

**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 **August 2, 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-315-18-4
 Existing Zoning: R1-6 HP
 Location: 59 West Cypress Street
 Quarter Section: 13-27(G8)
 Proposal: Variance to allow an over height fence (8.5 feet)
 in the required rear yard (south). Maximum 6
 feet permitted.

 Ordinance Sections: 703.A.2.c
 Applicant: Frederick McCall-Perez
 Representative: Frederick McCall-Perez
 Owner: Frederick McCall-Perez

 2. Application #: ZA-317-18-6
 Existing Zoning: R1-6
 Location: 3830 East Devonshire Avenue
 Quarter Section: 17-36(H10)
 Proposal: Variance to reduce the required side yard
 setback (east) to 8 feet. Minimum 10 feet
 required.

 Ordinance Sections: 613.B.Table B
 Applicant: Jason Comer, Truespace
 Representative: Jason Comer, Truespace
 Owner: Brandon Lombardi, BFL Consulting, LLC

 3. Application #: ZA-318-18-7
 Existing Zoning: C-2

- Location: 2425 North 75th Avenue
Quarter Section: 14-11(G4)
Proposal: Use permit to allow a car wash in an open building. Use permit required.
- Ordinance Sections: 623.D.41
Applicant: Tuck Bettin, Cobblestone Auto Spa Express
Representative: Jesse Macias, M3 Design
Owner: Tom Tait, Sr. Westridge Park Investors
4. Application #: ZA-319-18-1
Existing Zoning: C-2 and/or CP/GCP
Location: 24980 North 18th Avenue
Quarter Section: 46-25(O7)
Proposal: Use permit to allow a car wash in an open building. Use permit required.
- Ordinance Sections: 623.D.41
Applicant: Tuck Bettin, Cobblestone Auto Spa Express
Representative: Jesse Macias, M3 Design
Owner: Jack Kucera, JVK-VL II
5. Application #: ZA-320-18-6
Existing Zoning: R1-6
Location: 1913 East Campbell Avenue
Quarter Section: 17-31(H9)
Proposal: Variance to reduce side yard setback (west) to 1 foot. Minimum 10 feet required.
- Ordinance Sections: 613.B.TableB
Applicant: Paul Almond, Almond ADG Architects
Representative: Paul Almond, Almond ADG Architects
Owner: Rick Hanson
6. Application #: ZA-283-18-7
Existing Zoning: A-1
Location: 1434 North 26th Avenue
Quarter Section: 12-23(G7)
Proposal: Revocation of ZA-427-11-7, use permit to allow medical marijuana (caregiver) cultivation.
- Ordinance Sections: 307.A.7.g
Applicant: Lindsay C. Schube, Gammage & Burnham, PLC
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: 1434 North 26 Ave, LLC
7. Application #: ZA-284-18-7
Existing Zoning: A-1
Location: 1434 North 26th Avenue
Quarter Section: 12-23(G7)

- Proposal: Revocation of ZA-100-12-7, use permit to allow a medical marijuana infusion facility.
 Ordinance Sections: 307.A.7.g
 Applicant: Lindsay Schube, Gammage & Burnham, PLC
 Representative: Lindsay Schube, Gammage & Burnham, PLC
 Owner: 1434 N 26 Ave, LLC
8. Application #: ZA-325-18-1
 Existing Zoning: CP/GCP PCD SP
 Location: 42202 North Vision Way
 Quarter Section: 68-18(U6)
 68-19(U6)
 Proposal: Time extension of ZA-561-17, which was a time extension of ZA-157-16, a use permit to allow outdoor storage as an accessory use to a storage facility (U-Haul). Use permit required.
 Ordinance Sections: 307
 Applicant: Jenn Roldan, Amerco Real Estate Company
 Representative: Ramzi Georges, David Evans and Associates
 Owner: Jenn Roldan, Amerco Real Estate Company
- 1:30 PM**
 9. Application #: ZA-323-18-8
 Existing Zoning: R1-6 SPVTABDO
 Location: 2440 East Tamarisk Avenue
 Quarter Section: 4-33(E9)
 Proposal: **1)** Variance to reduce the required lot width for Lot 1 to 58 feet. Minimum 60 feet required.
2) Variance to reduce the required lot width for Lot 2 to 58 feet. Minimum 60 feet required.
 Ordinance Sections: 613.B.TableB 613.B.TableB
 Applicant: City of Phoenix, Neighborhood Services Dept.
 Representative: Chris Christensen, City of Phoenix, Neighborhood Services Department
 Owner: City of Phoenix, Neighborhood Services Dept.
10. Application #: ZA-324-18-8
 Existing Zoning: R1-6 SPVTABDO
 Location: 2519 East Mobile Lane
 Quarter Section: 4-33(E9)
 Proposal: Variance to reduce the required lot width to 57 feet. Minimum 60 feet required.
 Ordinance Sections: 613.B.TableB
 Applicant: City of Phoenix, Neighborhood Services Dept.
 Representative: Chris Christensen, City of Phoenix, Neighborhood Services Department

- Owner: City of Phoenix, Neighborhood Services Dept.
11. Application #: ZA-326-18-8
Existing Zoning: A-1
Location: 3405 South 40th Street
Quarter Section: 6-37(E10)
Proposal: **1)** Time Extension of ZA-559-17, which is a variance to allow an over height wall 8 feet in height in the required side yard (north) setback. Maximum 6 feet permitted. **2)** Time Extension of ZA-559-17, which is a variance to reduce the required side yard (north) setback to 0 feet. Minimum 10 feet required.
Ordinance Sections: 703.A.3.b 701.D.3.c.(2)
Applicant: William Powers, Powers Steel & Wire Products, LLC
Representative: Jeffery Rybarczyk, P.E. Bowman Consulting
Owner: William Powers, Powers Steel & Wire Products, LLC
12. Application #: ZA-327-18-8
Existing Zoning: C-2 BAOD
Location: Approximately 330 feet north of the northwest corner of 16th Street and Baseline Road
Quarter Section: 1-30(D9)
Proposal: Use permit to allow a car wash w/outdoor accessory uses. Use permit required.
Ordinance Sections: 623.D.41
Applicant: Tuck Bettin, Cobblestone Auto Spa Express
Representative: Jesse Macias, M3 Design
Owner: Niels Kreipke, Desert Viking-Baseline, LLC
13. Application #: ZA-329-18-7
Existing Zoning: RSC
Location: 7815 West Thomas Road
Quarter Section: 14-10(G4)
Proposal: Use permit to allow a car wash in an open building.
Ordinance Sections: 623.D.41
Applicant: Michael Clark, Identity Mutual, LLC
Representative: Michael Clark, Identity Mutual, LLC
Owner: Thomas Tait, Tait Development Inc.
14. Application #: ZA-330-18-8
Existing Zoning: C-1
Location: 9029 South 16th Street, 1610 East Dobbins

Road and 1620 East Dobbins Road

Quarter Section:
Proposal:

1) Variance to reduce the required side yard setback (North) for 9029 South 16th Street to 6 feet. Minimum 15 foot required. **2)** Variance to reduce the required side yard setback (East) for 1620 East Dobbins to 3 feet. Minimum 15 foot required. **3)** Variance to eliminate the 5 percent open space requirement for future subdivision. Minimum 5 percent required. **4)** Variance to eliminate 30-foot landscape setback requirement along Dobbins Road. An average of 30 feet, with a minimum of 20 feet shall be provided along Dobbins Road.

Ordinance Sections:

613.B. Table B. 613.B. Table B 613.B. Table B 651.D.2.b.

Applicant:

Kris Rigsby, The Paxton at South Mountain, LLC

Representative:

Kris Rigsby, The Paxton at South Mountain, LLC

Owner:

Kris Rigsby, The Paxton at South Mountain, LLC

15.

Application #:

ZA-335-18-2

Existing Zoning:

R1-6 PRD

Location:

Approximately 4000 feet west of Desert Peak Parkway and Cave Creek Dam Road

Quarter Section:

46-31(O9)
46-32(O9)

Proposal:

Use permit to allow an ornamental entry 14 feet, 6 inches in height. Use permit required.

Ordinance Sections:

703.A.2.b

Applicant:

Patrick Brown, D.R. Horton

Representative:

Jim Beckman, Anderson Baron

Owner:

Patrick Brown, D.R. Horton

16.

Application #:

ZA-353-18-7

Existing Zoning:

C-2 PCD

Location:

2620 South 99th Avenue

Quarter Section:

7-4(E2)

Proposal:

Use permit to allow a drive-through as an accessory use to a restaurant (Federico's Mexican Restaurant) within 300 feet of a residential zone. Use permit required.

Ordinance Sections:

623.D.175.d.(2)

Applicant:

LM & Sons III, LLC

Representative: Robert Lepore, RLeporeArchitecture, LLC
Owner: LM & Sons III, 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. This electronic mail address will not accommodate zoning enforcement/violation complaints.

This publication can be made available in alternate format upon request. Contact Angie Holdsworth at (602) 534-5622, TTY: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

July 18, 2018