

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 **August 19, 2021 9:00 AM (Items 1-8) and 1:30 PM (Items 9-16)**

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 [1822044766#](tel:1822044766), 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=ed83771701b0219875b5853b9f250e7c0>
- **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-102-21-4 (Continued from June 3, 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
2. Application #: ZA-196-21-7 (Continued from June 3, 2021)
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
3. Application #: ZA-349-21-8
Existing Zoning: R1-6 BAOD
Location: 2305 and 2309 East South Mountain Avenue
Quarter Section: 02-32(C9)
Proposal: Variance to reduce the lot width to 30 feet. Minimum 60 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Jordan Evan Greenman, J.E. Greenman Consulting, LLC
Representative: Jordan Evan Greenman, J.E. Greenman Consulting, LLC
Owner: Hector Flores
4. Application #: ZA-355-21-8
Existing Zoning: R1-6
Location: 2720 North 27th Street
Quarter Section: 14-33(G9)
Proposal: Variance to reduce side setback (South) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 613.Table B
Applicant: Geoffrey Holdermiller, Affordable home Improvements
Representative: Geoffrey Holdermiller, Affordable home Improvements
Owner: Nicole Harraway
5. Application #: ZA-356-21-4
Existing Zoning: R-5 RI
Location: 2701 North 7th Street
Quarter Section: 14-29(G8)
Proposal: Variance to allow an over height fence (6 feet) in the required front yard (west). Maximum 40 inches permitted.
Ordinance Sections: 703.A.3.a

Applicant: Mario Fontes, Alt Med Ctr.
Representative: Malissa Stawick, Natural Medicine & Detox
Owner: Mario Fontes, Alt Med Ctr.

6. Application #: ZA-358-21-6
Existing Zoning: R1-10
Location: 535 West Berridge Lane
Quarter Section: 21-27(I8)
Proposal: Variance to allow an over height fence (9 feet) in the required rear yard setback (south). Maximum 6 feet permitted.
Ordinance Sections: 703.A.2.c
Applicant: Trevor Strawhecker
Representative: Trevor Strawhecker
Owner: Matthew Sniegowski

7. Application #: ZA-359-21-8
Existing Zoning: C-1 FCOD SPVTABDO
Location: 2701 East Broadway Road
Quarter Section: 4-33(E9)
Proposal: **1)** Variance to reduce the required rear building setback (South) to 5 feet. Average 25 foot and minimum 20 foot for up to 50 percent of structures required. **2)** Variance to reduce the required street side landscape setback (27th Street) to 5 feet. Average 25 foot and minimum 20 foot for up to 50 percent of structures required. **3)** Variance to reduce the landscaping in the surface parking lot to 5 percent. Minimum 15 percent required. **4)** Variance to reduce the usable hardscape and/or landscaped open space adjacent to the building to 13 percent of the gross lot area. Minimum 15 percent required. **5)** Variance to reduce the required parking located behind the building to 25 percent. Minimum 75 percent of the required parking shall be located behind the building. **6)** Variance to increase the wall height to 72 inches adjacent to the street (27th Street). Maximum 40 inches permitted. **7)** Variance to increase the wall height to 72 inches adjacent to the street (Broadway Road). Maximum 40 inches permitted. **8)** Variance to reduce the required rear landscape setback (South) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 622.E.4.d 622.E.4.e 660.F.1.f 660.F.2.a 660.F.1.b 703.A.3.a 703.A.3.a 622.E.4.e
Applicant: Andrew Merchant, Merchant Design Group
Representative: Andrew Merchant, Merchant Design Group
Owner: Carreon Isaias

8. Application #: ZA-361-21-4
Existing Zoning: WU Code T3:2 MT, & T5:6 MT

Location: 375 East Sheridan Street and 2320, 2332, 2330 and 2302 North 7TH Street
Quarter Section: 14-28(G8)
Proposal: **1)** 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. **2)** Variance to increase the maximum building setback for a primary frontage (east) to 16 feet. Maximum 12 feet permitted. **3)** Variance to increase the maximum building setback for a secondary frontage (south) to 14 feet. Maximum 10 feet permitted.
Ordinance Sections: 702.B.2.b.(5) 1303.B.Table1303.2 1303.B.Table1303.2
Applicant: Jeff Jones, Embrey Partners
Representative: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: MBA 7th St, LLC

1:30 PM

9. Application #: ZA-354-21-2
Existing Zoning: RE-24
Location: 6702 East Sweetwater Avenue
Quarter Section: 32-43(L12)
Proposal: **1)** Variance to reduce the required front yard setback (south) to 11 feet. Minimum 30 feet required. **2)** Variance to increase the lot coverage to 39 percent. Maximum 30 percent allowed for structures 1 story and under 20 feet in height.
Ordinance Sections: 606.B.2 606.B.5
Applicant: Mr. and Mrs. John Elef
Representative: Scott Neiss, 10 East Studio, LLC
Owner: Scott Neiss, 10 East Studio, LLC
10. Application #: ZA-357-21-4
Existing Zoning: R1-6
Location: 5328 West Roanoke Avenue
Quarter Section: 14-16(G5)
Proposal: **1)** Variance to reduce the required side yard setback (east) to 0 feet. Minimum 3 feet required. **2)** Variance to reduce the required front yard setback (south) to 4 feet. Minimum 20 feet required.
Ordinance Sections: 613.B.TableB 613.B.TableB
Applicant: Antonio Balderas Tena
Representative: Antonio Balderas Tena
Owner: Antonio Balderas Tena
11. Application #: ZA-360-21-1
Existing Zoning: RE-35
Location: 4303 West Banff Lane
Quarter Section: 34-18(L6)

- Proposal: Variance to allow an over height (16 feet) accessory structure located in the side yard (west) setback. Maximum 8 feet in height permitted.
 Ordinance Sections: 706.C
 Applicant: James A. Meringer, Meripack, Inc.
 Representative: James A. Meringer, Meripack, Inc.
 Owner: Bryan Stevens
12. Application #: ZA-362-21-2
 Existing Zoning: R1-10
 Location: 15041 North 49th Street
 Quarter Section: 34-39(L11)
 Proposal: Variance to reduce the required rear yard setback (south) to 10 feet. Minimum 25 feet setback required.
 Ordinance Sections: 611.B.Table B
 Applicant: Steven R. Goodstein
 Representative: Terry Roach, Design Development Associates
 Owner: Steven R. Goodstein
13. Application #: ZA-363-21-6
 Existing Zoning: C-1
 Location: Northeast corner of 32nd Street and Campbell Avenue
 Quarter Section: 18-35(H10)
 Proposal: Variance to reduce the required building setback (north) to 25 feet. Minimum 50 feet required.
 Ordinance Sections: 622.E.4.d
 Applicant: Aaron Klusman, Klusman Family Holdings, LLC
 Ed Bull, Burch & Cracchiolo, P.A.
 Representative: Ed Bull, Burch & Cracchiolo, P.A.
 Owner: Aaron Klusman, Klusman Family Holdings, LLC
14. Application #: ZA-364-21-3
 Existing Zoning: S-1
 Location: 16230 North 16th Street
 Quarter Section: 36-30(M9)
 Proposal: **1)** Variance to reduce the side yard setback (south) to 20 feet for a detached accessory structure. Minimum 50 feet required. **2)** Variance to reduce the rear yard setback (south) to 20 feet for a detached accessory structure. Minimum 50 feet required.
 Ordinance Sections: 603.B.3 603.B.3
 Applicant: Jim & Debra Abraham
 Representative: Jim & Debra Abraham
 Owner: Jim & Debra Abraham
15. Application #: ZA-365-21-2
 Existing Zoning: A-1 DVAO

Location: 1610 East Deer Valley Drive
Quarter Section: 43-31(N9)
Proposal: **1)** Variance to allow outdoor uses, outdoor storage, or open buildings 15 feet from a public street (16th Street). Minimum 75 feet required. **2)** Variance to allow outdoor uses, outdoor storage, or open buildings 30 feet from a public street (Deer Valley Drive). Minimum 75 feet required. **3)** Variance to reduce the setback from the interior lot line (west) to 15 feet. Minimum 20 feet required.
Ordinance Sections: 627.F.2.b.(3) 627.F.2.b.(3) 626.H.1.Table
Applicant: Jack Gilmore, Gilmore Planning & Landscape Architecture
Representative: Jack Gilmore, Gilmore Planning & Landscape Architecture
Owner: Morton Development, LLC

16. Application #: ZA-366-21-2
Existing Zoning: C-2 PCD
Location: 7144 East Acoma Drive
Quarter Section: 33-44(L12)
Proposal: Use permit to allow temporary use (shading canopy) for up to 36 months. Use permit required.
Ordinance Sections: 708.B
Applicant: Colleen Matsuura, Shane, Co.
Representative: Julie Valenti, Shane, Co.
Owner: Craig Farkas, Harold Davidson & Associates, Inc.

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.

8/3/2021