

**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 **February 25, 2016, 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

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|-------------------------|----|--|--|
| Approved w/ stip | 1. | 9:00 AM
Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:

Representative:

Owner:
Stipulation:
1) No perforations shall be within the vinyl. | ZA-33-16-3 (Sign)
C-2
115 East Dunlap Avenue
26-28(J8)
Use permit for a major amendment to the Sunnyslope Village Comprehensive Sign Plan (Anytime Fitness). Use permit required.
705.E.2.
Mark Cefalu, Western Signs & Lighting, LLC
Mark Cefalu, Western Signs & Lighting, LLC
Elizabeth Monaghan, Whitestone REIT |
| Approved w/ stip | 2. | Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:

Representative:

Owner:
Stipulation:
1) One year review-applicant will demonstrate use of the home as a group foster home. | ZA-25-15-7 (1-year review)
RE-43
130 North 67th Avenue
10-12(F4)
Use permit to allow a group foster home (up to 10 minor children). A use permit is required.
605.A.14
Mindy Leon, New Horizon Youth Homes, Inc.
Mindy Leon, New Horizon Youth Homes, Inc.
Thomas Granado |

Denied	3.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-527-15-8 (Continued from 1/21/16) C-2 1101 North 7th Street 12-29(G8) Variance to have a drive-through window for the sale of alcohol within 50 feet of a residential district. 300 feet required. 622.D.97.b Manisha Thathi, T&B Stores, LLC Fred Stern, Stern and Associates Subhash Thathi, T&B Stores, LLC
Approved w/ stip	4.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner: Stipulation: 1) 6 months to apply and pay for building permits.	ZA-28-16-8 R-3 3010 North 37th Street 15-36(G10) Use permit to allow single-family attached development option. Use permit is required. 608.F.5 Lorne Wallace, RAS Developments, Inc. Lorne Wallace, RAS Developments, Inc. Nelson Silver, Chaico Enterprises, Inc.
Continued	5.	Application #: Existing Zoning: Location: Quarter Section: Proposal: Ordinance Sections: Applicant: Representative: Owner:	ZA-29-16-2 RE-35 6120 East Desert Cove Avenue 29-42(K12) 1) Use permit to allow an over height accessory structure (proposed RV Garage and Workshop) of 20 feet in the required rear yard. Use permit required when it exceeds 15 feet in height. 2) Variance to allow an over height accessory structure (proposed RV Garage and Workshop) of 20 feet in the required side yard. Maximum height allowed is 8 feet. 706.G 706.C Joseph Maher Jr., Architect Joseph Maher Jr., Architect Stephen Jackson

Continued to March 29, 2016 at 1:30 p.m.

**Approved
w/ stips**

6. Application #: ZA-30-16-8
Existing Zoning: C-1
Location: 5135 West Baseline Road
Quarter Section: 01-16(D5)
01-17(D5)
Proposal: **1)** Use Permit to allow the sale of alcoholic beverages accessory to a restaurant (Peter Piper Pizza). Use Permit required. **2)** Use Permit to allow outdoor dining accessory to a restaurant (Peter Piper Pizza). Use Permit required. **3)** Use Permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Peter Piper Pizza). Use Permit required
- Ordinance Sections: 622.D.146.a 622.D.146.d 622.D.146.d
Applicant: Richard Moore, RMA Design Group, LLC
Representative: Richard Moore, RMA Design Group, LLC
Owner: Estrella Mountain Village, LLC
- Stipulations:**
1) The owners will contain any music or entertainment within the building and no outdoor music speakers will be installed at the business. **2)** The area be sufficiently lighted and contained to discourage any unlawful activity. Any lighting will not extend past the property into the residential homes. **3)** The outdoor dining or patio area that alcohol is permitted will be properly secured and fenced with a clear line of sight for liquor control. **4)** Patrons shall vacate the patio area by 11:00 p.m. Sunday through Thursday and 12:00 a.m. (midnight) Friday. **5)** One year to apply and pay for permits.

**Approved
w/ stip**

7. Application #: ZA-31-16-7
Existing Zoning: A-1
Location: 2200 South 75th Avenue
Quarter Section: 7-10(E4)
Proposal: Use permit to allow a building 73 feet in height in A-1 zoning district. 56 feet maximum height is allowed.
- Ordinance Sections: 627.F.2.a
Applicant: Gary Weinberger, Swift Transportation Company of Arizona

Representative: Gary Weinberger, Swift Transportation Company of Arizona
Owner: Gary Weinberger, Swift Transportation Company of Arizona

Stipulation:

1) One year to apply and pay for permits.

**Denied as filed
Approved w/ stips**

8. Application #: ZA-34-16-6
Existing Zoning: R1-18
Location: 3425 East Kachina Drive
Quarter Section: 06-35(B10)
Proposal: Variance to allow an increase to lot coverage to 31%. Maximum lot coverage allowed is 25%.

Ordinance Sections: 610.B.Table
Applicant: Bob Long, Design Profile, Inc.
Representative: Bob Long, Design Profile, Inc.
Owner: Sarabjit and Suprina Bhalla

Stipulations:

1) Approved to increase the lot coverage to 29%. 2) One year to apply and pay for permits

Approved w/ stips

9. Application #: ZA-35-16-5
Existing Zoning: C-3
Location: 5353 North 27th Avenue
Quarter Section: 19-23(H7)
Proposal: Use Permit to allow the outdoor display of merchandise (new tires), accessory to a business. Use Permit required.

Ordinance Sections: 624.C.2
Applicant: Yakubov Vyacheslav
Representative: Yakubov Vyacheslav
Owner: Yakubov Vyacheslav

Stipulations:

1) 3 months to accomplish any needed permits. 2) It shall be no larger than 3 feet by 10 feet in area and not go above the height of the beginning of the roof line. 3) Location as shown on the signed plot plan.

Approved w/ stip

10. **1:30 PM**
Application #: ZA-36-16-8 (Sign)
Existing Zoning: DTC-East Evans Churchill ACSBO
Location: 1111 North 3rd Street
Quarter Section: 12-28(G8)
Proposal: Use permit for an electronic message display as part of a ground sign. Use

- permit required.
- Ordinance Sections: 705.C.13.
 Applicant: Amanda Lauridsen, Precise Sign
 Representative: Amanda Lauridsen, Precise Sign
 Owner: Dependable Staffing on 3rd, LLC
Stipulation:
 1) Shut-off from 11:00 p.m. to sunrise.
- Approved w/ stip** 11. Application #: ZA-39-16-2 (Sign)
 Existing Zoning: IND.PK.
 Location: 13430 North Scottsdale Road
 Quarter Section: 32-44(L12)
 Proposal: Use permit to establish the Habitat X Comprehensive Sign Plan. Use permit required.
- Ordinance Sections: 705.E.2.
 Applicant: Amanda Lauridsen, Precise Sign Company
 Representative: Amanda Lauridsen, Precise Sign Company
 Owner: Paul Johnson, CC Scottsdale Airpark Plaza, LLC
Stipulation:
 1) 6 months to apply and pay for permits.
- Approved w/ stips** 12. Application #: ZA-37-16-8
 Existing Zoning: R-3
 Location: 827 East Chipman Road
 Quarter Section: 4-29(E8)
 Proposal: Use permit to allow a dependent care facility for 13 or more dependents. Use permit required.
- Ordinance Sections: 615.C.6
 Applicant: Edward Chavez, Chavez AIA
 Representative: Edward Chavez, Chavez AIA
 Owner: Clement Agboola
Stipulations:
 1) 6 months to apply and pay for building permits. 2) In general conformance with the site plan signed and dated February 25, 2016.
- Approved w/ stips** 13. Application #: ZA-38-16-6
 Existing Zoning: C-2
 Location: 6107 North 7th Street
 Quarter Section: 21-29(I8)
 Proposal: 1) Use permit to allow outdoor dining as

an accessory to a restaurant within 500 feet of residential zoning. Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant within 500 feet of residential zoning. Use permit required.

Ordinance Sections: 623.D.156.c 623.D.156.c
Applicant: Ricardo Cordova, 7th Street Shoppers
Representative: Stephen Earl, Earl, Curley & Lagarde
Owner: Ricardo Cordova, 7th Street Shoppers

Stipulations:

- 1)** Continued compliance with stipulations #2-7 on application ZA-114-15-6 (except site plan date shall be February 6, 2016).
- 2)** 6 months to apply and pay for building permits

Withdrawn 14.

Application #: ZA-40-16-7
Existing Zoning: C-3
Location: 711 North 7th Avenue
Quarter Section: 11-27(F8)
Proposal: **1)** Variance to allow a canopy (west side) to be setback 0 feet from the property line. Minimum 25 foot setback required. **2)** Variance to reduce the landscape setback (west side) to 0 feet from the property line. Average 25 foot landscape setback required.

Ordinance Sections: 624.E.4.d 624.E.4.e
Applicant: Artie Vigil, AV 3 Design Studio
Representative: Artie Vigil, AV 3 Design Studio
Owner: Chuckie Duff, EQ 7th and McKinley, LLC

Approved 15.

Application #: ZA-41-16-5
Existing Zoning: R1-6
Location: 2611 West Luke Avenue
Quarter Section: 20-23(I7)
Proposal: Variance to reduce the side (west) yard setback to zero feet (0'). Minimum three feet (3') required.

Ordinance Sections: 613.B.Table B
Applicant: Clint Freeman
Representative: Clint Freeman
Owner: Clint Freeman

Approved w/ stip 16. Application #: ZA-42-16-4
Existing Zoning: R1-10 HP
Location: 76 East Monte Vista Road
Quarter Section: 13-28(G8)
Proposal: Variance to allow an over height fence (8 feet high) in the required rear and side yards (east side). Maximum 6 feet allowed.
Ordinance Sections: 703.A.2.c
Applicant: Carol Cranny
Representative: Carol Cranny
Owner: Carol Cranny
Stipulation:
1) 6 months to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
PLANNER: MATTEO MORIC, PLANNER II**

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. This electronic mail address will not accommodate zoning enforcement/violation complaints.