

## NOTICE OF PUBLIC MEETING ZONING ADJUSTMENT HEARING

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** will hold a meeting open to the public on **July 2, 2020, at 9:00 AM (Items 1-5) and 1:30 PM (Item 6)**

**Per the most recent social distancing guidelines from the federal government, no residents will be allowed to attend the meeting in-person.**

### OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**, Enter meeting access code **1264457967#**, and press # again when prompted for the attendee ID
  
- **Observe the live meeting virtually**, by clicking on the following link and registering to join the meeting online:  
<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e8a9a763cc897d14b22a916179cc294ee>
  
- **Submit a comment** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - Indicate: Item Number and Case Number
  
- **Register to speak** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - By: **48 hours prior to the start of the hearing**. Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than 6 business hours before the start of the meeting / hearing.
  - Indicate: Item Number and Case Number

### **Notes:**

1. Agenda items may be taken out of order.
2. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

#### **9:00 AM**

1.           Application #:           ZA-265-20-6  
              Existing Zoning:       R1-10  
              Location:            512 East Rose Lane  
              Quarter Section:    21-28(I8)  
              Proposal:            Variance to reduce the side yard setback (east) for detached accessory structures to 0 feet. Minimum 3 feet required.  
  
              Ordinance Sections: 706.B  
              Applicant:           James Rush, Rush Architecture  
              Representative:     James Rush, Rush Architecture  
              Owner:               Kelsea & Chris Patton

2.       Application #:               ZA-266-20-3  
Existing Zoning:               PAD-8  
Location:                       18439 North 2nd Street  
Quarter Section:               38-28(M8)  
Proposal:                       Variance to reduce the required rear yard (east) setback to 13 feet. Minimum 20 feet required.  
  
Ordinance Sections:         635.D.1  
Applicant:                     Linette Garten, Su Casa Mobile Home Service, Inc.  
Representative:               Linette Garten, Su Casa Mobile Home Service, Inc.  
Owner:                         Donna Lee Best
  
3.       Application #:               ZA-270-20-6  
Existing Zoning:               R1-18  
Location:                       4645 East Exeter Boulevard  
Quarter Section:               18-38(H11)  
Proposal:                       Variance to reduce the side yard setback (east) for an accessory structure to 1 foot. Minimum 3 feet required.  
  
Ordinance Sections:         706.B  
Applicant:                     Johnjay & Blake Van Es  
Representative:               Johnjay & Blake Van Es  
Owner:                         Johnjay & Blake Van Es
  
4.       Application #:               ZA-271-20-8  
Existing Zoning:               R1-18 PRD  
Location:                       Southwest corner of 35th Avenue and Elliot Road  
Quarter Section:               03-20(C6) 04-20(C6)  
Proposal:                       Time extension for ZA-343-19, variance to reduce the front yard setback to 15 feet for 165 lots. Minimum 25 feet required.  
  
Ordinance Sections:         610.B.Table  
Applicant:                     Mark Voigt, Whispering Hills-Phoenix, LLC  
Representative:               Mark Voigt, Whispering Hills-Phoenix, LLC  
Owner:                         Whispering Hills-Phoenix, LLC
  
5.       Application #:               ZA-259-20-Y  
Existing Zoning:               Citywide  
Location:                       Citywide  
Quarter Section:               20-33(I9)  
Proposal:                       Formal Determination: What parking ratio applies to the parking required for "commercial recreation opportunities" at or within a golf course clubhouse?  
  
Ordinance Sections:         702  
Applicant:                     Jason Morris, Withey Morris, PLC  
Representative:               Jason Morris, Withey Morris, PLC  
Owner:                         Palmore Properties Arizona, LLC
  
- 1:30 PM**
6.       Application #:               ZA-205-20-7 (Continued from May 28, 2020)  
Existing Zoning:               DTC-Business Core  
Location:                       111 North 3rd Street  
Quarter Section:               10-28(F8)

Proposal: Variance to reduce the minimum sidewalk width along  
Monroe Street to 7 feet. Minimum 10 feet required.  
Ordinance Sections: 1209.D  
Applicant: Gabriel Fey, HSB Architects and Engineers  
Representative: Chris Foret, Aaramark  
Owner: City of Phoenix

For further information please call Eric Morales, Planner II, Planning and Development  
Department at 602-262-7927 or to request a reasonable accommodation, please contact  
Tamra Ingersoll at 602.534-6648 or TTY: 7-1-1.

5/27/2020