

NOTICE OF PUBLIC HEARING ZONING ADJUSTMENT HEARING

Pursuant to A.R.S. Section 38-431.02, notice is hereby given 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 **October 24, 2019, at 9:00 a.m. Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. 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-468-19-8
 Existing Zoning: A-2
 Location: 3439 and 3459 East University Drive
 Quarter Section: 6-35(E10)
 Proposal: Variance to allow an over height fence (8 feet 6 inches) in the required front (northwest) yard. Maximum 40 inches permitted.

 Ordinance Sections: 703.A.3.a
 Applicant: Ben Dineen, FD Stonewater
 Representative: Katheryn Stachler, SmithGroup
 Owner: Kristen Franke, Boyd Watterson Asset Management, LLC
2. Application #: ZA-470-19-6
 Existing Zoning: R1-6
 Location: 4145 North 46th Place
 Quarter Section: 17-38(H11)
 Proposal: **1) Variance to reduce the required front yard setback (west) to 11 feet. Minimum 20 feet required. 2) Variance to reduce the required street side yard setback (north) to 4 feet 2 inches. Minimum 10 feet required.**

 Ordinance Sections: 613.B.Table B 613.B.Table B
 Applicant: Natasha Hartrick, Natasha Marie Hartrick Designs, PLLC
 Representative: Natasha Hartrick, Natasha Marie Hartrick Designs, PLLC
 Owner: Brandon & Lindsey Fleetwood
3. Application #: ZA-471-19-3
 Existing Zoning: R-3
 Location: 2123 East Sharon Drive
 Quarter Section: 32-32(L9)
 Proposal: **1) Time extension for ZA-415-18, variance to allow a lot with no legal street frontage. Street frontage required. 2) Time extension for ZA-415-18, variance to increase allowed lot coverage to 62 percent. Maximum 45 percent allowed.**

 Ordinance Sections: 307.A.12 307.A.12

- Applicant: Jeff Stephens, No. 8 Enterprises
 Representative: Jeff Stephens, No. 8 Enterprises
 Owner: Noah Brocious, Sharon 18, LLC
4. Application #: ZA-472-19-3
 Existing Zoning: R-3
 Location: 2123 East Sharon Drive
 Quarter Section: 32-32(L9)
 Proposal: Variance to reduce the required perimeter standard setback (north) to 12 feet. Minimum 20 feet required.
 Ordinance Sections: 615.Table B.
 Applicant: Jeff Stephens, No. 8 Enterprises
 Representative: Jeff Stephens, No. 8 Enterprises
 Owner: Noah Brocious, Sharon 18, LLC
5. Application #: ZA-473-19-6
 Existing Zoning: R1-14
 Location: 5542 East Flower Street
 Quarter Section: 15-40(G11)
 Proposal: **1)** Variance to allow 33 percent lot coverage. Maximum of 30 percent permitted. **2)** Variance to reduce the required front (east) yard setback to 15 feet. Minimum 30 feet required. **3)** Variance to reduce the required rear (west) yard setback to 7 feet. Minimum 30 feet required.
 Ordinance Sections: 607.B.5 607.B.2 607.B.4
 Applicant: Rob Pankow, Pankow Construction Inc
 Representative: Rob Pankow, Pankow Construction Inc
 Owner: Steve and Gina Murdough
6. Application #: ZA-474-19-8
 Existing Zoning: R1-6
 Location: 2313 and 2309 North 27th Place
 Quarter Section: 14-33(G9)
 Proposal: Time extension for ZA-469-16, variance to create 2 lots with lot widths of 50 feet. Minimum 60 feet required.
 Ordinance Sections: 307.A.12
 Applicant: Nick Labadie, Rose Law Group
 Representative: Nick Labadie, Rose Law Group
 Owner: TSALM Services, LLC
7. Application #: ZA-481-19-7
 Existing Zoning: A-1
 Location: 2550 South 51st Avenue
 Quarter Section: 7-16(E5)
 Proposal: Variance to reduce the required parking to 63 spaces. Minimum 92 spaces required.
 Ordinance Sections: 702.C
 Applicant: Robert Winton, Winton Architects, Inc.
 Representative: Stephen C. Earl, Earl & Curley
 Owner: Chamberlain Development
8. Application #: ZA-169-16-4 (1-year review of use permit)
 Existing Zoning: C-2

Location: 2626 West Indian School Road
Quarter Section: 17-23(H7)
Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a medical marijuana dispensary facility within 1 mile of another medical marijuana use. **3)** Variance to allow a medical marijuana dispensary facility within 500 feet of R-4 and R-4A residential zoning districts. **4)** Variance to allow a medical marijuana dispensary facility within 1,284 feet of a school. 1,320 feet is required between a medical marijuana dispensary facility and a school. **5)** Variance to allow a medical marijuana dispensary facility within 1,320 feet of a place of worship.
Ordinance Sections: 623.D.122 623.D.122.e 623.D.122.f 623.D.122.g 623.D.122.h
Applicant: Brett Carr, Urban Greenhouse
Representative: Brett Carr, Urban Greenhouse
Adam Baugh, Withey Morris, PLC
Owner: ACFC Holdings, LLC

1:30 PM

9. Application #: ZA-475-19-8
Existing Zoning: R-3 RI HP
Location: 1027 East McKinley Street
Quarter Section: 11-29(F8)
Proposal: **1)** Variance to allow vehicle maneuvering in the alleyway. On site vehicular maneuvering required. **2)** Variance to reduce the required landscape setback to 0 feet. Minimum 5 feet required. **3)** Variance to reduce the landscaped area adjacent to public right-of-way to 12 feet. Minimum 25 feet required.
Ordinance Sections: 702.A.1.b
Applicant: Mark Burton, M. Burton Design, LLC
Representative: Mark Burton, M. Burton Design, LLC
Owner: Amir Ran, Ran, LLC
10. Application #: ZA-476-19-8
Existing Zoning: R-3 RI HP
Location: 1022 East Fillmore Street
Quarter Section: 11-29(F8)
Proposal: **1)** Variance to allow vehicular maneuvering in the alleyway. Onsite maneuvering required. **2)** Variance to reduce the required landscape setback to 0 feet. Minimum 5 feet required. **3)** Variance to reduce the landscaped area adjacent to public right-of-way to 12 feet. Minimum 25 feet required.
Ordinance Sections: 702.A.1.b
Applicant: Mark Burton, M. Burton Design, LLC
Representative: Mark Burton, M. Burton Design, LLC
Owner: Amir Ran, Ear Houses, LLC

11. Application #: ZA-478-19-6
Existing Zoning: C-2
Location: 4900 and 4902 East Indian School Road
Quarter Section: 17-39(H11)
Proposal: Use permit to allow multiple temporary events for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Jonathan Lane, O.H.S.O. Brewery
Representative: Jonathan Lane, O.H.S.O. Brewery
Owner: Ingrid Scherz, F&I Building, LLC
12. Application #: ZA-479-19-2
Existing Zoning: C-2
Location: 2340 East Union Hills Drive
Quarter Section: 39-32(M9)
Proposal: Use permit to allow package liquor sales accessory to a convenience market (Ponderosa Carniceria) located within 300 feet of a residential zoning district. Use permit required.
Ordinance Sections: 622.D.102.a.
Applicant: Rosa Murrieta
Representative: Kamlesh Patel
Owner: Charlie Shen, CFT NV Developments, LLC
13. Application #: ZA-480-19-4
Existing Zoning: C-2
Location: 1152 East Indian School Road
Quarter Section: 17-29(H8)
Proposal: **1)** Use permit to allow a pawn shop. Use permit required. **2)** Variance to allow a pawn shop less than 500 feet from a residential district. Minimum 500 feet separation required.
Ordinance Sections: 623.D.134.a. 623.D.134.b
Applicant: Brent Kleinman, Brent Kleinman Architect & Planner
Representative: Brent Kleinman, Brent Kleinman Architect & Planner
Owner: Rend Investments, LP
14. Application #: ZA-484-19-7
Existing Zoning: C-2 M-R DNS/WVR ACOD
Location: 1315 Grand Avenue, Suite #4
Quarter Section: 11-26(F8)
Proposal: **1)** Use permit to allow outdoor dining accessory to a restaurant (El Charro Hipster Bar and Cafe) within 500 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor alcohol consumption accessory to a restaurant (El Charro Hipster Bar and Cafe) within 500 feet of a residential district. Use permit required.
Ordinance Sections: 623.D.157.c 623.D.157.c
Applicant: Rebeca Peralta, El Charro Hipster Bar and Cafe
Representative: Rebeca Peralta, El Charro Hipster Bar and Cafe
Owner: Vahak Minassian, GAVA, LLC

15. Application #: ZA-485-19-6
Existing Zoning: R1-6
Location: 3647 North 39th Street
Quarter Section: 16-36(H10)
Proposal: **1)** Variance to allow an over height fence (7 feet) in the required side yard (south) setback. Maximum 6 feet permitted. **2)** Variance to allow an over height fence (7 feet) in the required rear yard (east) setback. Maximum 6 feet permitted.

Ordinance Sections: 703.A.2.c. 703.A.2.c.
Applicant: Kevin Blesh
Representative: Kevin Blesh
Owner: Kevin Blesh
16. Application #: ZA-494-19-6
Existing Zoning: R1-10
Location: 2145 East Belmont Avenue
Quarter Section: 24-32(J9)
Proposal: Variance to reduce the required rear yard setback (west) to 7 feet. Minimum 25 feet required.

Ordinance Sections: 611.B.Table B
Applicant: Tim Rasnake, Archicon AAI, LC
Representative: Tim Rasnake, Archicon AAI, LC
Owner: Christopher Fiorentino
17. Application #: ZA-511-19-6
Existing Zoning: RE-35 ACSPD
Location: 5527 East Camelback Road
Quarter Section: 17-40(H11)
Proposal: Variance to reduce the required side yard setback (east) to 3 feet. Minimum 20 feet required.

Ordinance Sections: 609.B.Table
Applicant: Gordon LeBlanc, Jr., and Marilyn Kay LeBlanc
Representative: Heather Dukes, Esq., Lazarus, Silvyn & Bangs, P.C.
Owner: Gordon LeBlanc, Jr., and Marilyn Kay LeBlanc

For further information, please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927, or contact via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602.534-6648, TTY: Use 7-1-1.

October 18, 2019