

**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 **September 6, 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-87-18-6 (Continued from 05/17/18)
 Existing Zoning: RE-24 ACSPD
 Location: 4835 East Exeter Boulevard
 Quarter Section: 18-39(H11)
 Proposal: Use permit to allow a closed projection to project 20 feet into the rear yard (north) setback. Use permit required for more than 5 feet.

 Ordinance Sections: 701.A.3.a.(2).(d)
 Applicant: Ryan Patten, Arcadia Custom Builders, LLC
 Representative: Ryan Patten, Arcadia Custom Builders, LLC
 Owner: Ryan Patten, Arcadia Custom Builders, LLC

 2. Application #: ZA-139-17-5 (1-year review for use permit)
 Existing Zoning: R1-6
 Location: 8520 West College Drive
 Quarter Section: 18-8(H3)
 Proposal: Use permit to allow a dependent care facility for up to 12 children. Use permit required.

 Ordinance Sections: 608.F.1
 Applicant: Carol Webb, Knight New Birth Child Care
 Representative: Carol Webb, Knight New Birth Child Care
 Owner: Carol Webb, Knight New Birth Child Care

 3. Application #: ZA-389-18-8

- Existing Zoning: DTC-East Evans Churchill ACSBO
Location: 504 East Roosevelt Street
Quarter Section: 12-28(G8)
Proposal: Use permit to allow outdoor liquor service as an accessory use to a restaurant (Smooth Brew). Use permit required.
- Ordinance Sections: 1204.D.Table D
Applicant: Clint Coonfer, Smooth Brew Roosevelt
Representative: Andrea Lewkowitz, Lewkowitz Law Offices
Owner: 9420-9430 W Van Buren, LLC
4. Application #: ZA-391-18-6
Existing Zoning: R1-10
Location: 6106 East Rose Circle Drive
Quarter Section: 15-42(G12)
Proposal: **1)** Variance to reduce the required side yard setback (west) to 8 feet. Minimum 10 feet required. **2)** Variance to allow 48 percent lot coverage. Maximum of 40 percent lot coverage permitted.
- Ordinance Sections: 611.B. Table B 611.B.Table B
Applicant: Joe and Nancy Walsh
Representative: Joe and Nancy Walsh
Owner: Joe and Nancy Walsh
5. Application #: ZA-392-18-3
Existing Zoning: R-5
Location: 1431 East Dunlap Avenue
Quarter Section: 26-30(J9)
Proposal: Use permit to allow a community residence center in the R-5 district. Use permit required.
- Ordinance Sections: 618.D.7
Applicant: Brian Greathouse, Burch & Cracchiolo, P. A.
Representative: Brian Greathouse, Burch & Cracchiolo, P. A.
Owner: Joe Keeper Native American Connections, INC.
6. Application #: ZA-393-18-7
Existing Zoning: A-2, C-3, R-5 RSIOD
Location: 4300 South 10th Avenue
Quarter Section: 5-26(E8)
Proposal: Use permit to allow a temporary use (storage of equipment, vehicles and materials related to sand and gravel extraction). Use permit required.
- Ordinance Sections: 708.B

Applicant: Chris Smith, Fisher Sand and Gravel Company
Representative: Chris Smith, Fisher Sand and Gravel Company
Owner: Chris Smith, Fisher Sand and Gravel Company

7. Application #: ZA-395-18-3
Existing Zoning: C-2
Location: 10662 North 32nd Street
Quarter Section: 29-34(K10)
Proposal: **1)** Use permit to allow outdoor alcohol consumption as an accessory to a restaurant (Zipps) within 500 feet of a residential district zoning line. Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant (Zipps) within 500 feet of a residential district zoning line. Use permit required. **3)** Variance to reduce required front setback to 15 feet. Average 25 feet and minimum 20 feet permitted for up to 50% of structure. **4)** Variance to reduce required front landscaped setback to 15 feet. Average 25 feet required, with minimum 20 feet permitted for up to 50% of the frontage.

Ordinance Sections: 623.D.157.c 623.D.157.c 623.E.4.d Table 623.E.4.e Table

Applicant: Michael W. Kelly, Michael Wilson Kelly-Architects, Ltd

Representative: H. Todd Goldman, Goldman Group III, LLC
Owner: Brent Howard, AEI Paradise Hills, LLC

- 1:30 PM**
8. Application #: ZA-332-18-8
Existing Zoning: S-1
Location: 8430 South 19th Avenue
Quarter Section: 02-24(C7)
Proposal: Use permit to allow a sales stand for the sale of farm or ranch products produced on the premises. Use permit required.

Ordinance Sections: 603.A.10

Applicant: Zahary Brooks, Arizona Worm Farm
Representative: Zahary Brooks, Arizona Worm Farm
Owner: Zahary Brooks, Arizona Worm Farm

- 1:30 PM**
9. Application #: ZA-396-18-Y
Existing Zoning: A-2
Location: Citywide

- Quarter Section:
 Proposal: Determination if the A-2 zoning district is inherently cumulative and as such permits lands uses that are permitted in the A-1 zoning district.
- Ordinance Sections: 628.B
 Applicant: Nick Wood, Snell & Wilmer, LLP
 Representative: Nick Wood, Snell & Wilmer, LLP
 Owner:
10. Application #: ZA-397-18-6
 Existing Zoning: R1-6
 Location: 1828 East Colter Street
 Quarter Section: 19-31(H9)
 Proposal: Variance to allow an over height wall (6 feet) in the required front yard. Maximum of 40 inches permitted.
 Ordinance Sections: 613.B.Table B
 Applicant: Roberta Clay
 Representative: Vincent Rogers, One Stop Contracting Inc.
 Owner: Roberta Clay
11. Application #: ZA-398-18-1
 Existing Zoning: PSC
 Location: 4255 West Thunderbird Road
 Quarter Section: 32-19(L6)
 Proposal: Use permit to allow temporary enrollment trailer accessory to a fitness center under construction. Use permit required.
 Ordinance Sections: 708.A
 Applicant: Vassa Fitness, Fitness Group of Phoenix - Thunderbird
 Representative: Carl Frontera, Arcadia Construction Services
 Owner: Kelly Gantner, Diversified Partners, LLC
12. Application #: ZA-400-18-2
 Existing Zoning: R1-18
 Location: Approximately 300 feet west of the southwest corner of Forest Pleasant Place and 43rd Street
 Quarter Section: 55-37(Q10)
 Proposal: **1)** Variance to allow a 6-foot wall on the perimeter property line (Forest Pleasant Place). Minimum 10 feet, average of 15 feet setback required. **2)** Variance to allow a solid wall along the perimeter property line (Forest

- Pleasant Place). Minimum 50% open at all points above 40 inches required.
 Ordinance Sections: 703.A.2.f.1 703.A.2.f.1.b
 Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: Seth Jardine, EcoVista Lone Mountain, LLC
13. Application #: ZA-401-18-6
 Existing Zoning: C-2, C-2 SP
 Location: 3174 East Indian School Road, Suite #174
 Quarter Section: 17-34(H10)
 Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant (The Bar) within 500 feet of a residential district zoning line. Use permit required. **2)** Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (The Bar) within 500 feet of a residential district zoning line. Use permit required.
 Ordinance Sections: 623.D.157.c 623.D.157.c
 Applicant: Mike Hall, Michael A. Hall Architect, LLC
 Representative: Mike Hall, Michael A. Hall Architect, LLC
 Owner: Leonard Silk, KV Partners, LLC
14. Application #: ZA-402-18-7
 Existing Zoning: A-2
 Location: 702 and 710 North 21st Avenue
 Quarter Section: 11-24(F7)
 Proposal: Use permit to allow temporary use (events and receptions). Use permit required.
 Ordinance Sections: 708.D
 Applicant: Ryan Tucknott, Walter, LLC
 Representative: Jennifer Erickson, Kirk, LLC
 Owner: Kirk B. Strawn, Venue X, LLC
15. Application #: ZA-404-18-6
 Existing Zoning: R-3
 Location: 1247 East Colter Street
 Quarter Section: 19-30(H9)
 Proposal: Use permit to allow Single-Family Attached development option within the infill development district. Use permit required.
 Ordinance Sections: 608.F.8
 Applicant: Les Litnin, VCA, LLLP
 Representative: Les Litnin, VCA, LLLP
 Owner: Les Litnin, VCA, LLLP

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) 495- 5622, TTY: use 7-1-1. To request reasonable accommodations, please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

August 16, 2018