

**NOTICE OF PUBLIC MEETING
BOARD OF ADJUSTMENT**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **BOARD OF ADJUSTMENT** and to the general public, that the **BOARD OF ADJUSTMENT** will hold a meeting open to public on **Thursday, February 2, 2023 at 12:00 p.m.** The meeting will be held virtually. To participate, see instructions on the agenda on the Public Meeting Notices website:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

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 **25505594498#** 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=e3f3c33cb9a8f087dfc178e4eba04d46e>
- **Register to speak** on an agenda item:
 - At: pdd.boardofadjust@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 hearing.
 - Indicate: Item Number and Case Number

The agenda of the meeting is as follows:

A. Approval of Minutes

B. Approval of Agenda

C. Requests for Continuance and/or Withdrawal

D. Items for Consideration

1. Application #: **ZA-529-16-6 (1-Year Review)**
Existing Zoning: C-1
Location: 4602 East Thomas Road
Quarter Section: 15-38(G11)
Proposal: **1) Use Permit to allow the sale of alcoholic beverages accessory to a restaurant (Muse and**

Market). Use Permit required.

2) Use Permit to allow outdoor dining accessory to a restaurant (Muse and Market). Use Permit required.

3) Use Permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Muse and Market). Use Permit required.

Ordinance Sections: 622.D.146.a, 622.D.146.d, 622.D.146.d
Applicant: Karin Santiago, Lightvox Studio
Representative: Karin Santiago, Lightvox Studio
Owner: Jeff Beraznik, Meridian One LLC
Appellant: Neal Haddad, Neighborhood Coalition Greater Phoenix

2. Application #: **ZA-392-18-3 (1-Year Review)**

Existing Zoning: R-5

Location: 1431 East Dunlap Avenue

Quarter Section: 26-30(J9)

Proposal: Use permit to allow a community residence center in the R-5 district. Use permit required.

Ordinance Sections: 618.D.7

Applicant: Brian Greathouse, Burch & Cracchiolo, P.A

Representative: Brian Greathouse, Burch & Cracchiolo, P.A

Owner: Joe Keeper, Native American Connections, Inc.

Appellant: Teresa Duhancik

3. Application #: **ZA-445-22-6**

Existing Zoning: R1-6

Location: 6707 North 10th Place

Quarter Section: 22-29(I8)

Proposal: Variance to reduce the side yard setback (south) to 5 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B

Applicant: Sergio Valencia, Arquitectura

Representative: Sergio Valencia, Arquitectura

Owner: Bangy Rent 1 LLC

Appellant: Sandy Grunow, Phoenix Mid-Century Modern Neighborhood

4. Application #: **ZA-439-22-3**

Existing Zoning: R1-10

Location: 1516-1520 East Paradise Lane

Quarter Section: 36-30(M9)

Proposal: Use permit to use the Planned Residential Development (PRD) option. Use permit required.

Ordinance Sections: 608.B.3

Applicant: Edmir Dzudza, E-project, LLC
Representative: Leonard Saguid, E-project, LLC
Owner: Andrea Perrin, Vicaire Well Spaces, LLC
Appellant: Edmir Dzudza, E-project, LLC

5. Application #: **ZA-503-22-7 (SIGN)**
Existing Zoning: A-1
Location: 1904 North Black Canyon Highway
Quarter Section: 13-23(G7)
Proposal: **1)** Use permit to rebuild a billboard with two digital displays. Use permit required.
2) Use permit to increase the height from 55 feet to 70 feet. Use permit required.
- Ordinance Sections: 705.2.G.4, 705.2.B.4.b
Applicant: Gary Spinner, Pearson's Sign, Co.
Representative: Jacob Zonn, Becker Boards Small, LLC
Owner: B.J Pearson, Pearson's Sign, Co.
Appellant: Jacob Zonn, Becker Boards Small, LLC

6. Application #: **ZA-500-22-7**
Existing Zoning: DTC - Gateway
Location: 721 North Central Avenue
Quarter Section: 11-28(F8)
Proposal: **1)** Variance to reduce the required combined depth of the parking space and the drive aisle to 60 feet for a double loaded drive aisle. Minimum 62 feet required.
2) Variance to reduce the required combined depth of the parking space and the drive aisle to 42 feet for a single loaded drive aisle. Minimum 43 feet required.
3) Variance to reduce the required parking stall width for non-residential uses to 8.5 feet. Minimum 9.5 feet required.
4) Variance to reduce the width of tandem parking spaces to 9 feet 3 inches. Minimum 9 feet 6 inches required.
- Ordinance Sections: 702.B.2.b.5, 702.B.2.b.5, 702.B.2.a.(1).(a), 702.B.2.a.(1).(c)
Applicant: Nick Benjamin, Vela Development Partners
Representative: Nick Wood, Esq, Snell & Wilmer
Owner: 701 N Central Owner, LLC
Appellant: Nick Wood, Esq, Snell & Wilmer

E. Other Business

7. Update on next Board of Adjustment agenda.

8. Update on pending appeals of the Board of Adjustment.
9. Q & A: Procedure and Process - Board of Adjustment case law.
10. The Board may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above Items A-E.

F. Adjournment

For further information, please call Julie Garcia in the Planning and Development Department at 602-495-7029, or contact us via electronic mail at pdd.boardofadjust@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Angie Holdsworth at angie.holdsworth@phoenix.gov or TTY: 7-1-1.

January 18, 2023