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 11, 2020, at 9:00 a.m. (Items 1-7) and 1:30 p.m. (Items 8-14).

**Per the most recent guidelines from the federal government, the Zoning Adjustment Hearing Officer will be held virtually, via a video conferencing platform.**

The public may listen to the live meeting by calling 602-666-0783 and following the below steps:
- Enter meeting access code 1267605916#
- Press # again when prompted for the attendee ID

Members of the public may also observe the virtual meeting by visiting the following link and registering on the website - [https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e3cf2d7bb91c4fec9502e1634d4130b8](https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e3cf2d7bb91c4fec9502e1634d4130b8)

If you wish to provide a written comment or speak at the meeting, please submit a request to: zoning.adjustment@phoenix.gov at least 48 hours prior to the start of the hearing. **Please indicate the item number you wish to speak on.** Staff will provide you further instructions on the process for public comment during the virtual meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting / hearing.

**Notes:**
1. Agenda items may be taken out of order.
2. 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-546-17-4 (18-month review of use permit) (Continued from August 1, 2019)
   **Existing Zoning:** C-2 TOD-1
   **Location:** 400 and 444 West Camelback Road
   **Quarter Section:** 19-27(H8)
   **Proposal:**
   1) Variance to allow maneuvering in an alley. All maneuvering shall be located entirely on private property.
   2) Variance to reduce the combined depth of the parking space and the aisle width to 60 feet for a double loaded aisle. Minimum 62 feet required for a double loaded aisle.
   3) Variance to reduce the minimum required parking spaces to 86. Minimum 126 spaces required.
   4) Variance to reduce
the building frontage to 25%. Minimum 65% required.  
5) Variance to reduce the clear window requirement along the street frontage to 10%. Minimum 60% required.  
6) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a bar/restaurant. Use permit required.  
7) Use permit to allow outdoor recreation as an accessory to a bar/restaurant. Use permit required.


Applicant: Ben Patton, Ameris Construction  
Representative: Ben Patton, Ameris Construction  
Owner: Sam & Betty Legacy, LLC/400 W., LLC

2. Application #: ZA-217-20-3  
Existing Zoning: C-1  
Location: 2532 West Peoria Avenue  
Quarter Section: 29-23(K7)  
Proposal: 1) Use permit to allow a dependent care facility. Use permit required. 2) Use permit to allow a community residence center. Use permit required. 3) Use permit to allow a group home. Use permit required. 4) Use permit to allow a hospice. Use permit required. 5) Use permit to allow a nursing home. Use permit required.


Applicant: William Allison, Withey Morris, PLC  
Representative: William Allison, Withey Morris, PLC  
Owner: Crown Hotels, LLC

3. Application #: ZA-230-20-3  
Existing Zoning: R1-10  
Location: 510 West Butler Drive  
Quarter Section: 26-27(J8)  
Proposal: Variance to reduce the required front yard setback (south) to 10 feet. Minimum 25 feet required.

Ordinance Sections: 611.B.Table B.(a)

Applicant: Steve Watson, True Performance Construction, Inc.  
Representative: Steve Watson, True Performance Construction, Inc.  
Owner: Jennifer Mawcinitt

4. Application #: ZA-232-20-8  
Existing Zoning: R1-6 BAOD  
Location: 7316, 7317, 7321, 7324 and 7325 South 9th Place  
Quarter Section: 1-29(D8)  
Proposal: 1) Variance to reduce the required street frontage to 51 feet (Lot 1). Minimum 55 feet required. 2) Variance to reduce the required street frontage to 51 feet (Lot 2). Minimum 55 feet required. 3) Variance to reduce the required street frontage to 51 feet (Lot 3). Minimum 55 feet required.

Ordinance Sections: 613.B.Table A 613.B.Table A 613.B.Table A  
Applicant: Omar Cervantes, XCL Engineering, LLC  
Representative: Omar Cervantes, XCL Engineering, LLC  
Owner: Ramiro Suarez
5. Application #: ZA-233-20-7  
Existing Zoning: R1-10  
Location: 316 East Greenway Road  
Quarter Section: 1-28(D8)  
Proposal: 1) Variance to allow an over height fence (50 inches) in the required front yard setback (north). Maximum 40 inches permitted. 2) Variance to allow an over height fence (6 feet) in the required front yard setback (east and west). Maximum 40 inches permitted.

Ordinance Sections: 703.A.2.a  
Applicant: Ricardo Chilaca Montes & Christina Marin  
Representative: Ricardo Chilaca Montes & Christina Marin  
Owner: Ricardo Chilaca Montes & Christina Marin

6.* Application #: ZA-234-20-6  
Existing Zoning: R1-14  
Location: 4131 East Medlock Drive  
Quarter Section: 19-37(H10)  
Proposal: Variance to allow 34 percent lot coverage. Maximum 30 percent permitted.

Ordinance Sections: 607.B.5  
Applicant: Christopher & Miriam Hahn  
Representative: Christopher & Miriam Hahn  
Owner: Christopher & Miriam Hahn

7. Application #: ZA-237-20-7  
Existing Zoning: R1-8 PCD  
Location: 2006 South 81st Drive  
Quarter Section: 7-9(E3)  
Proposal: Variance request to reduce the required side yard setback (south) for a detached accessory structure to 1-foot. Minimum 3 feet required.

Ordinance Sections: 706.B  
Applicant: Anthony Negrete  
Representative: Anthony Negrete  
Owner: Anthony Negrete

1:30 PM

8. Application #: ZA-94-20-7 (Continued from March 26, 2020)  
Existing Zoning: R-3 RSIO  
Location: 620 West Jones Avenue  
Quarter Section: 5-27(E8)  
Proposal: 1) Variance to reduce the required side yard (east) setback to 2 feet. Minimum 10 feet required. 2) Variance to reduce the required side yard (west) setback to 2 feet. Minimum 3 feet required. 3) Variance to reduce the required rear yard (north) setback to 2 feet. Minimum 15 feet required.

Ordinance Sections: 615.B.TableB 615.B.TableB 615.B.TableB 615.B.TableB  
Applicant: Li Lin,  
Representative: Angel Trillo  
Owner: Yun Yan Huang and Alison Sun
9. Application #: ZA-164-20-3 (Continued from May 7, 2020)
Existing Zoning: R-4
Location: 9627 North 10th Avenue
Quarter Section: 27-26(J8)
Proposal: 1) Time extension of ZA-441-19, variance to reduce the front landscape (west) setback to 0 feet. Minimum 20 feet required. 2) Time extension of ZA-441-19, variance to allow maneuvering in the public right-of-way (10th Avenue). Vehicle maneuvering required on private property.

Ordinance Sections: 703.B.3.a 702.A.1.b
Applicant: Carlos Dominguez, A&E Design Group
Representative: Carlos Dominguez, A&E Design Group
Owner: Zainab Khadum

10. Application #: ZA-199-20-4
Existing Zoning: R-3
Location: 1050 and 1056 East Fairmount Avenue
Quarter Section: 16-29(H8)
Proposal: 1) Variance to reduce the required landscape setback (east) to 0 feet. Minimum 5 feet required. 2) Variance to reduce the maneuvering aisles for two-way traffic to 14 feet and 17 feet. Minimum 24 feet in width required.

Ordinance Sections: 703.B.3.a 702.B.2.a(5)
Applicant: Elizabeth Singleton, Tiny House Developers
Representative: Elizabeth Singleton, Tiny House Developers
Owner: Fairmount Avenue, LLC

11. Application #: ZA-229-20-8
Existing Zoning: RE-43 BAOD
Location: 3731 East Saint Anne Avenue
Quarter Section: 2-36(D10)
Proposal: Variance to reduce side yard setback (west) to 18 feet. Minimum 30 feet required.

Ordinance Sections: 605.B.3
Applicant: Trent Marchuk
Representative: Trent Marchuk
Owner: Trent Marchuk

12. Application #: ZA-231-20-6
Existing Zoning: R1-6
Location: 4820 North 35th Street
Quarter Section: 18-35(H10)
Proposal: 1) Variance to allow a lot that does not front onto a public street (Lot 1). Public street frontage required. 2) Variance to allow a lot that does not front onto a public street (Lot 2). Public street frontage required.

Ordinance Sections: 608.H.1 608.H.1
Applicant: John Shinners
Representative: John Shinners
Owner: John Shinners
13. Application #: ZA-235-20-4
Existing Zoning: R1-6
Location: 5633 West Vernon Avenue
Quarter Section: 14-15(G5)
Proposal: Variance to reduce the required front yard setback (north) to 19 feet. Minimum 20 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Jazmin Molina
Representative: Jazmin Molina
Owner: Jazmin Molina

14. Application #: ZA-238-20-1
Existing Zoning: PUD
Location: 13454 North Black Canyon Highway
Quarter Section: 32-22(L7)
Proposal: 
1) Time extension of ZA-162-19, use permit to allow a medical marijuana infusion facility. Use permit required.
2) Time extension of ZA-162-19, use permit to allow a medical marijuana cultivation facility. Use permit required.
3) Time extension of ZA-162-19, variance to allow medical marijuana cultivation facility within 1000 feet of residential zoning. Minimum 1000 feet of separation required.
4) Time extension of ZA-162-19, variance to allow medical marijuana infusion facility within 1000 feet of residential zoning. Minimum 1000 feet of separation required.
5) Time extension of ZA-162-19, variance to allow medical marijuana infusion facility within 5280 feet of another medical marijuana facility. Minimum 5280 feet of separation required.
6) Time extension of ZA-162-19, variance to allow medical marijuana cultivation facility within 5280 feet of another medical marijuana facility. Minimum 5280 feet of separation required.
Applicant: Jenifer Corey, Zoning Strategies, LLC
Representative: Jenifer Corey, Zoning Strategies, LLC
Owner: CMB III, 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.adjustment@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.

June 1, 2020