

**NOTICE OF RESULTS  
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** held a meeting open to the public on **March 27, 2014, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The results for the meeting were as follows:

**RESULTS**

- |                  |    |  |  |
|------------------|----|--|--|
|                  |    | <b>9:00 AM</b>                             |  |
| <b>Continued</b> | 1. | Application #:                             | ZA-76-14-2 (Sign)  |
|                  |    | Existing Zoning:                           | R-3A PCD NBCCPAOD  |
|                  |    | Location:                                  | Approximately 1300 feet west of the northwest corner of North Valley Parkway and 27th Drive          |
|                  |    | Quarter Section:                           | 57-22(R7)  |
|                  |    | Proposal:                                  | Use permit to establish the Stoneledge at North Canyon Comprehensive Sign Plan. Use permit required. |
|                  |    | Ordinance Sections:                        | 705.E.2.   |
|                  |    | Applicant:                                 | Mario Mangiamele, Iplan Consulting   |
|                  |    | Representative:                            | Mario Mangiamele, Iplan Consulting   |
|                  |    | Owner:                                     | JEN Arizona 15, LLC JEN Partners, LLC  |
|                  |    | <b>Continued to May 8, 2014 at 9:00 AM</b> |  |
| <b>Withdrawn</b> | 2. | Application #:                             | ZA-440-13-7 (Continued from 2/20/14)   |
|                  |    | Existing Zoning:                           | DTC West Evans Churchill   |
|                  |    | Location:                                  | 815 North 2nd Street   |
|                  |    | Quarter Section:                           | 11-28(F8)  |
|                  |    | Proposal:                                  | Use Permit for outdoor liquor service. Use permit required.  |
|                  |    | Ordinance Sections:                        | 1204.D.  |
|                  |    | Applicant:                                 | Kelly Aubey, Film Bar  |
|                  |    | Representative:                            | Kelly Aubey, Film Bar  |
|                  |    | Owner:                                     | Dixie Cook   |
| <b>Continued</b> | 3. | Application #:                             | ZA-315-11-3 (6-month review)   |
|                  |    | Existing Zoning:                           | C-2  |
|                  |    | Location:                                  | 10602 North 19th Avenue  |
|                  |    | Quarter Section:                           | 29-24(K7)  |
|                  |    | Proposal:                                  | Use permit to allow the outdoor display of merchandise. Use Permit required.                         |
|                  |    | Ordinance Sections:                        | 623.C.2  |

Applicant: Claudio Rapalo, Tito's Tire Shop  
 Representative: Claudio Rapalo, Tito's Tire Shop  
 Claudio/ Griselda Rapalo/ Mejia Tito's  
 Tire Shop  
 Owner: Claudio Rapalo, Tito's Tire Shop  
**Continued to May 8, 2014 at 9:00 AM**

**#1  
 Approved  
 w/ stip  
 #2 Denied**

4. Application #: ZA-39-14-1

Existing Zoning: C-1  
 Location: 19955 North 51st Avenue  
 Quarter Section: 40-17(N5)  
 Proposal: **1)** Use permit to develop R-3 PRD residential units in a C-1 district. Use permit required. **2)** Variance to allow 38 feet height within 62.5 feet of property line. 190 feet required.

Ordinance Sections: 615.B Table B, 615.B Table B  
 Applicant: Michael Nuessle, MPC Development, LLC  
 Representative: Bruce Tully, Trapezium Consulting Group, LLC  
 Owner: Arrowhead Loan Partners, LLC  
**Stipulation:**  
**1)** 90 days to apply and pay for building permits.

**Approved**

5. Application #: ZA-70-14-4  
 Existing Zoning: R1-6 BCMFSP  
 Location: 2552 West Earll Drive  
 Quarter Section: 15-23(G7)  
 Proposal: Variance to reduce side (east) setback to 20". Minimum 3 feet required.

Ordinance Sections: 613.B. Table B.  
 Applicant: Atanas Ivanov, Plovdiv, LLC  
 Representative: Atanas Ivanov, Plovdiv, LLC  
 Owner: Plovdiv, LLC

**Approved  
 w/ stips**

6. Application #: ZA-71-14-6

Existing Zoning: C-2  
 Location: 3603 East Indian School Road  
 Quarter Section: 16-36(H10)  
 Proposal: **1)** Use Permit to allow outdoor dining accessory to a restaurant (The Market

by Jennifer's Catering) within 500 feet of a residential zoning district line. Use Permit required. **2)** Use Permit to allow outdoor alcohol consumption accessory to a restaurant (The Market by Jennifer's Catering) within 500 feet of a residential zoning district line. Use Permit required.

Ordinance Sections: 623.D.156.c 623.D.156.c  
Applicant: Jennifer Russo, The Market by Jennifer's Catering  
Representative: Amy Nations, ALIC  
Owner: Gaslight Square Retail, LLC

**Stipulations:**

**1)** Hours of use for outdoor area no earlier than 7:00 a.m. and no later than 9:00 p.m. **2)** Employees must have a clear view of the outdoor area in order to supervise the activities and/or be present while patrons utilize the outdoor area. **3)** Outdoor area be sufficiently lit and contained to discourage any unlawful activities.

**Approved** 7.

Application #: ZA-73-14-3  
Existing Zoning: R1-10  
Location: 7323 North 12th Avenue  
Quarter Section: 23-26(I8)  
Proposal: Variance to allow the main building to project 10 feet into the required front yard for no more than one half the width of the main structure. 5 feet maximum encroachment allowed.

Ordinance Sections: 703.A.3.a.(2).(c)  
Applicant: Lana Susskind-Wilder  
Representative: Lee Bomgardner, Kings Roofing, LLC  
Owner: Lana Susskind-Wilder

**Denied** 8.

Application #: ZA-74-14-8  
Existing Zoning: R-3  
Location: 6401 South 8th Place  
Quarter Section: 2-29(D8)  
Proposal: **1)** Request to use Single Family Attached development option on 2 lots in an R-3 district. Use permit required. **2)** Request to use PRD development option on 3 lots in an R-3 district. Use Permit required

Ordinance Sections: 608.B 615.B Table B  
Applicant: Manuel Inurriaga, P.E. M&M Civil

Representative: Engineering LLC  
Manuel Inurriaga, P.E. M&M Civil  
Engineering LLC

Owner:

**ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER  
PLANNER: EDWARD KEYSER**

For further information, please call Ed Keyser, Planner II, Planning and Development Department at 602-495-0382, or contact via electronic mail at [zoning@phoenix.gov](mailto:zoning@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.