

**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 **December 13, 2018, 2018, at 9:00 a.m. located in Conference Room 10E, Phoenix City Hall, 200 West Washington Street, 10th 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-499-18-4 (Continued from November 1, 2018)
 Existing Zoning: R-4 RI
 Location: 312 East Windsor Avenue
 Quarter Section: 14-28(G8)
 Proposal: **1)** Variance to allow a maximum height of 4 stories and 44 feet at a 0 feet setback. Minimum 154 feet setback required. **2)** Variance to reduce the required perimeter setback (west and south) to 0 feet. Minimum 10 feet required. **3)** Variance to reduce the common area requirement to 0%. Minimum 5% of the gross area required. **4)** Variance to reduce the minimum lot width to 17 feet for lots 1-4, 7-9, 11-14 and 17-19. Minimum lot width of 20 feet required. **5)** Variance to reduce off-street parking space dimensions to 8 x 19 feet. Minimum parking space dimensions of 9 x 19 feet required. **6)** Variance to reduce required on-site guest parking to 0 spaces. Minimum 5 on-site guest parking spaces required.

 Ordinance Sections: 617.B.Table B 617.B.Table B 617.B.Table B 617.B.Table B 702.B.2.a.(1).(a) 702.F.8.f

 Applicant: John Labahn, Urban-Windsor, LLC
 Representative: Jacob Zonn, Tiffany & Bosco, PA
 Owner: John Labahn, Urban-Windsor, LLC

2. Application #: ZA-510-18-8 (Continued from November 1, 2018)
Existing Zoning: A-2 RSIO AIO
Location: 2420 South 18th Place
Quarter Section: 7-31(E9)
Proposal: **1)** Time Extension for ZA-433-17-8, a variance to allow parking in the front yard setback. Parking not allowed in front yard setback. **2)** Time Extension for ZA-433-17-8, a variance to allow parking and maneuvering from an alley. Parking and maneuvering to be entirely on private property. **3)** Time Extension for ZA-433-17-8, a variance to reduce setback adjacent to residential zoning to 2 feet (north side). Minimum 30 feet required. **4)** Time Extension for ZA-433-17-8, a variance to reduce setback adjacent to residential zoning to 1 foot (south side). Minimum 30 feet required.
- Ordinance Sections: 628.E.2.b 702.A.1.b 628.E.2.b(2) 628.E.2.b(2)
Applicant: Emilio Romero, Emilio's Catering, LLC
Representative: Emilio Romero, Emilio's Catering, LLC
Owner: Emilio Romero, Emilio's Catering, LLC
3. Application #: ZA-541-18-3
Existing Zoning: PSC
Location: 13240 North 7th Street, Suites 4-5
Quarter Section: 32-28(L8)
Proposal: Use permit to allow the sales of alcoholic beverages accessory to a restaurant (Soup & Sausage Bistro). Use permit required
- Ordinance Sections: 622.D.150.a
Applicant: Oleksii Koshalko, Eurokitchen, LLC Soup & Sausage Bistro
Representative: Oleksii Koshalko, Eurokitchen, LLC Soup & Sausage Bistro
Owner: Oak Realty Partners, Inc
4. Application #: ZA-580-18-7
Existing Zoning: DTC- East Roosevelt HP ACOD RNSPD
Location: 1001 North 3rd Avenue
Quarter Section: 12-27(G8)
Proposal: Use permit to allow outdoor liquor service as an accessory to a restaurant/bar (Rott n' Grapes). Use permit required.
- Ordinance Sections: 1204.D.Table
Applicant: Keith Shanks, Rott & Row, LLC, DBA, Rott n'

- Representative: Grapes
 Keith Shanks, Rott & Row, LLC, DBA, Rott n'
 Grapes
 Owner: Thomas Wyatt, City of Phoenix, Street
 Transportation Department
5. Application #: ZA-581-18-8
 Existing Zoning: R1-6 SPVTABDO
 Location: 2559 East Chipman Road
 Quarter Section: 4-33(E9)
 Proposal: Variance to reduce the street frontage to 58 feet for
 two lots. Minimum 60 feet required.
 Ordinance Sections: 613.B. Table B
 Applicant: City of Phoenix, Neighborhood Services
 Department
 Representative: Chris Christensen, Neighborhood Services
 Department
 Owner: City of Phoenix, Neighborhood Services
 Department
6. Application #: ZA-582-18-8
 Existing Zoning: R1-6 SPVTABDO
 Location: 2540 and 2558 East Atlanta Avenue
 Quarter Section: 4-33(E9)
 Proposal: Variance to reduce street frontage to 58 feet for 4
 lots. Minimum 60 feet required.
 Ordinance Sections: 613.B. Table B
 Applicant: City of Phoenix, Neighborhood Services
 Department
 Representative: Chris Christensen, Neighborhood Services
 Department
 Owner: City of Phoenix, Neighborhood Services
 Department
7. Application #: ZA-36-13-7 (1 year review of use permit)
 Existing Zoning: A-1
 Location: 2836 South 49th Avenue
 Quarter Section: 6-17(E5)
 Proposal: **1)** Use permit to allow a Medical Marijuana
 Cultivation Facility. Use permit required. **2)** Use
 permit to allow a Medical Marijuana Infusion
 Production Facility. Use permit required.
 Ordinance Sections: 627.D.91.a 627.D.93.a
 Applicant: The Holistic Center
 Representative:
 Owner: James D. Harrison, Harrison Properties

8. Application #: ZA-70-13-7 (1 year review of use permit)
Existing Zoning: A-2
Location: 2111 West McDowell Road
Quarter Section: 12-24(G7)
Proposal: **1)** Use permit to allow a medical marijuana cultivation facility. Use permit required. **2)** Use permit to allow a medical marijuana infusion production facility. Use permit required. **3)** Variance to allow a medical marijuana facility within 5,280 feet of another medical marijuana facility. Minimum separation of 5,280 feet.

Ordinance Sections: 627.D.91.a. 627.D.93.a. 623.D.122.e
Applicant: Steven Shapiro
Representative: Steven Shapiro
Owner: Steven Shapiro

1:30 PM

9. Application #: ZA-583-18-8
Existing Zoning: WU T5:5 EG
Location: Northeast corner of 20th Street and Villa Street
Quarter Section: 11-32(F9)
Proposal: **1)** Time extension of ZA-564-17, variance to reduce the combined depth of the parking space and aisle width for a double loaded aisle to 60 feet. Minimum of 62 feet required. **2)** Time extension of ZA-564-17, variance to reduce the combined depth of the parking space and aisle width for a single loaded aisle to 42 feet. Minimum 43 feet required.

Ordinance Sections: 702.B.2.b.(5) 702.B.2.b.(5)
Applicant: Desiree Reynoso, Lafferty Companies, LLC
Representative: Michael Lafferty, 919 North Twentieth, LLC
Owner: Michael Lafferty, 919 North Twentieth, LLC

10. Application #: ZA-555-18-4 (Continued from November 20, 2018)
Existing Zoning: R-4, R1-6
Location: 3616 North 12th Street
Quarter Section: 16-29(H8)
Proposal: **1)** Variance to reduce the required minimum width of open space to 15 feet. Minimum 20 feet required. **2)** Variance to reduce the required minimum driveway width for the length of the driveway to 23 feet. Minimum 25 feet required.

Ordinance Sections: 703.B.4.a.(2) 702.B.2.b.(5)
Applicant: Rodney Sherrard, RS Architecture, LLC

- Representative: Rodney Sherrard, RS Architecture, LLC
 Owner: WIN Builders
11. Application #: ZA-584-18-5
 Existing Zoning: R-3A
 Location: 2100 West Royal Palm Road
 Quarter Section: 25-23(J7) 25-24(J7)
 Proposal: Variance to reduce the front yard setback for individual lots to 0 feet. Minimum 10 feet required.
 Ordinance Sections: 616.B.Table B
 Applicant: Taylor C. Earl, Earl, Curley & Lagarde, P.C.
 Representative: Taylor C. Earl, Earl, Curley & Lagarde, P.C.
 Owner: Michael A. Lieb, West Royal Development
12. Application #: ZA-586-18-6
 Existing Zoning: R1-18
 Location: 4230 East Vermont Avenue
 Quarter Section: 19-37(H10)
 Proposal: Variance to allow 32% lot coverage. Maximum 25% lot coverage allowed.
 Ordinance Sections: 610.B.Table
 Applicant: Carlson Family Revocable Trust
 Representative: Jacob Zonn, Tiffany & Bosco, PA
 Owner: Carlson Family Revocable Trust
13. Application #: ZA-587-18-4
 Existing Zoning: R1-6
 Location: 5245 North 23rd Avenue
 Quarter Section: 19-24(H7)
 Proposal: **1)** Variance request to reduce the side yard setback (north) to 3 feet. Minimum 10 feet required. **2)** Variance request to reduce the rear yard setback (east) to 1 foot. Minimum 25 feet required.
 Ordinance Sections: 613.B. Table B 613.B. Table B
 Applicant: Hugo Mendoza
 Representative: Hugo Mendoza
 Owner: Felipe Argueta
14. Application #: ZA-588-18-8
 Existing Zoning: A-1 TOD-2
 Location: 4056 East Washington Street
 Quarter Section: 10-37(F10)
 Proposal: **1)** Use permit to allow outdoor dining or seating as an accessory to a brewery (Walter Station Brewery) with alcoholic beverage consumption.

Use Permit required. **2)** Use permit to allow liquor, retail sales, and package retail sales. Use Permit required.

Ordinance Sections: 663.F.1.d 663.F.1.c
Applicant: James Erickson, Walter Station Brewery
Representative: Martha Baker, InKinetic
Owner: James Erickson, Walter Station Brewery

15. Application #: ZA-589-18-3
Existing Zoning: C-2 SP
Location: 3131 East Greenway Road
Quarter Section: 34-34(L10)
Proposal: Variance to allow a blood plasma center within 275 feet of a residentially zoned property. Minimum 900 feet required.
- Ordinance Sections: 647.A.2.v
Applicant: Jason Harder, GRD Phoenix, LLC
Representative: Paul Gilbert, Beus Gilbert, PLLC
Owner: Debbie Culhane, Greenway Holdings, LLP

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: 7-1-1.

November 28, 2018