose

I strongly oppose case PHO-1-25-Z-323-79-6. My husband and I have been in the area for 20 years. However, our family has been on the same property since 1939/40. We know that the original commercial zoning was granted with strict stipulations in spite of neighborhood opposition. Please do not ignore this neighborhood's opposition again. The commercial creep into our residential area is unwanted and unnecessary and irresponsible by the City.



[Brooke Newcomb](#) at November 03, 2025 at 10:55am MST

Oppose

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I formally oppose the proposed zoning modification. Our neighborhood is defined by its residential character, open space, and strong sense of community. Expanding commercial use at this site would disrupt that balance and introduce levels of activity that are incompatible with the area's intended design and purpose. I respectfully ask that the City deny this request and uphold the existing zoning commitments that have guided responsible growth and preserved the quality of life in our community.



[Linda Boatwright](#) at November 03, 2025 at 8:19am MST

I strongly oppose case PHO-1-25--Z-323-79-6. As mentioned by others, since the 1970's our neighborhood initially opposed the construction of this commercial building, then agreed only because the City offered specific stipulations. Now the current owner is seeking to alter those stipulations. We need the City to protect the integrity of Phoenix's beautiful neighborhoods. One knows, that once a new precedent is set, others will follow. This is a prime example.



[Cy Brown](#) at November 03, 2025 at 8:17am MST

Oppose

I live two blocks from this property and am firmly opposed. In 1980 the City gave its word this site would always remain a one-story office under 24 feet. That promise protected our homes and must still mean something. The owner knowingly built without permits and now wants forgiveness instead of consequences. Approving this would reward lawbreaking and betray the community. Stand by your word, protect our neighborhood, and deny this reckless request completely.



[Celeste SoongTang](#) at November 03, 2025 at 12:12am MST

Oppose

I strongly oppose PHO-1-25--Z-323-79-6. Uphold the City's original stipulations. Failing to do so would set a dangerous precedent for future commercial development encroaching on our neighborhood, increase traffic & parking issues, and effectively reward a property owner who chose to ignore permit requirements and act outside the law. Stipulations were established to protect our community & they should be honored by both the City and the property owner, not disregarded for convenience or profit.



[George Tang](#) at November 02, 2025 at 11:49pm MST

Oppose

I strongly oppose case PHO-1-25--Z-323-79-6. Since the 1970s our neighborhood initially opposed the construction of this commercial building, then agreed only because the City offered specific stipulations. The current owner is now seeking to remove or alter those stipulations and even began renovations without the proper permits. Unacceptable! And especially egregious for this owner/attorney to disregard the law and claim ignorance. Please honor the original commitment to us.



[Randall Tang](#) at November 02, 2025 at 11:27pm MST

Oppose

PHO-1-25--Z-323-79-6 is deeply concerning. I strongly oppose any alteration to the original stipulations that the City guaranteed to our neighborhood to protect our community.

Concerns: dangerous precedent this could set for future commercial development adjacent to our neighborhood, potential loss of privacy for nearby homes, increased traffic & overflow parking, and—most importantly—the erosion of the trust our community has built with the City over the years. Please oppose this PHO.

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**Planning & Development
Department**

• [Terms and Conditions](#)

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

Dear Councilmember Robinson and City of Phoenix Planning and Development Department,

I am writing to confirm my **OPPOSITION** to PHO-1-25—Z-323-79-6, which seeks to modify zoning stipulations at 5500 N 24th Street. Any prior support I may have provided is hereby **WITHDRAWN**, as it was based on incomplete and insufficient information about the request.

I do not support the expansion of commercial uses in our neighborhood. We chose to live in this community based on the commitments that the City has made. The neighborhoods surrounding this site are entirely low-density residential areas, and should remain as such. The approval of this request would support the expansion of this office building, setting a precedent that additional multistory commercial uses are supported in our neighborhood, which would cause dramatic impacts to the quality of life that has been established here.

Moreover, it is egregious that the property owner previously attempted to construct a second story without first obtaining the proper permits or approvals, in direct violation of the zoning stipulations that are intended to protect adjacent neighbors. Only after being caught did the owner submit this retroactive request. Such disregard for legal process should not be condoned or rewarded.

For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Julia Polaski
Name

5110 N 36th Way # 323
Address

Phx
AZ
85016

ADD ADDITIONAL
COMMENTS ↓

CITY OF PHOENIX

JAN 05 2026

Planning & Development
Department

Julia Polaski
Signature

November 3, 2025
Date

Opposition to PHO-1-25—Z-323-79-6
5500 N 24th St
Northwest corner of 24th St and Missouri Ave

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For these reasons, I respectfully urge the City of Phoenix to **DENY** PHO-1-25—Z-323-79-6 and uphold the promises originally made to the surrounding community and not let developers and property owners get away with such disrespect of the law.

Sincerely,

Robert A. Shepard Jr.
Name

#304
8 Biltmore Estates Phx Az 85016
Address

[Signature]
Signature

ADD ADDITIONAL
COMMENTS ↓

CITY OF PHOENIX

JAN 05 2026

Planning & Development
Department

November 3, 2025
Date