

## **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 **May 10, 2018, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

### **Notes:**

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. 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-282-17-2 (9-month review)  
Existing Zoning: RE-24  
Location: 6634 East Aster Drive  
Quarter Section: 31-43(K12)  
Proposal: Use permit to generate traffic for home occupation. Use permit required.  
Ordinance Sections: 606.A.12. h.1  
Applicant: Jolene Kutty, The Gottlieb Kutty Trust, DTD  
Representative: Jolene Kutty, The Gottlieb Kutty Trust, DTD  
Owner: Jolene Kutty, The Gottlieb Kutty Trust, DTD
2. Application #: ZA-143-18-6  
Existing Zoning: R1-6 (CEPCSP)  
Location: 4612 North 28th Street  
Quarter Section: 18-33(H9)  
Proposal: Use permit to allow a disguised wireless communication facility (Ball field light pole) within a residentially zoned property that is designated for public or quasi-public space (Camelback High School). Use permit required.  
Ordinance Sections: 715.B.2.a.(3). (a)  
Applicant: T-Mobile West, LLC  
Representative: Darren Snodgrass and Joe Engbrocks, FDM  
Owner: Phoenix Union High School District
3. Application #: ZA-154-18-1  
Existing Zoning: RE-43

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|----|---------------------|--|
|    | Location:           | 4133 West Topeka Drive   |
|    | Quarter Section:    | 39-19(M6)  |
|    | Proposal:           | Variance to reduce the required side yard setback (east) to 21 feet. Minimum 30 feet required.                               |
|    | Ordinance Sections: | 605.B.3  |
|    | Applicant:          | Brian Stole, BDS Design Services of AZ   |
|    | Representative:     | Brian Stole, BDS Design Services of AZ   |
|    | Owner:              | Darren Lawson  |
| 4. | Application #:      | ZA-155-18-6  |
|    | Existing Zoning:    | R1-10  |
|    | Location:           | 1717 East Myrtle Avenue  |
|    | Quarter Section:    | 23-31(I9)  |
|    | Proposal:           | Variance to reduce the minimum lot width for 2 lots to 70 feet. Minimum 75 feet required.                                    |
|    | Ordinance Sections: | 611.B. table A   |
|    | Applicant:          | Done Deal Investments, LLC   |
|    | Representative:     | Jason Allen, Skyline Consultants   |
|    | Owner:              | Timothy & Jacquiline Byers   |
| 5. | Application #:      | ZA-156-18-4  |
|    | Existing Zoning:    | R1-6 HP  |
|    | Location:           | 84 West Lewis Avenue   |
|    | Quarter Section:    | 14-27(G8)  |
|    | Proposal:           | Variance to reduce side yard setback (east) to 7 feet. Minimum 10 feet required.   |
|    | Ordinance Sections: | 613.B Table B  |
|    | Applicant:          | Daniel Istrate, Kontexture, LLC  |
|    | Representative:     | Daniel Istrate, Kontexture, LLC  |
|    | Owner:              | Conrad Shehan  |
| 6. | Application #:      | ZA-158-18-7  |
|    | Existing Zoning:    | R1-8   |
|    | Location:           | 7308 West Maldonado Road   |
|    | Quarter Section:    | 1-11(D4)   |
|    | Proposal:           | Use permit to allow a home occupation (internet sales of firearms and accessories) to generate traffic. Use permit required. |
|    | Ordinance Sections: | 608.E.3.h.(1)  |
|    | Applicant:          | Derek Campbell   |
|    | Representative:     | Derek Campbell   |
|    | Owner:              | Derek Campbell   |
| 7. | Application #:      | ZA-159-18-4  |
|    | Existing Zoning:    | C-2  |
|    | Location:           | 1815 West Camelback Road   |

- Quarter Section: 18-25(H7)  
 Proposal: Use permit to allow a farmer's market. Use permit required.
- Ordinance Sections: 622.D.62.b  
 Applicant: Kimber Lanning, Local First  
 Representative: Lisa Huggins-Hubbard, City of Phoenix – Neighborhood Services  
 Owner: City of Phoenix - Transit
8. Application #: ZA-160-18-7  
 Existing Zoning: C-2  
 Location: 6360 South 35th Avenue  
 Quarter Section: 2-20(D6)  
 Proposal: Use permit to allow a queuing lane for a drive-through facility as an accessory use to a restaurant less than 300 feet from a residential zoning district. Minimum 300 feet required.
- Ordinance Sections: 623.D.157. d.2  
 Applicant: Nate Vollmuth, AIA, Paces-Lodging Corporation  
 Representative: Bill Shahbender, Pentacor Engineering, LLC  
 Owner: Kevin Christianson, Eleven Investments, LLC
- 1:30 PM**
9. Application #: ZA-161-18-2  
 Existing Zoning: approved R-5 PCD  
 Location: 18220 North 68th Street  
 Quarter Section: 38-43(M12)  
 Proposal: Variance to reduce the number of unreserved parking spaces to 60. Minimum 122 required.
- Ordinance Sections: 702.C Table  
 Applicant: Chuck Bond  
 Representative: T J Forster Mark Taylor  
 Owner: Paradise Ridge Apartments, LLC
10. Application #: ZA-162-18-6  
 Existing Zoning: R1-6  
 Location: 3540 East Meadowbrook Avenue  
 Quarter Section: 18-35(H10)  
 Proposal: Variance to reduce the reduce the required side yard setback (east) to 8 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B. TableB  
 Applicant: Nicholas Covert  
 Representative: Nicholas Covert  
 Owner: Nicholas Covert
11. Application #: ZA-163-18-1

- Existing Zoning: S-1  
Location: 5402 West Alameda Road  
Quarter Section: 46-16(O5)  
Proposal: Variance to reduce the side (west) setback to 12 feet for a detached accessory structure. Minimum 50 feet required.
- Ordinance Sections: 603.B.3  
Applicant: Destiny Meador, Danny Meador Construction, LLC  
Representative: Destiny Meador, Danny Meador Construction, LLC  
Owner: Chuck McDonald
12. Application #: ZA-164-18-2  
Existing Zoning: C-2 PCD NBCCPOD  
Location: 35004 North North Valley Parkway  
Quarter Section: 59-21(R6)  
Proposal: Use permit to allow a queuing lane for a drive-through facility as an accessory use to a restaurant less than 300 feet from a residential zoning district. Minimum 300 feet required.
- Ordinance Sections: 623.D.157. d.2  
Applicant: Michael Keltz, RKAA Architects, Inc.  
Representative: Michael Keltz, RKAA Architects, Inc.  
Owner: Walt Brown, BCB Group Investments, LLC
13. Application #: ZA-165-18-7  
Existing Zoning: A-1 LNDF/WVR\*  
Location: 2620 South 50th Avenue  
Quarter Section: 7-17(E5)  
Proposal: Variance to remove the screening requirement. Any outside storage within one hundred (100) feet of a public street shall be screened by a six (6) foot high solid fence or wall.
- Ordinance Sections: 627.F.2.c(2)(a)  
Applicant: Doug Prall, Prall Living Trust  
Representative: Teresa Harvey, Divina Management  
Owner: Doug Prall, Prall Living Trust
14. Application #: ZA-166-18-6  
Existing Zoning: C-2, P-1  
Location: 5813 North 7th Street  
Quarter Section: 20-29(I8)  
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (Wild Flower Bread Company). Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Wild Flower Bread Company). Use permit

required. **3)** Use permit to allow outdoor recreation as an accessory use to a restaurant (Wild Flower Bread Company). Use permit required.

Ordinance Sections: 623.D.157.c 623.D.157.c 623.D.157.c  
Applicant: Adam Baugh, Withey Morris PLC  
Representative: Adam Baugh, Withey Morris PLC  
Owner: DV-DWG 5739 N 7<sup>TH</sup>, LLC

15. Application #: ZA-167-18-3  
Existing Zoning: R1-14  
Location: 2637 East Emile Zola Avenue  
Quarter Section: 32-33(L9)  
Proposal: **1)** Variance to reduce side setback (east) to 4 feet. Minimum 10 feet required. **2)** Variance to reduce side setback (west) to 0 feet. Minimum 10 feet required. **3)** Variance to allow 34% lot coverage for structures no higher than 20 feet or one story. Maximum 30% allowed.

Ordinance Sections: 606.B.3.b 606.B.3.b 606.B.5  
Applicant: John L & Loretta Prall  
Representative: John L & Loretta Prall  
Owner: John L & Loretta Prall

16. Application #: ZA-168-18-4  
Existing Zoning: R1-6  
Location: 1060 East Indianola Avenue  
Quarter Section: 16-29(H8)  
Proposal: **1)** Variance to reduce the required lot width to 46 feet for lot 6. Minimum 60 feet required. **2)** Variance to reduce the required lot width to 59 feet for lot 8. Minimum 60 feet required. **3)** Variance to reduce the required lot area to 5,423 square feet for lot 6. Minimum 6,000 square feet required. **4)** Variance to allow an accessory structure (accessory building and wall/gate) on a lot without a primary structure (lot 6). Primary structure required to allow an accessory structure on a lot.

Ordinance Sections: 613.B Table B 613.B Table B 613.B. Table B 608. C.3  
Applicant: Molly McCary  
Representative: Ernest Wright  
Owner: Ernest Wright

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.

April 17, 2018