

**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 **April 25, 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-55-19-2 (Continued from March 14, 2019)
 Existing Zoning: R1-8
 Location: 1310 E Union Hills Drive
 Quarter Section: 39-30(M9)
 Proposal: **1)** Variance to reduce the required interior front yard setbacks to 5 feet. Minimum 10 feet required. **2)** Variance to reduce the perimeter rear yard setback to 5 feet. Minimum 20 feet required. **3)** Variance to reduce to the interior street side setback to 5 feet. Minimum 10 feet required. **4)** Variance to increase the maximum coverage under roof to 63 percent. Minimum 25 percent allowed. **5)** Variance to reduce hillside side yard setback to 5 feet. Minimum 10 feet required.

 Ordinance Sections: 612.B.Table A 612.B.Table A 612.B.Table A 710.C.2.Table 2 710.C.2 Table 2

 Applicant: Rose Law Group
 Representative: Rose Law Group
 Owner: Virtua Stone Mountain, LLC

2. Application #: ZA-122-19-7
 Existing Zoning: DTC-Business Core
 Location: 425 West Monroe Street and 438 West Adams Street
 Quarter Section: 10-27(F8)
 Proposal: Use permit to expand/alter an existing 6-foot chain link fence located along Monroe Street and 5th Avenue, to allow construction of an 8-foot wrought iron fence along Monroe Street and 5th Avenue. Use permit required.

 Ordinance Sections: 906.D.
 Applicant: Tom Wandrie, City of Phoenix Planning and Development
 Representative: Tom Wandrie, City of Phoenix Planning and Development
 Owner: City of Phoenix

3. Application #: ZA-125-19-7
Existing Zoning: R-5 RI
Location: 909 West McKinley Street
Quarter Section: 11-26(F8)
Proposal: **1)** Variance to increase lot coverage to 72%. Maximum 50% required. **2)** Variance to reduce the required rear yard setback (south) to 8 feet. Minimum 15 feet required. **3)** Variance to reduce the required front yard setback (north) to 10 feet. Minimum 20 feet required. **4)** Variance to reduce the required street side yard setback (west) to 0 feet. Minimum 10 feet required. **5)** Variance to reduce the required side yard setback (east) to 0 feet. Minimum 3 feet required.
- Ordinance Sections: 618.B.Table B 618.B.Table B 618.B.Table B 618.B.Table B 618.B.Table B
- Applicant: Emmanuel Perez
Representative: Emmanuel Perez
Owner: Emmanuel Perez
4. Application #: ZA-126-19-6
Existing Zoning: C-2
Location: 8375 and 8385 North 7th Street
Quarter Section: 25-28(J8)
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant/bar (Butler's Easy) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant/bar (Butler's Easy) within 500 feet of a residential district. Use permit required if located within 500 feet of a residential district.
- Ordinance Sections: 623.D.157.c. 623.D.157.c
Applicant: Alison Broomfield, Butler's Easy
Representative: Samuel L. Wright Jr., Butler's Easy
Owner: Joe Garrett, Belmont Carroll Investment Properties, LLC
5. Application #: ZA-127-19-6
Existing Zoning: R1-6
Location: 4220 E Amelia Avenue
Quarter Section: 16-37(H10)
Proposal: Variance to reduce the required side yard (west) setback to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 613.B.Table B
Applicant: David and Jody Crawford
Representative: David and Jody Crawford
Owner: David and Jody Crawford

6. Application #: ZA-128-19-6
Existing Zoning: R1-6
Location: 3326 North 51st Street
Quarter Section: 15-39(G11)
Proposal: Use permit to allow on over height retaining wall of 10 feet. Maximum 40 inches permitted.
Ordinance Sections: 703.A.4.c
Applicant: Michael Martinez
Representative: Michael Martinez
Owner: Michael Martinez
7. Application #: ZA-129-19-6
Existing Zoning: R1-10
Location: 4740 E Wilshire Drive
Quarter Section: 14-38(G11)
Proposal: Variance to reduce the required side yard setback (east) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 611.B.Table B.
Applicant: Thomas E. Russell
Representative: Thomas E. Russell
Owner: Thomas E. Russell
8. Application #: ZA-130-19-4
Existing Zoning: R1-6
Location: 2212 East Indianola Avenue
Quarter Section: 16-32(H9)
Proposal: Variance to reduce the required side yard setback (west) to 3 feet. Minimum 10 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Michael Gilson, Accurate Estimating Services, LLC
Representative: Michael Gilson, Accurate Estimating Services, LLC
Owner: Christopher Ringhofer & Charles Dalton

1:30 PM

9. Application #: ZA-95-19-4
Existing Zoning: R-4
Location: 4202 N 2nd Drive
Quarter Section: 17-27(H8)
Proposal: **1)** Variance to reduce the front yard setback (east) to 8 feet. Minimum 20 feet required. **2)** Variance to reduce the rear yard setback (west) to 5 feet. Minimum 15 feet required. **3)** Variance to reduce the side yard setback (south) to 8 feet. Minimum 10 feet required. **4)** Variance to reduce the side yard setback (north) to 10 feet for a building height of 40 feet. Minimum 35 feet required. **5)** Variance to eliminate the open space requirement. Minimum 5% required. **6)** Variance to allow maneuvering in the right-of-way. All maneuvering must be located entirely on private

- property.
- Ordinance Sections: 617.B.Table B 617.B.Table B 617.B.Table B 617.B.Table B
617.B.Table B 702.A.1.b
- Applicant: Edmir Dzidza, E-Project, LLC
Representative: Leonard Saguid, E-Project, LLC
Owner: Barrus Investment, LLC
10. Application #: ZA-133-19-2
Existing Zoning: R1-14 PCD
Location: 6140 East Ludlow Drive
Quarter Section: 33-42(L12)
Proposal: Variance to reduce the side yard setback (east) to 5 feet.
Minimum 10 feet required.
- Ordinance Sections: 606.B.3.b
Applicant: John Michael Lavrusky
Representative: John Michael Lavrusky
Owner: John Michael Lavrusky
11. Application #: ZA-135-19-8
Existing Zoning: R-10 BAOD
Location: 1220 East Baseline Road
Quarter Section: 1-30(D9)
Proposal: **1)** Time Extension of ZA-177-18, a use permit to use the PRD development standard. Use permit required. **2)** Time Extension of ZA-177-18, a variance to reduce the setback from the property line along Baseline Road to 40 feet. Minimum 50 feet. **3)** Time Extension of ZA-177-18, a variance to delete the requirement of a maximum 10% of homes in the development that can have alternative garage locations. Maximum 10% of homes within a development. **4)** Time Extension of ZA-177-18, a variance to allow interior streets to have attached sidewalks. Detached sidewalks required. **5)** Time Extension of ZA-177-18, a variance to delete the requirement to plant a row of trees on each side of the sidewalk. Row of trees on each side of sidewalk required.
- Ordinance Sections: 614.B.TableA 651.D.2.a 651.E.3.b.3 651.E.1.b.2 651.E.b.3
Applicant: Adam Baugh, Withey Morris, LLC
Representative: Adam Baugh, Withey Morris, LLC
Owner: David Reich, Truvista 5, LLC
12. Application #: ZA-137-19-5
Existing Zoning: C-2
Location: 5127 North 43rd Avenue
Quarter Section: 19-19(H6)
Proposal: Use permit to allow packaged liquor sales as an accessory use to a convenience market (Medlock Market) less than 300 feet from a residential district. Use permit required.

Ordinance Sections: 622.D.102.a
Applicant: Sayel Rabadi, Sir George, LLC
Representative: Sayel Rabadi, Sir George, LLC
Owner: Sayel Rabadi, Sir George, LLC

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.

April 10, 2019