

**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 **February 21, 2019 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-9-19-3
 Existing Zoning: R1-6
 Location: Approximately 150 feet south of the southeast corner of
 15th Place and Mountain View Road
 Quarter Section: 27-30(J9)
 Proposal: **1)** Variance to reduce the required front yard setback
 (west) to 6 feet. Minimum 20 feet required. **2)** Variance
 to reduce the required rear yard setback (east) to 17
 feet. Minimum 25 feet required. **3)** Variance to reduce
 the required lot depth to 87 feet. Minimum 94 feet
 required. **4)** Variance to allow 55% lot coverage.
 Maximum 40% allowed.
 Ordinance Sections: 613.B.Table B 613.B.Table B 613.B.Table B
 613.B.Table B
 Applicant: Lee Bergeron, 2020 Partners, Inc.
 Representative: Lee Bergeron, 2020 Partners, Inc.
 Owner: Sean Van Zile, 2020 Partners, Inc.

2. Application #: ZA-14-19-6
 Existing Zoning: R1-10
 Location: 5501 North 1st Street
 Quarter Section: 20-28(I8)
 Proposal: Variance to reduce the required side yard setback
 (south) to 5 feet. Minimum 10 feet required.
 Ordinance Sections: 611.B.Table B
 Applicant: Jonathan and Brooke Shores
 Representative: Jonathan and Brooke Shores
 Owner: Jonathan and Brooke Shores

3. Application #: ZA-18-19-6
Existing Zoning: RE-35
Location: 6101 East Cholla Lane
Quarter Section: 19-42(H12)
Proposal: **1)** Variance to allow a swimming pool to be located in the required front yard. A swimming pool is not permitted in the required front yard. **2)** Variance to allow an over height retaining wall (7 feet) in the required front yard setback. Maximum forty 40 inches permitted.
3) Variance to allow an over height fence (5 feet) in the required front yard setback. Maximum forty 40 inches permitted.
Ordinance Sections: 706.A
Applicant: Wendy Riddell, Berry Riddell, LLC
Representative: Wendy Riddell, Berry Riddell, LLC
Owner: James Riggle
4. Application #: ZA-20-19-6
Existing Zoning: C-2
Location: 4001 North 30th Street
Quarter Section: 16-34(H10)
Proposal: **1)** Variance to reduce the streetscape landscape setback along Fairmount Avenue to 0 feet. An average of 25 feet is required, minimum of 20 feet is permitted for up to 50 percent of the frontage. **2)** Variance to reduce the streetside building setback along Fairmount Avenue to 0 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections.
Ordinance Sections: 623.E.4.e.Table 623.E.4.d.Table
Applicant: Fred Stern, Stern & Associates
Representative: Maggies Place
Owner: Maggies Place
5. Application #: ZA-21-19-8
Existing Zoning: R1-8 PRD BAOD
Location: 2715 East Fremont Road
Quarter Section: 1-33(D9)
Proposal: **1)** Use permit to receive official approval of a home occupation (internet firearms sales). Use permit required. **2)** Use permit to allow a home occupation to generate traffic. Use permit required if home occupation generates traffic.
Ordinance Sections: 608.E.3.h.(5) 608.E.3.h.(1)
Applicant: Jonathan J. Nevison
Representative: Jonathan J. Nevison
Owner: Jonathan J. Nevison

6. Application #: ZA-22-19-3
Existing Zoning: R1-6 PCD
Location: 4062 East Aster Drive
Quarter Section: 31-37(K10)
Proposal: Variance to allow required parking spaces within the required front yard. Required parking not permitted within the front yard setback.
Ordinance Sections: 702.F.1.a
Applicant: Raneem Ayres
Representative: Raneem Ayres
Owner: Raneem Ayres
7. Application #: ZA-23-19-2
Existing Zoning: C-1
Location: 28325 North Tatum Boulevard
Quarter Section: 51-39(P11)
Proposal: Use permit to allow the sales of alcoholic beverages as an accessory to a restaurant (3 Regions Vietnamese Kitchen). Use permit required.
Ordinance Sections: 622.D.150.a
Applicant: Jenna Dao, 3 Regions Vietnamese Kitchen
Representative: Jenna Dao, 3 Regions Vietnamese Kitchen
Owner: Bengin, LLC
8. Application #: ZA-43-19-7
Existing Zoning: DTC-Van Buren
Location: 222 North 5th Avenue
Quarter Section: 10-27(F8)
Proposal: Use permit to allow a bar. Use permit required.
Ordinance Sections: 1204.D.
Applicant: Tanner Locust, Slice Shop - DBA Via Della
Representative: Tanner Locust, Slice Shop - DBA Via Della
Owner: John Colonna, Color Source

1:30 PM

9. Application #: ZA-595-18-5 (Continued from January 17, 2019)
Existing Zoning: R-3
Location: 2345 West Hayward Avenue
Quarter Section: 24-23(J7)
Proposal: **1)** Use permit to allow development using the PRD option. Use permit required. **2)** Variance to allow 20% of improved open space. Minimum 34% required.
Ordinance Sections: 615.B.Table B 608.I.2.b.(2)
Applicant: David Schmitt, David Schmitt Architect
Representative: David Schmitt, David Schmitt Architect
Owner: Diamenti Family Investments
10. Application #: ZA-64-16-8 (Continued from January 17, 2019 1 year

- | | | |
|-----|---------------------|--|
| | Existing Zoning: | review of use permit)
C-3 |
| | Location: | 3155 East McDowell Road |
| | Quarter Section: | 12-34(G10) |
| | Proposal: | Use permit to allow a medical marijuana dispensary facility. Use permit is required. |
| | Ordinance Sections: | 623.D.122.a |
| | Applicant: | 32 MC Property, LLC |
| | Representative: | Walter Gilbert, Gilbert Bird Law |
| | Owner: | South Central Building, LLC |
| 11. | Application #: | ZA-630-18-8 (Continued from January 17, 2019) |
| | Existing Zoning: | A-1 |
| | Location: | 801 South 16th Street |
| | Quarter Section: | 9-31(F9) |
| | Proposal: | 1) Use permit to allow medical marijuana cultivation facility. Use permit required. 2) Use permit to allow a medical marijuana infusion facility. Use permit required. 3) Use permit to allow a medical marijuana dispensary. Use permit required. 4) Variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. 5) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a place of worship. 6) Variance to allow a medical marijuana infusion facility within 1,320 feet of a place of worship. |
| | Ordinance Sections: | 627.D.91.a 627.D.93.a 627.D.92.a 627.D.92.g
627.D.91.f 627.D.93.e |
| | Applicant: | New River Alliance |
| | Representative: | New River Alliance |
| | Owner: | City of Phoenix |

For further information, please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927, 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. To request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602.534-6648, TTY: Use 7-1-1.

February 6, 2019