

**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 **June 29, 2017, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

**9:00 AM**

1. Application #: ZA-105-17-8 (Continued from 5/25/17)  
Existing Zoning: R-3, C-3  
Location: 1121 East Apache Street  
Quarter Section: 8-29(F8)  
Proposal: **1)** Use Permit to allow a use permitted in a less restricted district into the more restrictive district to a maximum of 25 feet (south side). Use Permit required. **2)** Variance to extend a use permitted in a less restricted district into the more restrictive district for an additional 58 feet (south side). Variance required. **3)** Variance to reduce the building setback adjacent to R-3 zoning to 7 feet (west side). Minimum 25 feet required. **4)** Variance to reduce the landscaped setback adjacent to property lines (west side) to 0 feet. Minimum 10 feet required. **5)** Variance to reduce the building setback adjacent to R-3 zoning to 16 feet (east side). Minimum 25 feet required. **6)** Variance to reduce the landscaped setback adjacent to property lines to 5 feet (east side). Minimum 10 feet required. **7)** Variance to reduce landscaping percentage in the parking area to 0%. Minimum 10% required. **8)** Variance to reduce building setback (south) to 10 feet. Minimum 25 feet required. **9)** Variance to reduce landscaped setback (south side) to 5 feet. Minimum 10 feet required.  
Ordinance Sections: 307.A.8 307.A.8 624.E.4.d 624.E.4.e 624.E.4.d 624.E.4.e 624.E.4.e 624.E.4.d 624.E.4.e  
Applicant: Avi Sadote, 3D Printing Co.  
Representative: Avi Sadote, 3D Printing Co.  
Owner: Miriam Benjamin, 3D Printing Co
  
2. Application #: ZA-136-17-2  
Existing Zoning: C-2  
Location: 2424 East Union Hills Drive  
Quarter Section: 39-33(M9)

- Proposal: Use Permit to allow an open building car wash. Use Permit required.
- Ordinance Sections: 623.D.41
- Applicant: John Reddell, John Reddell Architect
- Representative: John Reddell, John Reddell Architect
- Owner: Tony Francis, FNV Ventures
3. Application #: ZA-170-17-2
- Existing Zoning: PSC
- Location: 4601 East Bell Road
- Quarter Section: 36-38(M11)
- Proposal: **1)** Use permit to allow a 110 square foot music or entertainment stage. Maximum 80 square feet permitted without use permit. **2)** Use permit to allow outdoor dining as an accessory use to a bar. Use permit required. **3)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a bar. Use permit required.
- Ordinance Sections: 637.B.5.c.(2).(a) 637.B.5.c.(4) 637.B.5.c.(4)
- Applicant: Kimberly O'Donnell, Kimmyz Tatum Point
- Representative: Kimberly O'Donnell, Kimmyz Tatum Point
- Owner: Tatum Venture, LLC
4. Application #: ZA-227-17-6
- Existing Zoning: R1-6
- Location: 4023 East Patricia Jane Drive
- Quarter Section: 18-37(H10)
- Proposal: Use permit to allow the main residence to project to within 15 feet of the rear property line for no more than one-half the width of the structure. Use permit required for projection greater than 5 feet.
- Ordinance Sections: 701.A.3.a.(2)(d)
- Applicant: Brian and Karan Nett
- Representative: Brian and Karan Nett
- Owner: Brian and Karan Nett
5. Application #: ZA-238-17-2
- Existing Zoning: C-2
- Location: 16428 North 32nd Street
- Quarter Section: 36-34(M10)
- Proposal: Use permit to allow outdoor alcohol consumption as an accessory to a private club (American Legion) within 500 feet of residential zoning. Use permit required.
- Ordinance Sections: 622.D.139.c
- Applicant: American Legion Pat Tillman Post 117
- Representative: Timothy Abrahamson, American Legion Pat Tillman

- Owner: Post 117  
Karim/Adele Eid
6. Application #: ZA-239-17-7  
Existing Zoning: A-1 CMOD  
Location: 1118 West Madison Street  
Quarter Section: 10-26(F8)  
Proposal: Use permit to allow a temporary use (model homes) for up to 36 months. Use permit required.  
Ordinance Sections: 708.D.1  
Applicant: Elizabeth Singleton, Singleton Community Service, Inc.  
Representative: Elizabeth Singleton, Singleton Community Service, Inc.  
Owner: Elizabeth Singleton, Singleton Community Service, Inc.
7. Application #: ZA-240-17-2  
Existing Zoning: CP/GCP, CP/GCP SP  
Location: 27777 North Black Canyon Highway and the parcel abutting to the south  
Quarter Section: 50-22(P7)  
Proposal: Use permit to allow a temporary use (holiday light display) for up to 36 months. Use permit required.  
Ordinance Sections: 708.D.1  
Applicant: William F. Allison, Withey Morris, PLC  
Representative: William F. Allison, Withey Morris, PLC  
Owner: Bado-Park, LLC
- 1:30 PM**
8. Application #: ZA-184-17-6 (Rescheduled from 6/1/17)  
Existing Zoning: C-2  
Location: 3541, 3535 and 3545 East Indian School Road  
Quarter Section: 16-35(H10)  
Proposal: **1)** Variance to allow vehicle maneuvering in the public right of way. Not allowed, all vehicle maneuvering to be done on private property. **2)** Variance to reduce the north landscape setback to 0-feet for Lots 1, 2, and 3. Minimum 25 feet required. **3)** Variance to reduce the east landscape setback to 0 feet for Lot 1. Minimum 25 feet required. **4)** Variance to reduce the south landscape setback to 0 feet for Lot 3. Minimum 10 feet required. **5)** Variance to reduce the east building setback to 4-feet for Lot 1. Minimum 25 feet required. **6)** Use permit to allow outdoor dining as an accessory use to a restaurant within 500-feet of a residential district. Use permit required. **7)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant within 500-feet of a

- residential district. Use permit required.
- Ordinance Sections: 702.A.1.b 623.E.4.e 623.E.4.e 623.E.4.e 623.E.4.d  
623.D.156.c 623.D.156.c
- Applicant: Tim Rasnake Archicon, AAI, LLC  
Representative: Tim Rasnake Archicon, AAI, LLC  
Owner: Dan Biswas Max Investment Properties (Simon Cre)  
Raymond and Dianna Kubik  
David D and Mary K T Robinson
9. Application #: ZA-243-17-3  
Existing Zoning: R-3  
Location: 9826 North 9th Avenue  
Quarter Section: 28-26(K8)  
Proposal: **1)** Variance to reduce the required front yard setback (south) to 8 feet. Minimum 25 feet required. **2)** Variance to reduce the required rear yard setback (north) to 3 feet. Minimum 15 feet required. **3)** Variance to reduce the required street side yard setback (east) to 2 feet. Minimum 10 feet required. **4)** Variance to increase the maximum lot coverage to 54%. Maximum 45% allowed. **5)** Variance to reduce the required landscape setback (north) to 3 feet. Minimum 5 feet required. **6)** Variance to reduce the required landscape setback (west) to 3 feet. Minimum 5 feet required. **7)** Variance to reduce the required landscape setback (east) to 2 feet. Minimum 10 feet required. **8)** Variance to delete the required landscape setback (south). Minimum 20 feet required. **9)** Variance to allow for maneuvering in the right-of-way. Maneuvering required to be on private property.
- Ordinance Sections: 615.B.table B 615.B.table B 615.B.table B 615.B.table B  
615.B.table B 615.B.table B 615.B.table B  
615.B.table B 702.A.1.b
- Applicant: Minurokh Mahajer - Jasbi  
Representative: Minurokh Mahajer - Jasbi  
Owner: Minurokh Mahajer - Jasbi
10. Application #: ZA-253-17-5  
Existing Zoning: C-2  
Location: Approximately 326 feet west of the northwest corner of 27th Avenue and Glendale Avenue  
Quarter Section: 23-22(I7)  
Proposal: Use permit to allow a car wash in an open building. Use permit required.
- Ordinance Sections: 623.D.41  
Applicant: Rodney Jarvis Earl, Curley, and Lagarde, PC

Representative: Rodney Jarvis Earl, Curley, and Lagarde, PC  
Owner: Carol Vernon, Glen 27, LLC

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.

This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1. To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

June 7, 2017