

## NOTICE OF PUBLIC MEETING ZONING ADJUSTMENT HEARING

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of 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 **January 28, 2021 at 9:00 AM (Items 1-7) and 1:30 PM (Items 8-10)**

**Per the most recent social distancing guidelines from the federal government, no residents will be allowed to attend the meeting in-person.**

### OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**, Enter meeting access code **1260832219#**, and press # again when prompted for the attendee ID.
- **Observe the live meeting virtually**, by clicking on the following link and registering to join the meeting online:  
<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e69068a2832a96e2f46a7916d2cd17923>
- **Submit a comment** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - By: **48 hours prior to the start of the hearing**. 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 6 business hours before the start of the meeting / hearing.
  - Indicate: Item Number and Case Number

### **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-727-20-2  
              Existing Zoning:       CP/GCP DVAO  
              Location:            2220, 2240, 2250 and 2270 East Quail Avenue  
              Quarter Section:     42-32(N9)  
              Proposal:            Use Permit to allow limited outside uses for recreational vehicle/boat storage. Use permit required.  
  
              Ordinance Sections: 626.F.2.z  
              Applicant:           Richard Starr, Garrett Real Estate Development, LLC  
              Representative:     Richard Starr, Garrett Real Estate Development, LLC  
              Owner:               Quail Equities, LLC

2.           Application #:           ZA-729-20-2  
Existing Zoning:           R1-8  
Location:                25814 North 40th Place  
Quarter Section:        48-37(P10)  
Proposal:                **1)** Variance to increase the lot coverage to 43.5 percent for primary structure not including attached shade structures. Maximum 40 percent allowed. **2)** Variance to increase the lot coverage to 49 percent for primary structure including attached shade structures. Maximum 45 percent allowed.
- Ordinance Sections: 612.B.Table B 612.B.Table B  
Applicant:               Darryl Herbel  
Representative:        Darryl Herbel  
Owner:                   Darryl Herbel
3.           Application #:           ZA-731-20-4  
Existing Zoning:           C-1, C-O  
Location:                1520, 1510, 1502 West Indian School Road and 4110, 4112, 4116, 4118 North 15th Avenue  
Quarter Section:        17-25(H7)  
Proposal:                **1)** Use permit to allow package liquor sales as an accessory use to a convenience market within 300 feet of a residential district. Use permit required. **2)** Variance to reduce the landscape setback adjacent to 15th Avenue to 8 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage. **3)** Variance to reduce the landscape setback adjacent to Indian School Road to 12 feet. Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage. **4)** Variance to increase the allowed height of site lighting fixtures and recessed lighting for the service canopy to 18 feet within 150 feet of a residential district. Maximum 15 feet permitted. **5)** Variance to reduce the landscape setback adjacent to a perimeter property line (west) not adjacent to a street to 5 feet. Minimum 10 feet required. **6)** Variance to reduce the building setback adjacent to a street (15th Avenue) to 22 feet. Average 25 feet required, minimum 20 permitted for up to 50% of structure.
- Ordinance Sections: 622.D.102.a 622.E.4.e 622.E.4.e 507 Tab A.II.A.8.3  
622.E.4.e 622.E.4.d  
Applicant:               Circle K Stores, Inc.  
Representative:        David Cisiewski, Law Office of David Cisiewski, PLLC  
Owner:                   Yee Shue Tang Fa, Circle K Stores, Inc.
4.           Application #:           ZA-732-20-1  
Existing Zoning:           S-1  
Location:                24208 North 53rd Avenue  
Quarter Section:        46-16(O5)  
Proposal:                **1)** Variance to reduce the rear yard (north) setback for a detached accessory structure to 20 feet. Minimum 50 feet required. **2)** Variance to reduce the side yard (west) setback for a detached accessory structure to 30 feet. Minimum 50 feet required.

Ordinance Sections: 603.B.3 603.B.3  
Applicant: Jerry Reyes, ALC Designers, LLC  
Representative: Andrew Thruston, PJ Hussey Construction  
Owner: Barry D. and Melissa K. Light

5. Application #: ZA-733-20-6  
Existing Zoning: R1-6  
Location: 8028 North 14th Place  
Quarter Section: 25-30(J9)  
Proposal: Use permit to allow a closed projection to project 21 feet into the rear yard (west) setback for no more than one-half the maximum width of the structure. Maximum 5 foot projection allowed.

Ordinance Sections: 701.A.3.a.(2).(d)  
Applicant: Rodney Sherrard, RS Architecture, LLC  
Representative: Rodney Sherrard, RS Architecture, LLC  
Owner: Brett Vandeberg, Vandeberg Enterprise, LLC

6. Application #: ZA-734-20-2  
Existing Zoning: R1-14  
Location: 5661 East Presidio Road  
Quarter Section: 32-41(L11)  
Proposal: Variance to reduce to the required side yard (east) setback to 10 feet. Minimum 15 feet required.

Ordinance Sections: 606.B.3.a  
Applicant: John M. & Tina B. Allen, John M & Tina B. Allen Revocable Trust  
Representative: John M. & Tina B. Allen, John M & Tina B. Allen Revocable Trust  
Owner: John M. & Tina B. Allen, John M & Tina B. Allen Revocable Trust

7. Application #: ZA-735-20-3  
Existing Zoning: R1-10  
Location: 3233 East Cholla Street  
Quarter Section: 29-35(K10)  
Proposal: Variance to reduce the required front yard (north) setback to 5 feet. Minimum 25 feet required.

Ordinance Sections: 611.B.Table B.  
Applicant: Robert A. Guiles  
Representative: Robert A. Guiles  
Owner: Robert A. Guiles

**1:30 PM**

8. Application #: ZA-626-20-7 (SIGN) (Continued from December 17, 2020)  
Existing Zoning: A-1  
Location: 224 North 59th Avenue  
Quarter Section: 10-14(F5)  
Proposal: **1)** Use permit for two faces of electronic message display for a new off-premise sign. Use permit required. **2)** Use permit for a new off-premise sign with a height of 70 feet. Use permit required. **3)** Variance to reduce required

spacing between off-premise signs to 510 feet. Minimum 1,000 foot spacing required.

Ordinance Sections: 705.2.E.3 705.2.B.4.b 705.2.B.2  
Applicant: Sarah Van Zanten, Clear Channel Outdoor  
Representative: Taylor Earl, Earl & Curley, P.C.  
Owner: ADOT

9. Application #: ZA-650-20-7 (SIGN)  
Existing Zoning: A-1  
Location: 2304 West Van Buren Street  
Quarter Section: 11-23(F7)  
Proposal: **1)** Variance to reduce required spacing between off-premise sign structures to 825 feet. Minimum 1,000 foot spacing required. **2)** Use permit for electronic message display for a new, single face, off-premise sign. Use permit required. **3)** Use permit for increased height of 60 feet for a new single face, off-premise sign. Use permit required.
- Ordinance Sections: 705.2.B.2 705.2.E.3 705.2.B.4.b  
Applicant: Audrey Buchanan, Foxpoint Interactive, LLC  
Representative: Peter Grover, Foxpoint Interactive, LLC  
Owner: Beth El Cemetery Corporation

10. Application #: ZA-730-20-7  
Existing Zoning: A-1  
Location: 4101 West Gibson Lane  
Quarter Section: 7-19(E6)  
Proposal: **1)** Use permit to allow a medical marijuana cultivation facility. Use permit required. **2)** Use permit to allow a medical marijuana infusion facility. Use permit required. **3)** Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility. **4)** Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.
- Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b  
Applicant: A&R Consultants, LLC  
Representative: Lindsay Schube, Gammage & Burnham, PLC  
Owner: Sindbad, LLC

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

1/12/2021