

**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 24, 2018, at 9:00 a.m. located at 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-186-18-6
 Existing Zoning: R-3
 Location: 1003 East Sierra Vista Drive
 Quarter Section: 22-29(I8)
 Proposal: Variance to reduce lot depth to 80 feet for two lots. Minimum 94 feet required.

 Ordinance Sections: 615.B Table B
 Applicant: Fred Stern, Stern & Associates
 Representative: Fred Stern, Stern & Associates
 Owner: Gabriel Gilkarov, Rule Transfer AZ, Inc

 2. Application #: ZA-187-18-3
 Existing Zoning: PAD-8
 Location: Approximately 142 feet north of the northeast corner of 3rd Avenue and Alice Avenue

 Quarter Section: 26-27(J8)
 Proposal: **1)** Time extension for ZA-418-17, variance to reduce the front yard (west) setback to 20 feet. Minimum 25 feet required.
 2) Time extension for ZA-418-17, variance to reduce the rear yard (east) setback to 5 feet. Minimum 25 feet required.

 Ordinance Sections: 307.A.12 307.A.12
 Applicant: Robert Briggs TEBO, LLC
 Representative: Robert Briggs TEBO, LLC
 Owner: Tom Bliss Bliss Family Two LLC

 3. Application #: ZA-189-18-6
 Existing Zoning: R1-10
 Location: 1822 East Paltaire Avenue
 Quarter Section: 23-31(I9)
 Proposal: **1)** Variance to increase fence height on the north side of both lots to 7 feet 8 inches. Maximum 6 feet allowed.

- 2) Variance to increase fence height between parcels to 7 feet. Maximum 6 feet allowed.**
3) Variance to increase fence height on south property line (lot 2 only) to 6 feet. Maximum 40 inches allowed.
- Ordinance Sections: 703.A.2.c 703.A.2.c 703.A2.a
 Applicant: Cameron Cooke, MKC Builders Corporation
 Representative: Cameron Cooke, MKC Builders Corporation
 Owner: Cameron Cooke, MKC Builders Corporation
4. Application #: ZA-190-18-6
 Existing Zoning: RE-35
 Location: 2025 East Missouri Avenue
 Quarter Section: 19-32(H9)
 Proposal: Variance to allow an over height fence (6 feet) within the front yard setback (20th Street). Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a
 Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: MISS20 LLC
5. Application #: ZA-191-18-8
 Existing Zoning: R-5 RI HP
 Location: 513 North 10th Street
 Quarter Section: 11-29(F8)
 Proposal: **1) Variance to reduce the required front yard setback (West) to 7 feet. 20 feet required.**
2) Variance to reduce the required rear yard setback (East) to 10 feet. 15 feet required **3) Variance to allow maneuvering in alley. All maneuvering to be on private property.**
- Ordinance Sections: 618.B 618.B 702. A.1.b
 Applicant: Sin Hei Kwok, Tenth and Fillmore, LLC
 Representative: Sin Hei Kwok, Tenth and Fillmore, LLC
 Owner: Sin Hei Kwok, Tenth and Fillmore, LLC
6. Application #: ZA-192-18-7
 Existing Zoning: C-3 RSIOD, A-1 RSIOD
 Location: 3620 South Central Avenue
 Quarter Section: 5-27(E8)
 Proposal: Variance to allow vehicular access from a more restrictive district (C-3) to a less restrictive district (A-1). Variance required.
- Ordinance Sections: 600

- Applicant: Martin Sandino, Martin Sandino Architecture + Planning,
 Representative: Martin Sandino, Martin Sandino Architecture + Planning,
 Owner: Armin Hamed
7. Application #: ZA-138-18-7
 Existing Zoning: DTC-West Evans Churchill ACSBO
 Location: 218 East Portland Street
 Quarter Section: 12-28(G8)
 Proposal: **1)** Use permit to allow outdoor alcohol service as an accessory use to a restaurant. Use permit required.
2) Use permit to allow outdoor dining area to be increased to 50% of the primary building's ground level gross floor area. Use permit required.
3) Variance to reduce the parking spaces to 0. Minimum 3 spaces required.
4) Variance to reduce minimum streetscape zone width to 0 for dining patio. Minimum 15 feet required.
- Ordinance Sections: 1204.D. Table 1207.W.4.b.(1). (C)
 1206.C.1.b.(1) 1215.F Table
- Applicant: Nate Sonoskey, True North Holdings, LLC
 Representative: Linda Soto, Urban Plough, LLC
 Owner: Jonathon Vento, True North Holdings, LLC
8. Application #: ZA-22-18-8
 Existing Zoning: R1-10
 Location: 8046 South 12th Street
 Quarter Section: 01-29(D8)
 Proposal: Use permit to allow a dependent care facility for up to 12 dependents. Use permit required.
- Ordinance Sections: 608.F.2
- Applicant: Tyeshia Edwards
 Representative: Tyeshia Edwards
 Owner: Deborah Edwards Estate
- 1:30 PM**
9. Application #: ZA-364-17-3 (continued from 04/19/18)
 Existing Zoning: C-2
 Location: 2150 East Sweetwater Avenue
 Quarter Section: 32-32(L9)
 Proposal: **1)** Use Permit to allow a car wash in an open building. Use Permit required.

- 2)** Variance to reduce the street side (south) setback to 12 feet. Minimum 25 feet required.
- 3)** Variance to reduce the street side (south) landscape setback to 0 feet. Minimum 25 feet required.
- 4)** Variance to reduce the landscaping in the parking and maneuvering areas to 0 %. Minimum 10% required.
- 5)** Variance to reduce the landscape setback (east) adjacent to R-3 zoned property to 0 feet. Minimum 10 feet required.

Ordinance Sections: 623.D.42 623. E.4.d 623. E.4.e 623. E.4.e 623. E.4.e

Applicant: Sean Campbell, Campbell's Car Wash
 Representative: Thomas Hunt, Hunt Architects Inc
 Owner: Sean Campbell, Campbell's Car Wash

10. Application #: ZA-196-18-5
 Existing Zoning: C-2
 Location: 7532 West Indian School Road
 Quarter Section: 17-10(H4)
 Proposal: Use permit to allow outdoor dining as an accessory use to a restaurant (La Playa Mar y Tierra) within 500 feet or a residential zoning district line. Use permit required.

Ordinance Sections: 623.D.157.c
 Applicant: Delia Martinez, EXA Architects
 Representative: Delia Martinez, EXA Architects
 Owner: DPM Westridge Shopping Center, LLC

11. Application #: ZA-198-18-5
 Existing Zoning: R-3 and R1-6
 Location: 917 and 911 West Glendale Avenue
 Quarter Section: 22-26(I8)
 Proposal: **1)** Use permit to allow the use of the PRD Planned Residential Development option. Use permit required.
2) Variance to allow a private drive. Public street or private accessway is required.
3) Variance to reduce the required front yard setback (North) to 0 feet. Minimum 10 feet required.

Ordinance Sections: 608.B 615.B Table B 615.B Table B
 Applicant: Lorne Wallace, RAS Developments, Inc.
 Representative: Lorne Wallace, RAS Developments, Inc.
 Owner: West Glen, LLC

12. Application #: ZA-201-18-8
Existing Zoning: C-2
Location: 2702 East McDowell Road
Quarter Section: 13-33(G9)
Proposal: Use Permit reduce the separation of a disguised wireless communications facility (broad leaf tree) to 128 feet from a residential zoning district. Use Permit required for less than 150 feet.
Ordinance Sections: 715.B.2.a.(2). (a)(i)
Applicant: Declan Murphy Coal Creek Consulting for T-Mobile /APC
Representative: Declan Murphy Coal Creek Consulting for T-Mobile /APC
Owner: Faith Christian Center
13. Application #: ZA-202-18-6
Existing Zoning: C-1
Location: 4503 North 32nd Street
Quarter Section: 18-35(H10)
Proposal: **1)** Use permit to allow the sale of alcoholic beverages. Use permit required.
2) Use permit to allow outdoor dining as an accessory use to a restaurant (Chop Shop). Use permit required.
3) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant. (Chop Shop). Use permit required.
Ordinance Sections: 622.D.149.a 622. D.149.d 622. D.149.d
Applicant: Chopshop Arizona, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office, PLC
Owner: Klusman Family Holdings, LLC
14. Application #: ZA-210-18-7
Existing Zoning: R1-6
Location: 1837 West Nancy Lane
Quarter Section: 2-25(D7)
Proposal: Variance to reduce the required side yard setback (west) to 0 feet. Minimum 3 feet required.
Ordinance Sections: 613.B. Table B
Applicant: Sushil Thukral
Representative: Roberta Candelaria
Owner: Sushil Thukral

