

## 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 **November 22, 2022 9:00 AM (Items 1-8) and 1:30 PM (Items 9-15)**

**Meeting will be held virtually. To participate, see instructions outlined below.**

### **OPTIONS TO ACCESS THE MEETING**

- **Call-in to listen** to the live meeting: Dial **602-666-0783**, Enter meeting access code [25571287939#](tel:25571287939), 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=e4b5e62f177c14f5e8a6e86c56571062f>
- **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-520-21-1 (1-Year Review of Use Permit)  
              Existing Zoning:       C-2  
              Location:            2805 West Agua Fria Freeway  
              Quarter Section:   40-22(N7)  
              Proposal:            Use permit to allow food and beverage to be dispensed from a vehicle within a farmers market. Use permit required.  
              Ordinance Sections: 622.D.63.b  
              Applicant:           Marie Aliser, Pinnacle Peak Farmers Market  
              Representative:   Marie Aliser, Pinnacle Peak Farmers Market  
              Owner:               DDRA Community Centers Eight, LP

2.           Application #:           ZA-475-22-6  
Existing Zoning:           R1-6  
Location:                   3831 North 34th Street  
Quarter Section:           16-35(H10)  
Proposal:                   Use permit to allow a dependent care facility for 7 to 12 dependents. Use permit required.  
  
Ordinance Sections:       608.F.4  
Applicant:                 Monika Phillips, Blossom Family Preschool  
Representative:           Monika Phillips, Blossom Family Preschool  
Owner:                     Scott and Monika Phillips
3.           Application #:           ZA-476-22-4  
Existing Zoning:           R1-6  
Location:                   1107 North 27th Lane  
Quarter Section:           12-22(G7)  
Proposal:                   **1)** Variance to reduce the side yard setback (north) to 0 feet. Minimum 10 feet required. **2)** Variance to reduce the rear yard setback (east) to 18 feet. Minimum 25 feet required. **3)** Variance to allow a 40.26 percent lot coverage. Maximum 40 percent lot coverage permitted.  
  
Ordinance Sections:       613.B.Table B 613.B.Table B 613.B.Table B  
Applicant:                 Diego F Munoz, Munoz Complete Drafting Services, LLC  
Representative:           Diego F Munoz, Munoz Complete Drafting Services, LLC  
Owner:                     Socorro Fuentes
4.           Application #:           ZA-478-22-7  
Existing Zoning:           C-2  
Location:                   Southwest corner of 67th Avenue and Broadway Road  
Quarter Section:           4-12(E4)  
Proposal:                   Variance to reduce the required landscape setback along Broadway Road to 0 feet. Minimum 20 feet required.  
  
Ordinance Sections:       703.B.3  
Applicant:                 Sean J. Doyle, Tiffany & Bosco, P.A.  
Representative:           Sean J. Doyle, Tiffany & Bosco, P.A.  
Owner:                     Taylor Morrison, BTR at 67th Avenue & Broadway, LLC
5.           Application #:           ZA-479-22-7  
Existing Zoning:           DTC-Van Buren ACOD  
Location:                   416 North 7th Avenue  
Quarter Section:           11-26(F8)  
Proposal:                   Use permit to allow outdoor liquor service as an accessory to a restaurant (Cocina Adamex). Use permit required.  
  
Ordinance Sections:       1204.D  
Applicant:                 Adriana Zapata, Adamex Restaurant, LLC  
Representative:           Adriana Zapata, Adamex Restaurant, LLC  
Owner:                     Felix Lopez, Azteca Bakeries, Inc.

6. Application #: ZA-482-22-3  
Existing Zoning: R1-10  
Location: 132 West Las Palmaritas Drive  
Quarter Section: 25-27(J8)  
Proposal: Variance to reduce the side yard (west) setback to 3 feet.  
Minimum 10 feet required.  
Ordinance Sections: 611.Table.B  
Applicant: Amanda Neiman  
Representative: Amanda Neiman  
Owner: Neiman Tanner 2001 Revocable Trust/Amanda

7. Application #: ZA-484-22-4  
Existing Zoning: R1-6 HP  
Location: 302 West Palm Lane  
Quarter Section: 13-27(G8)  
Proposal: Variance to allow an over height wall (7 feet) in the rear  
yard setback (north) and side yard setback (east).  
Maximum height allowed 6 feet.  
Ordinance Sections: 703.A.2.c  
Applicant: Eric Chapman and David Weiss  
Representative: Eric Chapman and David Weiss  
Owner: Eric Chapman and David Weiss

8. Application #: ZA-486-22-7  
Existing Zoning: C-2 SPVTABDO  
Location: 20 and 102 West Roeser Road  
Quarter Section: 4-27(E8)  
Proposal: Use permit to allow two drive-through facilities as  
accessory uses to restaurants within 300 feet of a  
residential district. Use permit required.  
Ordinance Sections: 623.D.157.d.(2)  
Applicant: Shaine T. Alleman, Tiffany & Bosco, P.A.  
Representative: Shaine T. Alleman, Tiffany & Bosco, P.A.  
Owner: Roeser Plaza, LLC

**1:30 PM**

9. Application #: ZA-322-22-3  
Existing Zoning: C-2  
Location: 8831 North Central Avenue  
Quarter Section: 26-28(J8)  
Proposal: Variance to allow 63% lot coverage. Maximum 50% lot  
coverage permitted.  
Ordinance Sections: 623.E.4.h.  
Applicant: Justin Tidwell, Solar Covered Parking, LLC  
Representative: Justin Tidwell, Solar Covered Parking, LLC  
Owner: Jim Mapstead, 8837 North Central, LLC, Accurate Signs

10.       Application #:           ZA-481-22-7  
Existing Zoning:           C-3 ACOD CMOD  
Location:                   749 West Taylor Street and 750 West Polk Street  
Quarter Section:           11-26(F8)  
Proposal:                   **1)** Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required. **2)** Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.  
Ordinance Sections:       623.D.9.a 623.D.9.b  
Applicant:                  Jennifer Hall, Rose Law Group, LLC  
Representative:           Jennifer Hall, Rose Law Group, LLC  
Owner:                      Mark and Dee Dee Daus, American Lifestyle 48, LLC
11.       Application #:           ZA-483-22-8  
Existing Zoning:           R-5, C-O and P-1  
Location:                   2627 and 2645 East Thomas Road  
Quarter Section:           14-33(G9)  
Proposal:                   **1)** Use permit to allow a nursing home. Use permit required. **2)** Variance to allow 37 percent lot coverage. Maximum 25 percent lot coverage permitted. **3)** Variance to reduce the front yard setback (north) to 10 feet. Minimum 20 feet required. **4)** Use permit to allow an extension of a use which is permitted in a less restricted district into a more restricted district to a maximum of 25 feet. Use permit required.  
Ordinance Sections:       618.D.17 618.D.17.a 618.B.Table B 307.A.8  
Applicant:                  Michelle Bach, EAPC Architects Engineers  
Representative:           Michelle Bach, EAPC Architects Engineers  
Owner:                      Shawn McAfee, Haven Land, LLC
12.       Application #:           ZA-487-22-4  
Existing Zoning:           R-3  
Location:                   1046 East Fairmount Avenue  
Quarter Section:           16-29(H8)  
Proposal:                   Variance to reduce the interior property line landscape setback (west) to 0 feet. Minimum 5 feet required.  
Ordinance Sections:       703.B.3.b.(3)  
Applicant:                  Artin Knadjian, AAK Architecture and Interiors, Inc.  
Representative:           Artin Knadjian, AAK Architecture and Interiors, Inc.  
Owner:                      Vahagh "Vick" Kagramanyan, Aurum Funding, Inc.
13.       Application #:           ZA-489-22-6  
Existing Zoning:           R1-6 CEPCSP  
Location:                   2613 East Elm Street  
Quarter Section:           18-33(H9)  
Proposal:                   **1)** Variance to reduce the required rear yard setback (south) to 8 feet. Minimum 25 feet required. **2)** Variance to reduce the side yard setback (west) to 6 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B 613.B.Table B  
Applicant: Randazzo Chris/Cheryl L TR  
Representative: Michael Golec, Radius Contractors, LLC  
Owner: Randazzo Chris/Cheryl L TR

14. Application #: ZA-491-22-2  
Existing Zoning: PSC PCD  
Location: 6501 East Greenway Parkway, Bldg 7 Suites 101 and 102  
Quarter Section: 34-43(L12)  
Proposal: **1)** Use permit to allow the sale of alcoholic beverages as an accessory to a restaurant (Zipps Sports Grill). Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant (Zipps Sports Grill). Use permit required. **3)** Use permit to allow outdoor alcoholic beverage consumption as an accessory to a restaurant (Zipps Sports Grill). Use permit required. **4)** Use permit to allow outdoor recreation as an accessory to a restaurant (Zipps Sports Grill). Use permit required.

Ordinance Sections: 622.D.150.a 622.D.150.d 622.D.150.d 622.D.150.d  
Applicant: Zipps Sports Grill  
Representative: Lisa Kadeg, Goldman Group IV, LLC  
Owner: LIPT Greenway Parkway, LLC

15. Application #: ZA-504-22-8  
Existing Zoning: WU T5:6 EG  
Location: Northeast corner of 16th Street and Polk Street  
Quarter Section: 11-31(F9)  
Proposal: Variance to allow primary frontages to have 6 foot walls along 16th Street (west) and 17th Street (east). Maximum 40 inches allowed.

Ordinance Sections: 1303.C.2.(a)  
Applicant: Ed Bull, Burch & Cracchiolo, P.A.  
Representative: Ed Bull, Burch & Cracchiolo, P.A.  
Owner: Dan Richards, Streamliner 16th, 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](mailto:leslie.scott@phoenix.gov) TTY: Use 7-1-1.

11/9/2022