

## 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 **January 21, 2021 at 9:00 AM (Items 1-6) and 1:30 PM (Item 7)**

**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 **1269901061#**, 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=e25bd1e947b0805730d4113f5f686fb59>
- **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-656-20-3 (Continued from December 10, 2020)  
Existing Zoning: R1-6  
Location: 9425 North 26th Street  
Quarter Section: 27-33(J9)  
Proposal: Use permit to allow development under the Planned Residential Development option. Use permit required.  
Ordinance Sections: 613.B  
Applicant: Tim Hammer, Hammer Homes, Inc.  
Representative: Steve Bargeloh, D & M Engineering  
Owner: Tim Hammer, Hammer Homes, Inc.

2.           Application #:               ZA-711-20-5  
Existing Zoning:           R1-6  
Location:                 3311 West Northview Avenue  
Quarter Section:         23-21(I6)  
Proposal:                 **1)** Variance to allow a 16 foot tall accessory structure to be located in the required side yard (west). Maximum 8 feet permitted. **2)** Variance to reduce side yard setback (west) for a detached accessory structure to 0 feet. Minimum 3 foot setback required.
- Ordinance Sections: 706.C. 706.B  
Applicant:                Shirley Ann Sanders  
Representative:         Michael B. Pyeatt, Marrs Construction, Inc.  
Owner:                    Shirley Ann Sanders
3.           Application #:               ZA-721-20-7  
Existing Zoning:           R-4  
Location:                 3339 West Washington Street  
Quarter Section:         10-21(F6)  
Proposal:                 Variance to reduce the required side yard setback (east) to 2 feet. Minimum 10 feet required.
- Ordinance Sections: 617.B.Table B  
Applicant:                Carlos Dominguez, A&E Design Group  
Representative:         Carlos Dominguez, A&E Design Group  
Owner:                    Fadila Ahmed
4.           Application #:               ZA-722-20-8  
Existing Zoning:           R-3 RI  
Location:                 1221 East Portland Street and 1222 East Diamond Street  
Quarter Section:         12-30(G9)  
Proposal:                 **1)** Variance to reduce the lot depth to 70 feet for Lot 1. Minimum 94 feet required. **2)** Variance to reduce the lot depth to 66 feet for Lot 2. Minimum 94 feet required. **3)** Variance to reduce the lot width to 50 feet for Lot 1. Minimum 60 feet required. **4)** Variance to reduce the lot width to 50 feet for Lot 2. Minimum 60 feet required. **5)** Variance to reduce the minimum lot size to 3,533 square feet for Lot 1. Minimum 6,000 square feet required. **6)** Variance to reduce the minimum lot size to 3,317 square feet for Lot 2. Minimum 6,000 square feet required. **7)** Variance to reduce the required rear yard (south) setback for Lot 1 to 10 feet. Minimum 15 feet required. **8)** Variance to reduce the required rear yard (north) setback for Lot 2 to 10 feet. Minimum 15 feet required. **9)** Variance to reduce the side yard (west) to 8 feet for Lot 1. Minimum 10 feet required.
- Ordinance Sections: 615.B.TableB 615.B.TableB 615.B.TableB 615.B.TableB  
615.B.TableB 615.B.TableB 615.B.TableB 615.B.TableB  
615.B.TableB  
Applicant:                Jerry Reyes, ALC Designers, LLC  
Representative:         Jerry Reyes, ALC Designers, LLC  
Owner:                    Andrew Thruston, Adrenaline Investment Holdings, LLC

5.           Application #:           ZA-723-20-4  
               Existing Zoning:       R-3 RI  
               Location:            1642 and 1646 East Monte Vista Road  
               Quarter Section:    13-31(G9)  
               Proposal:            Use permit to allow single family attached (SFA) development option. Use permit required.  
               Ordinance Sections: 608.F.8  
               Applicant:          Edmir Dzudza, E-Project, LLC  
               Representative:    Leonard Saguid, E-Project, LLC  
               Owner:              CAAM House, LLC
6.           Application #:           ZA-724-20-4  
               Existing Zoning:       R1-6  
               Location:            5505 West Windsor Avenue  
               Quarter Section:    15-15(G5)  
               Proposal:            **1)** Variance to reduce the required side yard setback (east) to 2 feet. Minimum 10 feet required. **2)** Variance to increase the lot coverage to 46%. Maximum 40% allowed. **3)** Variance to reduce the side yard setback (east) for an accessory structure to 1 foot. Minimum 3 feet required.  
               Ordinance Sections: 613.B.Table B 613.B.Table B 706.B  
               Applicant:          Oscar Ibarra  
               Representative:    Oscar Ibarra  
               Owner:              Oscar Ibarra

**1:30 PM**

7.           Application #:           ZA-728-20-1  
               Existing Zoning:       C-1  
               Location:            12027 and 12029 North 28th Drive  
               Quarter Section:    30-22(K7)  
               Proposal:            Use permit to allow a group home. Use permit required.  
               Ordinance Sections: 622.D.76  
               Applicant:          Michelle Jameson, United States Veterans Initiative (U.S. VETS – Phoenix)  
               Representative:    Heather Dukes, Snell & Wilmer, LLP  
               Owner:              Sunesh Tewari, Bel Aire Hospitality, 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.

1/5/2021