

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 18, 2022 at 9:00 AM (Items 1-7) and 1:30 PM (Items 8-15)**.

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 [25525312700#](tel:25525312700), 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=e9dc57b88c9f5ec1df2bdd1f8b7c9b1df>
- **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-194-22-6 (Continued from June 23, 2022)
Existing Zoning: RE-35 ACSPD
Location: 5649 East Rockridge Road
Quarter Section: 18-41(H11)
Proposal: **1)** Variance to reduce the required minimum lot depth to 160 feet for Lot K. Minimum 175 feet required. **2)** Variance to reduce the required front setback (north) to 15 feet for Lot K. Minimum 40 feet required. **3)** Variance to reduce the minimum lot width to 20 feet for Lot L. Minimum 150 feet of width required.
Ordinance Sections: 609.B.Table 609.B.Table 609.B.Table

- Applicant: Cassandra Ayres, Berry Riddell, LLC
 Representative: Cassandra Ayres, Berry Riddell, LLC
 Owner: Sam Kendrick, K2 Signature Homes, LLC
2. Application #: ZA-304-22-6
 Existing Zoning: R1-6
 Location: 3008 North 53rd Place
 Quarter Section: 15-40(G11)
 Proposal: Variance to reduce the side yard (north) setback to 4 feet. Minimum 10 feet required.
 Ordinance Sections: 613.B.Table B
 Applicant: Jayton and Jessica Jadlot
 Representative: Michael Kolejka, MK Architects, PLC
 Owner: Jayton and Jessica Jadlot
3. Application #: ZA-305-22-6
 Existing Zoning: RE-24
 Location: 5735 North 23rd Place
 Quarter Section: 20-32(I9)
 Proposal: Variance to reduce the required front yard setback (west) to 30 feet. Minimum 40 feet required.
 Ordinance Sections: 606.B.2
 Applicant: Doug Rusk, Architect, Designline Architects, LLC
 Representative: Doug Rusk, Architect, Designline Architects, LLC
 Owner: Matt & Lori Macleod
4. Application #: ZA-306-22-7
 Existing Zoning: DTC-Roosevelt East
 Location: 629 North 2nd Avenue
 Quarter Section: 11-27(F8)
 Proposal: **1)** Variance to reduce the combined depth of the drive aisle and parking space to 60 feet for a double loaded drive aisle. Minimum 62 feet required. **2)** Variance to reduce the required parking stall width for non-residential uses to 8.5 feet. Minimum 9.5 feet required.
 Ordinance Sections: 702.B.2.b.(5) 702.B.2.a.(1).(a)
 Applicant: XSC Phoenix Basecamp Investment, LLC
 Representative: Nick Wood, Esq., Snell & Wilmer, LLP
 Owner: XSC Phoenix Basecamp Investment, LLC
5. Application #: ZA-308-22-6
 Existing Zoning: C-2
 Location: 3407 North 24th Street
 Quarter Section: 16-33(H9)
 Proposal: Variance to allow a tobacco oriented retailer to be located within 1,320 feet of a church. Minimum 1,320 feet separation required.
 Ordinance Sections: 623.D.194.b

Applicant: Gewarges Janko, 24th Street Cigar Lounge
Representative: Gewarges Janko, 24th Street Cigar Lounge
Owner: Gewarges Janko, 24th Street Cigar Lounge

6. Application #: ZA-309-22-6
Existing Zoning: R1-10
Location: 1927 East Cactus Wren Drive
Quarter Section: 23-31(I9)
Proposal: Use permit to allow an over height (17 feet) detached accessory structure within the rear yard setback.
Ordinance Sections: 706.G
Applicant: Dennis Scully
Representative: Dennis Scully
Owner: Dennis Scully

7. Application #: ZA-298-22-2
Existing Zoning: C-2
Location: 16635 North Tatum Boulevard
Quarter Section: 36-39(M11)
Proposal: **1)** Use permit to allow a medical marijuana dispensary facility. Use permit required. **2)** Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district.
Ordinance Sections: 623.D.124.a 623.D.124.f
Applicant: Larry Lazarus, Lazarus & Silvyn, P.C.
Representative: Larry Lazarus, Lazarus & Silvyn, P.C.
Owner: Walter Perrine, Per Guy Blockbuster, LLC

1:30 PM

8. Application #: ZA-164-22-1 (SIGN) (Continued from June 30, 2022)
Existing Zoning: C-2
Location: 1710 West Happy Valley Road
Quarter Section: 47-25(O7)
Proposal: **1)** Use permit to adopt the Happy Valley Crossroads Comprehensive Sign Plan. Use permit required. **2)** Use permit to amend the boundary of the North Valley Plaza Comprehensive Sign Plan. Use permit required. **3)** Use permit to allow electronic message display on two faces of a new ground sign. Use permit required.
Ordinance Sections: 705.E.2 705.E.2 705.C.13
Applicant: Chris Totton, Bootz and Duke Sign Company
Representative: Kristi Trisko, Bootz and Duke Sign Company
Owner: Charles Eckert, 1730 West, LLC

9. Application #: ZA-302-22-6 (SIGN)
Existing Zoning: C-2
Location: 3545 East Indian School Road
Quarter Section: 16-35(H10)

- Proposal: Use permit to adopt the Local Board Comprehensive Sign Plan. Use permit required.
 Ordinance Sections: 705.E.2
 Applicant: Ana Jones, Trademark Visual, Inc
 Representative: Ana Jones, Trademark Visual, Inc
 Owner: Katrina Barrett, Local Board, LLC
10. Application #: ZA-286-17-7 (1 Year Review of Use Permit)
 Existing Zoning: A-1
 Location: 1801 South 35th Avenue
 Quarter Section: 8-21(F6)
 Proposal: **1)** Use Permit to allow a homeless shelter closer than 1,320 feet from a residential district. Minimum 1,320 feet separation required. **2)** Variance to allow an over height wall (6 feet) in the required street side setback (north). Maximum 40 inches allowed. **3)** Variance to allow an over height wall (6 feet) in the required street side setback (west). Maximum 40 inches allowed.
 Ordinance Sections: 627.D.1 703.A.3.a 703.A.3.a
 Applicant: Wendy Riddell, Berry Riddell LLC
 Representative: Wendy Riddell, Berry Riddell LLC
 Paul Gilbert, Beus Gilbert
 Owner: Jay Cory, Phoenix Rescue Mission
11. Application #: ZA-260-18-7 (1 Year Review of Use Permit)
 Existing Zoning: A-1
 Location: 1801 South 35th Avenue
 Quarter Section: 8-21(F6)
 Proposal: Use permit to modify Stipulation 7 of ZA-286-17, to increase the number of recovery program residents from 250 to 400. Maximum 250 recovery program residents per ZA-286-17.
 Ordinance Sections: 307
 Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: Jay Cory, Phoenix Gospel Mission, Inc.
12. Application #: ZA-296-22-8
 Existing Zoning: R-5
 Location: 425 North 32nd Place
 Quarter Section: 11-35(F10)
 Proposal: Use permit to use the Planned Residential Development (PRD) option. Use permit required.
 Ordinance Sections: 618.B.Table B
 Applicant: Edmir Dzudza, E-Project, LLC
 Representative: Leonard Saguid, E-Project, LLC
 Owner: C/O SITI NG, Southwest Property, LLC

13. Application #: ZA-300-22-3
Existing Zoning: A-1
Location: 9414 North 25th Avenue
Quarter Section: 27-23(J7)
Proposal: Use permit to allow a shelter for individuals experiencing homelessness. Use permit required if located on a lot within 1,320 feet from a residential district.

Ordinance Sections: 627.D.1.
Applicant: Dan Hines, Community Bridges, Inc.
Representative: Stephen Anderson, Gammage & Burnham
Owner: Ottawa University, Kansas Non-Profit Corporation
14. Application #: ZA-301-22-6
Existing Zoning: C-1
Location: 4730 East Indian School Road, Suites 121 and 123
Quarter Section: 17-38(H11)
Proposal: Use permit to allow the sale of alcoholic beverages. Use permit required.

Ordinance Sections: 622.D.150.a
Applicant: Ryan Field, Wake & Baked, LLC
Representative: Robert Leavitt, Arizona Liquor Industry Consultants
Owner: Jessica Farrow, Proequity
15. Application #: ZA-303-22-6
Existing Zoning: R1-6
Location: 6539 North 13th Street
Quarter Section: 22-30(I9)
Proposal: Variance to reduce the required side setback (south) to 5 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Daniel Gilkarov
Representative: Gavriel Gilkarov
Owner: Daniel Gilkarov

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 Les Scott at 602-376-3981, leslie.scott@phoenix.gov TTY: Use 7-1-1.

8/3/2022