

**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 **June 3, 2021 9:00 AM (Items 1-8) and 1:30 PM (Items 9-15)**

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 [1420517823#](tel:1420517823), 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=e772453ca709dd837a81de47dfb5928fe>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - At: 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-370-13-3 (1-year review of use permit) (Continued from April 8, 2021)
Existing Zoning: A-1
Location: 2046 West Ironwood Drive
Quarter Section: 28-24(K7)
Proposal: Use permit to allow a medical marijuana cultivation facility. Use permit required.
Ordinance Sections: 627.D.91.a.
Applicant: Nolan Ryan
Representative: Jacob Cohen
Owner: Nolan Ryan

2. Application #: ZA-102-21-4 (Continued from April 8, 2021)
Existing Zoning: R1-6 HP
Location: 1644 North Palmcroft Way
Quarter Section: 13-26(G8)
Proposal: **1)** Variance to allow an over height wall (8 feet) in the required rear yard (west). Maximum 6 feet allowed. **2)** Variance to allow an over height wall (7 feet) in the required side yard (south). Maximum 6 feet allowed.
Ordinance Sections: 703.A.2.c 703.A.2.c
Applicant: Jeff Scott Densic
Representative: Jeff Scott Densic
Owner: Jeff Scott Densic
3. Application #: ZA-196-21-7
Existing Zoning: A-1
Location: 1236 North 57th Avenue
Quarter Section: 12-15(G5)
Proposal: **1)** Variance to reduce the setback from a public and/or private right-of-way to 28 feet for a visible wireless communication facility. Minimum 75 foot setback required. **2)** Variance to allow a 1,400 square foot wireless communication facility equipment enclosure. Maximum 600 square feet permitted.
Ordinance Sections: 715.B.3.a.(2).(c) 715.B.4.b.(1)
Applicant: Dino Pergola, Pinnacle Consulting Inc
Representative: Dino Pergola, Pinnacle Consulting Inc
Owner: ADOT
4. Application #: ZA-200-21-3
Existing Zoning: RE-35
Location: 5426 East Cortez Avenue
Quarter Section: 30-40(K11)
Proposal: **1)** Variance to allow an over height (20 feet) accessory structure located in the side yard (west) setback. Maximum 8 feet in height permitted. **2)** Use permit to allow an over height (20 feet) accessory structure located in the rear yard (north) setback. Maximum 15 feet in height permitted.
Ordinance Sections: 706.C 706.G
Applicant: Mike Elmore, Elmore Family Trust
Representative: Rick Hamilton, Hamilton Architecture
Owner: Mike Elmore, Elmore Family Trust
5. Application #: ZA-201-21-5
Existing Zoning: R1-6
Location: 4427 North 106th Avenue
Quarter Section: 17-3(H2)
Proposal: **1)** Use permit to allow a home occupation to generate traffic. Use permit required. **2)** Use permit to obtain official

approval of a home occupation (internet firearm sales).
Use permit required.

Ordinance Sections: 608.E.3.h.(1). 608.E.3.h.(5).
Applicant: Arlynn Addington, Atomic Fox, LLC
Representative: Arlynn Addington, Atomic Fox, LLC
Owner: Robert James Bagley

6. Application #: ZA-203-21-8
Existing Zoning: R1-6
Location: 1106 North 19th Street
Quarter Section: 12-31(G9)
Proposal: Variance to reduce the rear yard setback (west) to 17 feet.
Minimum 25 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Martin Ramirez
Representative: Rudy Valenzuela
Owner: Martin Ramirez

7. Application #: ZA-204-21-4
Existing Zoning: C-2
Location: 4219 North 19th Avenue
Quarter Section: 17-25(H7)
Proposal: **1)** Variance to reduce the street side building setback along 19th Avenue (west) to 13 feet. Average of 25 feet is required, minimum 20 feet permitted for up to 50 percent of structure, including projections. **2)** Variance to reduce the streetscape landscape setback along 19th Avenue (west) to 13 feet. An average of 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50 percent of the frontage. **3)** Variance to reduce the perimeter property line landscape setback (east) to 0 feet. Minimum 10 foot landscape setback required.

Ordinance Sections: 623.E.4.d 623.E.4.e 623.E.4.e
Applicant: Andrew Boubel, Desert Ridge Design, LLC
Representative: Andrew Boubel, Desert Ridge Design, LLC
Owner: Sergio Moreno, Sunset Properties & Enterprises

8. Application #: ZA-205-21-1
Existing Zoning: R1-18
Location: 4609 West Mosier Pass
Quarter Section: 47-18(O6)
Proposal: **1)** Variance to allow a 27 percent lot coverage. Maximum 25 percent lot coverage permitted. **2)** Variance to reduce the rear yard setback to 27 feet. Minimum 30 feet required.

Ordinance Sections: 610.B.Table 610.B.Table
Applicant: Tyler Green, Tyler Green Architect
Representative: Tyler Green, Tyler Green Architect
Owner: Aaron and Shannah Billerbeck

1:30 PM

9. Application #: ZA-199-21-1 (SIGN)
Existing Zoning: PSC
Location: 4213-4251 West Bell Road
Quarter Section: 36-19(M6)
Proposal: Use permit to adopt the Bell Plaza Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2
Applicant: Chris Totton, Bootz & Duke Sign, Co.
Representative: Chris Totton, Bootz & Duke Sign, Co.
Owner: Gregory Wright, Estrella Commercial Properties, Belcarra
10. Application #: ZA-198-21-2
Existing Zoning: RE-35
Location: 5911 East Cactus Road
Quarter Section: 30-41(K11)
Proposal: Variance to allow an over height fence (6 feet) in the required front yard (north) setback. Maximum 40 inches permitted.
Ordinance Sections: 703.A.2.a
Applicant: Kevin Ahern, Ahern Family Trust
Representative: Kevin Ahern, Ahern Family Trust
Owner: Kevin Ahern, Ahern Family Trust
11. Application #: ZA-202-21-2
Existing Zoning: R1-8
Location: 6711 East Beverly Lane
Quarter Section: 36-43(M12)
Proposal: Variance to reduce the side yard setback (east) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 612.B.Table B
Applicant: Sandra Wilson
Representative: Sandra Wilson
Owner: Sandra Wilson
12. Application #: ZA-207-21-4
Existing Zoning: C-2 TOD-1 WSNSPD
Location: 100 East Camelback Road
Quarter Section: 19-28(H8)
Proposal: Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Dapper and Stout Coffee Company) within 500 feet of a residential zoning district. Use permit required.
Ordinance Sections: 623.D.157.c
Applicant: Aaron Lopo, Dapper Uptown, LLC, Dapper & Stout Coffee, Co.
Representative: Jeffrey C. Miller, Arizona Liquor Industry Consultants
Owner: Levine Investments Limited Partnership

