

Representative: Ranjana Sethi
Owner: Vanessa Yono, Trifecta Y, LLC

2. Application #: ZA-595-22-8
Existing Zoning: C-3 AIO EBRO
Location: 1009 East Buckeye Road
Quarter Section: 8-29(F8)
Proposal: **1)** Variance to reduce the front yard setback (north) to 13 feet. Minimum 25 feet required. **2)** Variance to reduce the rear yard setback (south) to 5 feet. Minimum 15 feet required. **3)** Variance to reduce the side yard setback (west) to 3 feet. Minimum 10 feet required.
Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B
Applicant: Nicolas Ruiz
Representative: Ed Reyes, Ed Reyes Design LLC
Owner: Nicolas Ruiz
3. Application #: ZA-596-22-3
Existing Zoning: PCD (Approved C-2 PCD)
Location: 2001 West Bell Road
Quarter Section: 36-24(M7)
Proposal: Use permit to allow a carwash in an open building. Use permit required.
Ordinance Sections: 623.D.41
Applicant: Eduardo Soto, Foresite Group, LLC
Representative: Ben Sims, Creed Commercial Development
Owner: Tyler Smith, VP Construction, Sunbelt Investment Holdings, Inc.
4. Application #: ZA-597-22-4
Existing Zoning: R-3
Location: 2939 West Fillmore Street
Quarter Section: 11-22(F7)
Proposal: Variance to allow a minimum lot width of 30 feet. Minimum lot width of 60 feet required.
Ordinance Sections: 615.B.Table B
Applicant: Mario A. Olvera
Representative: Mario A. Olvera
Owner: Ramon A. Castro, Enfor Systems, LLC

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5. Application #: ZA-579-22-6
Existing Zoning: R-5
Location: 2025 East Campbell Avenue, Unit 264
Quarter Section: 17-32(H9)
Proposal: Use permit for official approval of a home occupation (internet firearm sales). Use permit required.
Ordinance Sections: 608.E.3.h.(5)

Applicant: Derek Millsaps, Millfaps, LLC
Representative: Lindsay Schube, Gammage & Burnham
Owner: Joseph R. Abasciano

6. Application #: ZA-580-22-5
Existing Zoning: R-4A, R-5
Location: 1717 West Glendale Avenue
Quarter Section: 22-25(I7)
Proposal: **1)** Variance to allow an over height wall/fence (8 feet) in the front yard setback (northwest property line). Maximum 40 inches permitted. **2)** Variance to allow an over height fence (8 feet) located in the required side yards (west and northwest) and required rear yard (southwest). Maximum 6 feet allowed.
- Ordinance Sections: 703.A.2.a 703.A.2.c
Applicant: Jaime Garrido, City of Phoenix Engineer Office
Representative: Jaime Garrido, City of Phoenix Engineer Office
Owner: Phoenix Residential Investment Dev Effor

7. Application #: ZA-598-22-4
Existing Zoning: R-3
Location: 2351 West Turney Avenue
Quarter Section: 17-23(H7)
Proposal: Use permit to allow the Planned Residential Development (PRD) option. Use permit required
- Ordinance Sections: 608.B
Applicant: John Fox, William Seymour Co, Inc.
Representative: John Fox, William Seymour Co, Inc.
Owner: Thut Nguyen

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 Angie Holdsworth at 602-495-5622, angie.holdsworth@phoenix.gov TTY: Use 7-1-1.

1/11/2023