

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 11, 2022 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 [25516988184#](tel:25516988184), 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=ee2c106f14be13055f733eaf07714e4af>
- **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-205-22-3
Existing Zoning: R1-10
Location: 13064 North Surrey Circle
Quarter Section: 32-26(L8)
Proposal: Variance to reduce the rear yard setback (north) to 3 feet.
Minimum 25 feet required.
Ordinance Sections: 611.B.Table B
Applicant: Chris Lasch, Aranda/Lasch
Representative: Chris Lasch, Aranda/Lasch
Owner: Scott and Elaine McEwen

2. Application #: ZA-283-22-6
 Existing Zoning: R-5
 Location: 4210, 4220, 4248 North 32nd Street
 Quarter Section: 17-34(H10)
 Proposal: **1)** Time extension for ZA-249-21, use permit to modify stipulation number 2 from case ZA-658-20 regarding access. Use permit required. **2)** Time extension for ZA-249-21, variance to reduce the required west setback (north) to 6 feet. Minimum 10 feet required. **3)** Time extension for ZA-249-21, variance to reduce the required south setback (west) to 2 feet. Minimum 10 feet required.
 Ordinance Sections: 307.A.7 618.B.Table B 618.B.Table B
 Applicant: Israel Lozoya, Moderna Architects, LLC
 Representative: Mike March, Moderna Architects, LLC
 Owner: Taylor Robinson, 4220 Holdings, LLC

3. Application #: ZA-286-22-3
 Existing Zoning: R1-10
 Location: 3216 East Shangri La Road
 Quarter Section: 29-35(K10)
 Proposal: **1)** Variance to reduce the front yard setback (southeast) to 10 feet. Minimum 25 feet required. **2)** Variance to reduce the rear yard setback (west) to 10 feet. Minimum 25 feet required.
 Ordinance Sections: 611.B.Table B 611.B.Table B
 Applicant: Brian Cameron
 Representative: Jennifer Hall, Rose Law Group
 Owner: Brian Cameron

4. Application #: ZA-288-22-8
 Existing Zoning: R-3, R-3 SP (Approved A-1) RSI
 Location: 3830 South 18th Street
 Quarter Section: 5-31(E9)
 Proposal: Use permit to allow a residential use in the A-1 zoning district. Use permit is required.
 Ordinance Sections: 627.D.1
 Applicant: 18th & Raymond, LLC
 Representative: Jennifer Hall, Rose Law Group
 Owner: 18th & Raymond, LLC

5. Application #: ZA-290-22-7
 Existing Zoning: R-2
 Location: 4775 West Sothern Avenue and 6208 South 47th Avenue
 Quarter Section: 2-17(D5)
 Proposal: Variance to reduce the required streetside perimeter building setback (north) for Lot 1 to 10 feet. Minimum 15 feet required.
 Ordinance Sections: 614.Table A
 Applicant: Benjamin Graff, Quarles & Brady, LLP

Representative: Benjamin Graff, Quarles & Brady, LLP
Owner: Matthew Avrhami, Montana Del Sur Owner, LLC

6. Application #: ZA-292-22-8
Existing Zoning: R1-18 PRD
Location: Southwest corner of 35th Avenue and Elliot Road
Quarter Section: 03-20(C6) 04-20(C6)
Proposal: Time extension for ZA-271-20, variance to reduce the front yard setback to 15 feet for 165 lots. Minimum 25 feet required.
Ordinance Sections: 610.B.Table
Applicant: Jason VP Land Entitlements, TriPointe Homes
Representative: Megan Neal, Land Entitlements, TriPointe Homes
Owner: Marakay 91, LLC, TriPointe Homes

7. Application #: ZA-320-22-8
Existing Zoning: DTC-Warehouse
Location: Southwest corner of 5th Street and Lincoln Street
Quarter Section: 9-28(F8)
Proposal: **1)** Variance to increase the maximum building setback on Grant Street (south) to 9 feet. Maximum 5 feet permitted. **2)** Variance to reduce the streetscape zone on Grant Street (south) to 5 feet. Minimum 14 feet required. **3)** Variance to increase the maximum building setback on 5th street (east) to 22 feet. Maximum 5 feet permitted. **4)** Variance to decrease the streetscape zone on 5th street (east) to 0 feet. Minimum 8 feet required. **5)** Variance to reduce the minimum sidewalk width on 5th street (east) to 0 feet. Minimum 6 feet required. **6)** Variance to increase the maximum building setback on Lincoln Street (north) to 9 feet. Maximum 5 feet permitted
Ordinance Sections: 1222.E. 1222.E 1222.E 1222.E 1222.E 1222.E
Applicant: Todd Gosselink, Trinsic Residential Group
Representative: Benjamin Tate, Withey Morris, PLC
Owner: HF MAC 475 E Lincoln, LLC

8. Application #: ZA-278-22-8
Existing Zoning: A-1
Location: 3303 South 40th Street
Quarter Section: 6-37(E10)
Proposal: **1)** Time extension for ZA-243-21, use permit to allow a medical marijuana dispensary. Use permit required. **2)** Time extension for ZA-243-21, variance to allow a medical marijuana dispensary within 5280 feet of another facility of the same type. Minimum 5280 feet of separation required.
Ordinance Sections: 627.D.92.a 627.D.92.d
Applicant: Proxima C., LLC
Representative: Lindsay Schube, Gammage & Burnham, PLC
Owner: Second Time Around Investments, LLC

1:30 PM

9. Application #: ZA-275-22-2 (SIGN)
Existing Zoning: CP/GCP PCD
Location: 7102 East Acoma Drive
Quarter Section: 33-44(L12) 34-44(L12)
Proposal: **1)** Use Permit for a major amendment to the Kierland
 Comprehensive Sign Plan. Use Permit required.
Ordinance Sections: 705.E.2.d(2) 705.E.2.b(3)
Applicant: Darshan Dawson, Arizona Commercial Signs
Representative: Darshan Dawson, Arizona Commercial Signs
Owner: Dr. Ronald Caniglia, Caniglia Facial Plastic Surgery Center
10. Application #: ZA-255-22-6
Existing Zoning: R1-10
Location: 4531 North 29th Way
Quarter Section: 18-34(H10)
Proposal: Variance to allow an over height fence (8 feet) located in
 the required side yards (north and west) and required rear
 yard (east). Maximum 6 feet allowed.
Ordinance Sections: 703.A.2.c
Applicant: Chris & Christy O'Gara, The O'Gara Family Trust
Representative: Chris & Christy O'Gara, The O'Gara Family Trust
Owner: Chris & Christy O'Gara, The O'Gara Family Trust
11. Application #: ZA-289-22-7
Existing Zoning: DTC-Downtown Gateway
Location: 701 North Central Avenue
Quarter Section: 11-28(F8)
Proposal: Use permit to allow surface parking as an interim use. Use
 permit required.
Ordinance Sections: 1204.D
Applicant: 701 North Central Owner, LLC
Representative: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: 701 North Central Owner, LLC
12. Application #: ZA-293-22-6
Existing Zoning: R1-6
Location: 7718 North 13th Place
Quarter Section: 24-30(J9)
Proposal: Variance to reduce the rear yard (north) setback to 3 feet.
 Minimum 25 feet required.
Ordinance Sections: 613.B.Table B
Applicant: James Meringer, Meripack, Inc.
Representative: James Meringer, Meripack, Inc.
Owner: Julia Blubaugh Blake
13. Application #: ZA-294-22-4
Existing Zoning: R1-6

Location: 2314 West Missouri Avenue
Quarter Section: 20-23(17)
Proposal: Variance to allow an over height wall (8 feet in height) in the required side and rear yard setbacks. Maximum 6 feet allowed.
Ordinance Sections: 703.A.2.c
Applicant: Nathan Palmer, Westlyn Law, LLC
Representative: Nathan Palmer, Westlyn Law, LLC
Owner: Nicholas Zalkow, Lucayan Properties, LLC

14. Application #: ZA-295-22-6
Existing Zoning: R-O
Location: 701 East Northern Avenue
Quarter Section: 24-29(J8)
Proposal: Time Extension for ZA-267-20, variance to reduce the side yard setback (east) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 620.C.4
Applicant: Coe and Van Loo Consultants, Inc.
Representative: Coe and Van Loo Consultants, Inc.
Owner: Northern Grove Phoenix, LLC

15. Application #: ZA-287-22-8
Existing Zoning: C-2
Location: 1621 North 40th Street
Quarter Section: 13-37(G10)
Proposal: 1) Time Extension for ZA-260-20, use permit to allow a medical marijuana dispensary facility. Use permit required. 2) Time Extension for ZA-260-20, variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required. 3) Time Extension of ZA-260-20, variance to allow a medical marijuana dispensary facility within 5,280 feet of the same type of use. Minimum 5,280 feet of separation required.
Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.e
Applicant: Lindsay C. Schube, Gammage & Burnham, PLC
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: BJRM Enterprises, 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 Leslie Scott at 602-376-3981, leslie.scott@phoenix.gov TTY: Use 7-1-1.

7/27/2022