

## 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 **June 8, 2023 9:00 AM (Items 1-2) and 1:30 PM (Items 3-7)**

**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 **24611163498#**, 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://cityofphoenix.webex.com/weblink/register/rdf9d96943f22283d96043acbe95ba029>
- **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:
  - Register for the event by 5:00 PM on **June 6**, 2023, at:  
<https://cityofphoenix.webex.com/weblink/register/rdf9d96943f22283d96043acbe95ba029>
  - If speaking by phone only, please email [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov) by 5:00 PM on **June 6**, 2023.

### **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-171-23-1  
              Existing Zoning:       R-4A DVAO  
              Location:            22209 North 29th Avenue  
              Quarter Section:    43-22(N7)  
              Proposal:            Variance to allow an over height wall (6 feet) in the required front yard (west) setback. Maximum 40 inches permitted.  
  
              Ordinance Sections: 703.A.2.a  
              Applicant:           James Hawkins  
              Representative:     James Hawkins  
              Owner:              Joshua and Casey Hawkins
  
2.           Application #:           ZA-172-23-8  
              Existing Zoning:       A-1, P-1  
              Location:            2502 East Washington Street

Quarter Section: 10-33(F9)  
Proposal: Variance to allow an over height fence (6 feet) in the required front yard setback (south). Maximum 40 inches permitted.  
Ordinance Sections: 703.A.2.a  
Applicant: Tim Rasnake, Archicon Architecture & Interiors, L.C.  
Representative: David Molinar, Archicon Architecture & Interiors, L.C.  
Owner: 2502 East Washington Street, LLC, (Stand Together Recover Center, Inc.)

**1:30 PM**

3. Application #: ZA-101-23-6 (SIGN) (Continued from April 27, 2023)  
Existing Zoning: CP/GCP  
Location: 14415 South 50th Street  
Quarter Section: 09-39(B11)  
Proposal: Use permit to rebuild the south face of a nonconforming, off-premise sign to digital. Use permit required.

Ordinance Sections: 705.2.G.4  
Applicant: Paul Hickman, Clear Channel, LLC  
Representative: Taylor Earl, Earl & Curley  
Owner: Foothill CC, LLC

4. Application #: ZA-160-23-6 (SIGN)  
Existing Zoning: CP/GCP  
Location: 14647 South 50th Street  
Quarter Section: 010-39(A11) 09-39(B11)  
Proposal: Use permit to rebuild the north face of a nonconforming, off-premise sign to digital. Use permit required.

Ordinance Sections: 705.2.G.4  
Applicant: Taylor Earl, Earl & Curley  
Representative: Taylor Earl, Earl & Curley  
Owner: Mountain Vista Property, LP

5. Application #: ZA-162-23-6  
Existing Zoning: C-2  
Location: 5544 East Thomas Road  
Quarter Section: 15-40(G11)  
Proposal: **1)** Time extension for ZA-629-21, variance to reduce the required open space to 3%. Minimum 5% required. **2)** Time extension for ZA-629-21, variance to allow maneuvering in right-of-way (alley). Maneuvering must be located on private property. **3)** Time extension for ZA-629-21, variance to reduce the required interior property line landscape setback (north) to 0 feet. Minimum 5 feet required. **4)** Time extension for ZA-629-21, variance to reduce the required interior property line landscape setback (northwest) to 0 feet. Minimum 5 feet required. **5)** Time extension for ZA-629-21, variance to reduce the required interior property line landscape setback (west) to 0 feet. Minimum 5 feet required. **6)** Time extension for ZA-629-21, variance to allow an over height wall (6 feet) in the required front yard (east). Maximum 40 inches permitted.

Ordinance Sections: 703.B.4.a(1) 702.A.1.b 703.B.3.b.(3) 703.B.3.b.(3) 703.B.3.b.(3) 703.A.2.a

Applicant: George Pasquel III, Withey Morris Baugh, PLC  
Representative: George Pasquel III, Withey Morris Baugh, PLC  
Owner: 5544 Thomas Land, LLC

6. Application #: ZA-168-23-3  
Existing Zoning: C-1  
Location: 4912 East Shea Boulevard, Suite 101  
Quarter Section: 29-39(K11)  
Proposal: **1)** Use permit to allow sales of alcoholic beverages as an accessory to a restaurant (Cheba Hut). Use permit required. **2)** Use permit to allow outdoor dining and outdoor alcoholic beverage consumption as an accessory use to a restaurant (Cheba Hut). Use permit required.
- Ordinance Sections: 622.D.150.a 622.D.150.d  
Applicant: Seth Larson, PV OG, LLC  
Representative: Jeffrey Miller, Arizona Liquor Industry Consultants  
Owner: Chris Reddersen, Site Centers, Inc
7. Application #: ZA-170-23-8  
Existing Zoning: A-1  
Location: 4201 East University Drive  
Quarter Section: 6-37(E10)  
Proposal: Variance to reduce the required side yard (west) setback to 4 feet. Minimum 25 feet required.
- Ordinance Sections: 701.D.3.c  
Applicant: Bob Chilton, Rain Strategies  
Representative: Glenn Liptack, RA, Nostdahl Liptack Architects, PLC  
Owner: Cottontails LLC-Local Joint

For further information please call Eric Morales, Planner III, 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](mailto:angie.holdsworth@phoenix.gov) TTY: Use 7-1-1.

5/24/2023