

## 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 **June 25, 2020, at 9:00 AM (Items 1-8) and 1:30 PM (Items 9-13).**

**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 **1261773127#**, 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=e0d712274c7d87c240912f765a36cc399>
- **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-113-20-8  
              Existing Zoning:       R-3 BAOD  
              Location:            734, 740, 802 and 828 East Apollo Road  
              Quarter Section:     2-29(D8)  
              Proposal:            Use permit to utilize the PRD option. Use permit required.  
              Ordinance Sections: 615.Table B  
              Applicant:           Ran Edelman  
              Representative:     Jon Conelly, Solace Builders  
              Owner:               Ran Edelman

2.           Application #:           ZA-114-20-8  
Existing Zoning:           R-3 BAOD  
Location:                 734, 740, 802, and 828 East Apollo Road  
Quarter Section:         2-29(D8)  
Proposal:                 **1)** Variance to reduce the required landscaping between the sidewalk and street to 0 feet. Minimum 6 feet required.  
**2)** Variance to eliminate the requirement to provide a row of trees between the sidewalk and street. Row of trees planted on each side of the sidewalk required. **3)** Variance to allow front yard setback lines to be staggered to allow a range of 3 feet offsets with a minimum variation of 1 foot increments from house to house. Minimum 6 feet of offset with a minimum variation of 2 feet increments required.  
Ordinance Sections:     651.E.1.b.(2) 651.E.1.b.(3) 651.E.1.b.(2)  
Applicant:               Ran Edelman  
Representative:         Jon Conelly, Solace Builders  
Owner:                    Ran Edelman
  
3.           Application #:           ZA-248-20-6  
Existing Zoning:           R-3  
Location:                 2015, 2019 and 2025 East Turney Avenue  
Quarter Section:         17-32(H9)  
Proposal:                 Time extension for ZA-533-18, use permit to allow the use of the Single-Family Attached option of Section 615 Table B. Use Permit required.  
Ordinance Sections:     307.A.12  
Applicant:               Wendy Riddell, Berry Riddell, LLC  
Representative:         Wendy Riddell, Berry Riddell, LLC  
Owner:                    DSRM, LLC
  
4.           Application #:           ZA-249-20-6  
Existing Zoning:           R-3  
Location:                 2015, 2019 and 2025 East Turney Avenue  
Quarter Section:         17-32(H9)  
Proposal:                 Time extension for ZA-534-18, variance to reduce open space to 8%. Minimum 31% required.  
Ordinance Sections:     307.A.12  
Applicant:               Wendy Riddell, Berry Riddell, LLC  
Representative:         Wendy Riddell, Berry Riddell, LLC  
Owner:                    DSRM, LLC
  
5.           Application #:           ZA-261-20-4  
Existing Zoning:           R1-6  
Location:                 5032 North 20th Avenue  
Quarter Section:         19-24(H7)  
Proposal:                 Variance to reduce the required rear yard (west) setback to 18 feet. Minimum 25 feet required.  
Ordinance Sections:     613.B.Table B.  
Applicant:               Rita Corella Jessica Isles  
Representative:         Rita Corella Jessica Isles  
Owner:                    Rita Corella Jessica Isles

6. Application #: ZA-262-20-8  
Existing Zoning: C-3 CCSIO, A-1 CCSIO  
Location: 602 South 17th Avenue  
Quarter Section: 9-25(F7)  
Proposal: Variance to reduce the required off-street parking to 2 spaces. Minimum 8 parking spaces required.  
Ordinance Sections: 702.C (Table)  
Applicant: Mike Hoeffel, New Horizon Community Care  
Representative: George Catone, Reset Studios  
Owner: New Horizon Youth Homes, Inc.
7. Application #: ZA-263-20-3  
Existing Zoning: R1-8  
Location: 12021 North 34th Place  
Quarter Section: 30-35(K10)  
Proposal: Variance to reduce the required rear yard (south) setback to 19 feet. Minimum 25 feet required.  
Ordinance Sections: 612.B.Table B.  
Applicant: Mike Wiebe, Upkeep Pros  
Representative: Mike Wiebe, Upkeep Pros  
Owner: Andrew & Victoria Dewitte
8. Application #: ZA-264-20-7  
Existing Zoning: C-2  
Location: 1211 North 75th Avenue  
Quarter Section: 12-11(G4)  
Proposal: **1)** Use permit to allow a nonprofit medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a nonprofit medical marijuana dispensary facility within 5,280 feet of the same type of use or a medical marijuana cultivation or infusion facility. Minimum 5,280 feet of separation required.  
Ordinance Sections: 623.D.124.a 623.D.124.e  
Applicant: Nico Howard, 75th Ave & I-10, LLC  
Representative: David Cisiewski, Law Office of David Cisiewski, PLLC  
Owner: Lisa Kazan, Jewel Investment Company, L.P.

**1:30 PM**

9. Application #: ZA-137-20-4 (SIGN)  
Existing Zoning: C-2 H-R TOD-1  
Location: 2520 North Central Avenue  
Quarter Section: 14-27(G8)  
Proposal: **1)** Variance to increase the wall sign area to 118 square feet. Maximum 1 square feet of wall sign area for each lineal foot of building elevation with a maximum of 100 square feet for each business. **2)** Variance to increase the wall sign letter height to 24 and 30 inches. Maximum letter/logo height is 18 inches for buildings fronts 30 feet to 60 feet. **3)** Variance to increase the height of a ground sign to 6 feet. Maximum 3 feet in height for a ground sign. **4)** Variance to increase the area of a ground sign to 32 square feet. Maximum 30 square feet in area for a ground sign.

- Ordinance Sections: 662.K.1.a 662.K.1.b 662.K.10 662.K.10  
 Applicant: Tyrel Foster, Global Sign Works, LLC  
 Representative: Tyrel Foster, Global Sign Works, LLC  
 Owner: Phoenix FFIS, LLC
10. Application #: ZA-226-20-3 (SIGN) (Continued from June 4, 2020)  
 Existing Zoning: PCD  
 Location: 2001 West Phelps Road  
 Quarter Section: 36-24(M7)  
 Proposal: Use Permit to establish the Bell 17 Business Center Comprehensive Sign Plan. Use Permit required.
- Ordinance Sections: 705.E.2  
 Applicant: Ana Jones, Trademark Visual  
 Representative: Ana Jones, Trademark Visual  
 Owner: Sunbelt Land Holdings
11. Application #: ZA-254-20-6  
 Existing Zoning: R1-6  
 Location: 1815 East Georgia Avenue  
 Quarter Section: 19-31(H9)  
 Proposal: **1)** Variance to reduce required side yard setback (east) to 3 feet. Minimum 10 feet required. **2)** Variance to allow roof overhang 1 foot from side property line (east). Minimum 2 feet required from property lines.
- Ordinance Sections: 613.B.Table B 701.A.3.a.(1).(e)  
 Applicant: Brent Kleinman  
 Representative: Brent Kleinman  
 Owner: Renee Kleinman
12. Application #: ZA-257-20-6  
 Existing Zoning: R1-14  
 Location: **5243 East Calle Redonda**  
 Quarter Section: 16-39(H11) 16-40(H11)  
 Proposal: **1)** Variance to reduce the required side yard setback (east) to 8 feet. Minimum 10 feet required. **2)** Variance to reduce the required side yard setback (west) to 8 feet. Minimum 10 feet required.
- Ordinance Sections: 607.B.3 607.B.3  
 Applicant: Branden Santarcangel, ABL Design Studio  
 Representative: Branden Santarcangel, ABL Design Studio  
 Owner: Nate Hill & Natalie Strand
13. Application #: ZA-260-20-8  
 Existing Zoning: C-2  
 Location: 1621 North 40th Street  
 Quarter Section: 13-37(G10)  
 Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required. **3)** Variance to allow a medical marijuana dispensary facility within 5,280 feet of the same type of use or a medical

marijuana cultivation or infusion facility. Minimum 5,280 feet of separation required.

Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.e  
Applicant: Lindsay C. Schube, Gammage & Burnham, PLC  
Representative: Lindsay C. Schube, Gammage & Burnham, PLC  
Owner: BRJM Enterprises, LLC

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