

**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 **June 13, 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-21-19-8 (Continued from February 2, 2019)
 Existing Zoning: R1-8 BAOD
 Location: 2715 East Fremont Road
 Quarter Section: 1-33(D9)
 Proposal: **1)** Use permit to receive official approval of a home occupation (Federal Firearms License). Use permit required.
 2) Use permit to allow a home occupation to generate traffic.
 Use permit required.
 Ordinance Sections: 608.E.3.h.(5) 608.E.3.h.(1)
 Applicant: Jonathan J Nevison
 Representative: Jonathan J Nevison
 Owner: Jonathan J Nevison

2. Application #: ZA-187-19-3
 Existing Zoning: R1-10
 Location: 13801 North 12th Street
 Quarter Section: 33-30(L9)
 Proposal: **1)** Variance to reduce the required lot width for Lot 1 to 65 feet. Minimum 80 feet required. **2)** Variance to reduce the required lot area for Lot 1 to 9,074 square feet. Minimum 10,000 square feet required.
 Ordinance Sections: 611.B.TableB 611.B.TableB
 Applicant: Katie and Erik Humphrey
 Representative: Katie and Erik Humphrey
 Owner: Erik and Katie Humphrey, Humphrey Family Trust

3. Application #: ZA-220-19-6
 Existing Zoning: R1-6
 Location: 1916 East Turney Avenue
 Quarter Section: 17-31(H9)
 Proposal: Use permit to allow an over height detached accessory structure (20 feet) in the required rear yard setback.

- Maximum 15 feet allowed.
- Ordinance Sections: 706.G
 Applicant: Richard Ottens, W Richard Ottens Design
 Representative: Richard Ottens, W Richard Ottens Design
 Owner: Clark and Marylou Stephens
4. Application #: ZA-224-19-7
 Existing Zoning: DTC-West Evans Churchill ACOD
 Location: 110 East Roosevelt Street, Suite C
 Quarter Section: 12-28(G8)
 Proposal: **1)** Use permit to allow alcohol sales and service in an entertainment district within 300 feet of a church. Use permit required. **2)** Use permit to allow a bar as a primary use. Use permit required. **3)** Use permit to allow outdoor liquor service as an accessory use to a bar. Use permit required. **4)** Use permit to allow retail liquor sales. Use permit required.
- Ordinance Sections: 307.A.17.a 1204.D.Table 1204.D.Table 1204.D.Table
 Applicant: Ryan Kemmet, The Theodore, LLC / The Theodore Beer Bar
 Representative: Ryan Kemmet, The Theodore, LLC / The Theodore Beer Bar
 Owner: Ryan Kerr, RO2 110, LLC/True North Studio
5. Application #: ZA-225-19-8
 Existing Zoning: C-1
 Location: 2645 East Osborn Road
 Quarter Section: 15-33(G9)
 Proposal: Variance to allow an over height wall (6 feet) in the required front yard (north). Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a
 Applicant: Osborn Commons, LLC
 Representative: Erik Hanson
 Owner: Osborn Commons, LLC
6. Application #: ZA-226-19-6
 Existing Zoning: R1-10
 Location: 5939 East Orange Blossom Lane
 Quarter Section: 15-41(G11)
 Proposal: Time extension for ZA-486-18, variance to reduce the required rear yard setback (on the 60th Street side) to 10 feet. Minimum 25 feet required.
- Ordinance Sections: 611.B.TableB
 Applicant: Ben Hawkins, Orange Blossom House 2, LLC
 Representative: Ben Hawkins, Orange Blossom House 2, LLC
 Owner: Orange Blossom House 2 LLC
7. Application #: ZA-229-19-6
 Existing Zoning: R1-6
 Location: 5733 North 18th Place
 Quarter Section: 20-31(I9)
 Proposal: Variance to reduce the front yard setback (west) to 8 feet.

Ordinance Sections: Minimum 20 feet required.
613.B.Table B
Applicant: Ashley & Justin Crossman
Representative: Raymond A. Brown, Westplus
Owner: Ashley & Justin Crossman

8. Application #: ZA-230-19-7
Existing Zoning: A-2
Location: 2 North 35th Avenue
Quarter Section: 10-20(F6)
Proposal: Variance to increase the maximum square footage of net floor area for a medical marijuana dispensary to 5,000 square feet. Maximum 2,000 square feet required.
- Ordinance Sections: 627.D.92.c
Applicant: Benjamin W. Graff, Quarles & Brady LLP
Representative: Benjamin W. Graff, Quarles & Brady LLP
Owner: 35th Avenue Investments, LLC

1:30 PM

9. Application #: ZA-126-19-6 (Continued from April 25, 2019)
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 Bromfield, Butler's Easy
Representative: Samuel L. Wright Jr., Butler's Easy
Owner: Joe Garrett, Belmont Carroll Investment Properties, LLC

10. Application #: ZA-133-19-2 (Continued from April 25, 2019)
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 3 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-184-19-7 (Continued from May 30, 2019)
Existing Zoning: DTC-Business Core
Location: 110 North Central Avenue

- Quarter Section: 10-27(F8)
 Proposal: **1)** Variance to reduce the required building setback (east) to 0 feet. Minimum 5 feet required. **2)** Variance to reduce the required streetscape zone width (east) to 0 feet. Minimum 6 feet required
- Ordinance Sections: 1209.D.Table 1209.D.Table
 Applicant: Rachel McAuley, Zen Thai Restaurant
 Representative: James Easton, James Easton Architect, PLLC
 Owner: 108-110 N. Central Properties, LLC
12. Application #: ZA-221-19-1
 Existing Zoning: C-2
 Location: Southeast corner of 35th Avenue and Beardsley Road
 Quarter Section: 40-21(N6)
 Proposal: Use permit to allow a drive-through facility queuing lane less than 300 feet from a residential district zoning line. Use permit required.
- Ordinance Sections: 623.D.157.d.(2)
 Applicant: Nathan Bisch, One Architecture, PLC
 Representative: Brad Flahiff, Barnett Jacobs Real Estate, LLC
 Owner: Alan Goodman, Suncor Holdings COP II, LLC
13. Application #: ZA-222-19-8
 Existing Zoning: R-4
 Location: 4034 East Moreland Street
 Quarter Section: 12-37(G10)
 Proposal: Variance to increase the maximum allowed lot coverage to 60%. Maximum 50% permitted.
- Ordinance Sections: 617.B.TableB
 Applicant: Steve Bakal, SCP
 Representative: Steve Bakal, SCP
 Owner: Green Home Rental, LLC
14. Application #: ZA-223-19-8
 Existing Zoning: R-4
 Location: 4103 East Moreland Street
 Quarter Section: 12-37(G10)
 Proposal: Variance to increase the maximum lot coverage to 60%. Maximum 50% permitted.
- Ordinance Sections: 615.B.TableB
 Applicant: Steve Bakal, SCP Solar
 Representative: Steve Bakal, SCP Solar
 Owner: Green Home Rentals, LLC
15. Application #: ZA-227-19-2
 Existing Zoning: R1-10 PCD
 Location: 5809 East Redfield Road
 Quarter Section: 33-41(L11)
 Proposal: Use permit to allow a closed projection to project 15 feet into a required rear yard setback (west) for no more than one

- half the width of the structure. Maximum 5 foot projection permitted.
- Ordinance Sections: 701.A.3.a.(2).(d)
 Applicant: Armand Slason
 Representative: Derek Jordan, Jordan Engineering Group, LLC
 Owner: Armand Slason
16. Application #: ZA-231-19-6
 Existing Zoning: R1-14
 Location: 5310 East Calle Redonda
 Quarter Section: 16-40(H11)
 Proposal: Variance to increase the lot coverage to 34 percent. Maximum 30 percent allowed.
- Ordinance Sections: 606.B.5
 Applicant: Tim and Cindy Cowdrey
 Representative: Tim and Cindy Cowdrey
 Owner: Tim and Cindy Cowdrey
17. Application #: ZA-232-19-6
 Existing Zoning: C-2
 Location: 12637 South 48th Street
 Quarter Section: 07-38(B11), 07-39(B11)
 Proposal: Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Macayo's). Use permit required.
- Ordinance Sections: 623.D.157.c
 Applicant: Nava Thuraisingam, Kind Macayo, LLC
 Representative: Nava Thuraisingam, Kind Macayo, LLC
 Owner: Yeager Provisor Properties, 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.

May 29, 2019