

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 **February 1, 2024 9:00 AM (Items 1-8) and 1:30 PM (Items 9-12)**

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 **26327587236#**, 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/r42d67900cdda46da7090e1c69917b69c>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov by 5:00 PM on **January 30, 2024**
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - Register for the event by 5:00 PM on **January 30, 2024**, at:
<https://cityofphoenix.webex.com/weblink/register/r42d67900cdda46da7090e1c69917b69c>
 - If speaking by phone only, please email zoning.adjustment@phoenix.gov by 5:00 PM on **January 30, 2024**.

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

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| 1. | Application #: | ZA-284-20-4 (1 Year Review of Use Permit) (Continued from November 2, 2023) |
| | Existing Zoning: | C-2 SAUMSO |
| | Location: | 4232 North 7th Avenue |
| | Quarter Section: | 17-26(H8) |
| | Proposal: | 1) Use permit to allow outdoor dining as an accessory use to a restaurant/bar within 500 feet of a residential district. Use permit required.
2) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant/bar within 500 feet of a residential district. Use permit required. |

- 3) Variance to reduce the building setback (north) from a non Seventh Avenue property line that is not adjacent to a residential district to 0-feet. Minimum 5 feet required.
 4) Variance to allow an over height fence wall (8 feet) along the rear property line. Maximum 6 feet allowed.
- Ordinance Sections: 623.D.157.c 623.D.157.c 665.H.Table 1 703.A.2.c
 Applicant: Chris Prado, Elemental Architecture
 Representative: Lucas Lindsey, Venue Projects
 Owner: 4232 N 7th, LLC
2. Application #: ZA-538-17-6 (1 Year Review of Use Permit)
 Existing Zoning: C-2
 Location: 1616 East Glendale Avenue
 Quarter Section: 23-31(I9)
 Proposal: 1) Use Permit to allow a medical marijuana dispensary in the C-2 zoning district. Use Permit required.
 2) Variance to allow a medical marijuana dispensary facility within 500 feet of residentially zoned property. Minimum 500 feet separation required.
 3) Variance to allow a medical marijuana dispensary facility within 1320 feet of a place of worship. Minimum 1320 feet separation required.
- Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.h
 Applicant: John Haugh, Sunday Goods / The Pharm
 Representative: Heather N. Dukes Esq.
 Owner: IIP-AZ 2, LLC
3. Application #: ZA-541-23-2 (Continued from December 21, 2023)
 Existing Zoning: RE-24
 Location: 13222 North 64th Street
 Quarter Section: Q32-42(L12)
 Proposal: Variance to allow an over height fence (6 feet) within the required front yard setback. Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a
 Applicant: Trevor Penrose
 Representative: Trevor Penrose
 Owner: Paul Gilbert
4. Application #: ZA-597-23-8 (Continued from December 21, 2023)
 Existing Zoning: C-2 HP, R-5 RI HP ACOD
 Location: 717 North 7th Street
 Quarter Section: Q11-29(F8)
 Proposal: Use permit to allow outdoor dining up to 50 percent. Use permit required.
- Ordinance Sections: 669.E.2
 Applicant: Carlos Dominguez
 Representative: Carlos Dominguez
 Owner: Joseph Lewis, Red Bricks on 7th Street, LLC

5. Application #: ZA-687-23-8
Existing Zoning: R-3
Location: 2930 East Coronado Road
Quarter Section: Q13-33(G10)
Proposal: 1) Time extension for ZA-538-22, Variance to allow a lot with no public street frontage. Frontage on a public street is required.
 2) Time extension for ZA-538-22, Variance to reduce the required side yard setback (southwest) to 1 foot. Minimum 10 feet required.
 3) Time extension for ZA-538-22, Variance to reduce the required side yard setback (north) to 1 foot. Minimum 3 feet required.
Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B
Applicant: Ayali Delsole Cassel
Representative: Ayali Delsole Cassel
Owner: Ayali Delsole Cassel
6. Application #: ZA-707-23-4
Existing Zoning: R1-6 HP CNSPD
Location: 1321 East Palm Lane
Quarter Section: Q13-30(G9)
Proposal: 1) Variance to reduce the east setback from an interior property line for ADU to 0 feet. Minimum 3 feet required.
 2) Variance to reduce the east side yard setback to 0 feet. Minimum 10 feet required.
Ordinance Sections: 706.A.a.2; 706.A.5
Applicant: Rodney Sherrard, RS Architecture, LLC
Representative: Rodney Sherrard, RS Architecture, LLC
Owner: Boryana Delov, Bold Cactus, LLC
7. Application #: ZA-741-23-8
Existing Zoning: R1-10 BAOD
Location: 8443 South 16th Street
Quarter Section: Q02-31(C9)
Proposal: Variance to reduce the side yard setback (north) to 0 feet. Minimum 3 feet required.
Ordinance Sections: 611.B.Table B
Applicant: Billy Ray Lamb Jr.
Representative: Billy Ray Lamb Jr.
Owner: Billy Ray Lamb Jr.
8. Application #: ZA-748-23-7
Existing Zoning: R-5 RI HP
Location: 1310 West Monroe Street
Quarter Section: Q10-26(F8)
Proposal: Time Extension for ZA-550-22, variance to reduce the required side yard (east) setback to 3 feet. Minimum 10 feet required.

Ordinance Sections: 618.B.Table B
Applicant: Aleta and John Lynch
Representative: Ron Hecht
Owner: Aleta and John Lynch

1:30 PM

9. Application #: ZA-306-23-8 (SIGN) (Continued from December 28, 2023)
Existing Zoning: C-3
Location: 123 East Durango Street
Quarter Section: 7-28(E8)
Proposal: 1) Variance to reduce required spacing between off-premise signs to 485 feet. Minimum 1,000 foot spacing required.
2) Use permit to increase the height of a nonconforming off-premise sign to 70 feet. Use permit required.
3) Use Permit to rebuild a nonconforming off-premise sign not requesting a digital. Use Permit required.
Ordinance Sections: 705.2.B.2 705.2.B.4.b 705.2.G.5
Applicant: Jacob Zonn, Becker Boards Small, LLC
Representative: Garry Hays
Owner: Case Properties, LTD Partnership
10. Application #: ZA-595-23-1 (Continued from December 21, 2023)
Existing Zoning: R1-8
Location: 13414 North 31st Avenue
Quarter Section: Q32-21(L6)
Proposal: Variance to reduce front yard (east) setback to 11 feet. Minimum 20 feet required.
Ordinance Sections: 612.B.Table B
Applicant: Brian Ruiz Gonzalez
Representative: Brian Ruiz Gonzalez
Owner: Brian Ruiz Gonzalez
11. Application #: ZA-717-23-8
Existing Zoning: RE-35
Location: 2639 West Elliot Road
Quarter Section: Q05-23(C7)
Proposal: Variance to reduce the minimum lot area to 34,987 square feet (Lot 2). Minimum 35,000 square feet required.
Ordinance Sections: 609.B.Table
Applicant: Leodra Bowdell
Representative: Leodra Bowdell
Owner: Sandra Guerrero
12. Application #: ZA-734-23-7
Existing Zoning: A-1
Location: 11 South 71st Avenue
Quarter Section: Q10-12(F4)

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:	Rachel Milne, City of Phoenix Office or Homeless Solutions
Representative:	Rachel Milne, City of Phoenix Office or Homeless Solutions
Owner:	City of Phoenix, Attn: Property Management

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or via electronic mail at zoning.adjustment@phoenix.gov. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov TTY: Use 7-1-1.

1/17/2024