

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 **January 25, 2024 at 9:00 AM (Items 1-7) and 1:30 PM (Items 8-14).**

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 **26313786259#**, 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/r16a226c4723424269044c1e36bf91c4c>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov by 5:00 PM on **January 23, 2024**
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - Register for the event by 5:00 PM on **January 23, 2024**, at:
<https://cityofphoenix.webex.com/weblink/register/r16a226c4723424269044c1e36bf91c4c>
 - If speaking by phone only, please email zoning.adjustment@phoenix.gov by 5:00 PM on **January 23, 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

1. Application #: ZA-648-23-4
 Existing Zoning: R-3
 Location: 2843 West Almeria Road
 Quarter Section: Q13-22(G7)
 Proposal: 1) Use permit to allow a community residence center. Use permit required.
 2) Variance to allow 27 percent lot coverage for a community residence center. Maximum 25 percent allowed.

 Ordinance Sections: 608.E.14 608.E.14.d
 Applicant: Susan Phelan, SSD Investments, LLC
 Representative: Susan Phelan, SSD Investments, LLC
 Owner: Susan Phelan, SSD Investments, LLC

2. Application #: ZA-654-23-2
Existing Zoning: C-2
Location: 3321 East Bell Road
Quarter Section: Q36-35(M10)
Proposal: Use permit to allow a temporary use (Annual Beer Festival Event) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Tyler Smith, Kitsune Brewing Company
Representative: Kristan Drewes, Beta Agency AZ
Owner: Stewart Ferber, Marni Retail Partners, LLC
3. Application #: ZA-659-23-7
Existing Zoning: PUD
Location: 7474 South 59th Avenue
Quarter Section: Q2-15(D5)
Proposal: Use permit to allow a temporary use (temporary enrollment center for 3 months). Use permit required.

Ordinance Sections: 708.D.1
Applicant: EOS Fitness, Fitness Alliance, LLC
Representative: Hilery Hixon and Marcel Kuerzi, EOS Fitness, Fitness Alliance, LLC
Owner: Laveen Spectrum, LLC
4. Application #: ZA-662-23-4
Existing Zoning: R1-6 HP
Location: 359 East Verde Lane
Quarter Section: Q15-28(G8)
Proposal: 1) Variance to reduce the side yard setback (east) to 0 feet. Minimum 3 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Zach Mykytiuk, Rezio, LLC
Representative: Zach Mykytiuk, Rezio, LLC
Owner: Chandra and Thomas P. Reilly Jr.
5. Application #: ZA-671-23-4
Existing Zoning: C-3
Location: 2020 Grand Avenue
Quarter Section: Q13-24(G7)
Proposal: 1) Variance to allow the required covered parking spaces to front on perimeter street right-of-way (Holly Street). Required covered parking spaces shall not front on perimeter street rights-of-way.
2) Variance to allow the required covered parking spaces to front on perimeter street right-of-way (20th Avenue). Required covered parking spaces shall not front on perimeter street rights-of-way.
3) Variance to reduce the street side perimeter landscape setback (north) to 0 feet. Minimum 10 feet required.
4) Variance to reduce the street side perimeter landscape setback (east) to 0 feet. Minimum 10 feet required.
5) Variance to reduce the number of required guest parking spaces to 0 spaces. Minimum 16 guest parking spaces required.

- 6) Use permit to allow the Single-Family Attached development option. Use permit required.
 Ordinance Sections: 608.F.6.d.(2) 608.F.6.d.(2) 608.F.6.e.(1) 608.F.6.e.(1) 608.F.6.g.(4) 608.F.8
 Applicant: Tana Nichols, Habitat for Humanity Central Arizona
 Representative: Christian Solorio, Architectural Resource Team
 Owner: Habitat for Humanity Central Arizona
6. Application #: ZA-712-23-6
 Existing Zoning: R-5
 Location: 4510 North 24th Street and 2312 East Campbell Avenue
 Quarter Section: Q18-32(H9)
 Proposal: 1) Variance to reduce the minimum parking requirement to 216 spaces. Minimum 339 spaces required.
 2) Variance to reduce the interior landscape setback (north) to 0 feet. Minimum 5 feet required.
 3) Variance to reduce the interior landscape setback (west) to 0 feet. Minimum 5 feet required.
 4) Variance to reduce the perimeter landscape setback (south) to 0 feet. Minimum 5 feet required.
 5) Variance to allow an over height wall (12 feet) in the required rear yard (north) setback. Maximum 6 feet permitted.
 6) Variance to reduce the required landscaping for a surface parking lot to 4 percent. Minimum 5 percent of surface parking lots to be landscaped.
 Ordinance Sections: 507 Tab A.II.A.6.1.1 702.C 703.A.2.c 703.B.3.b.3 703.B.3.b.3 703.B.3.b.3
 Applicant: Zach Kilgas, Hamilton Architecture
 Representative: Zach Kilgas, Hamilton Architecture
 Owner: Roman Catholic Diocese of Phoenix
7. Application #: ZA-720-23-4
 Existing Zoning: R-5 TOD-1
 Location: 77 East Weldon Avenue
 Quarter Section: Q16-28(H8)
 Proposal: 1) Use permit to reduce parking for special needs population to 37 spaces. Minimum 53 spaces required.
 2) Use permit to use the Planned Residential Development (PRD) option. Use permit required.
 Ordinance Sections: 702.E.6 608.B
 Applicant: Michael S. Buschbacher II, AICP, Earl & Curley, PC
 Representative: Taylor C. Earl, Earl & Curley, PC
 Owner: PM Solutions, LLC
- 1:30 PM**
8. Application #: ZA-665-23-7 (SIGN)
 Existing Zoning: C-2
 Location: 7215 South 51st Avenue
 Quarter Section: Q1-17 (D5)
 Proposal: Use permit for a major amendment to the Dignity Health Comprehensive Sign Plan to add a ground sign. Use permit required.

- Ordinance Sections: 705.E.2.d (2)
 Applicant: Suzie Preidt, National Permit Expeditors, Inc.
 Representative: Jessica Steele, Driven Brands
 Owner: John Foertsch, Cafe Investments, LLC
9. Application #: ZA-592-23-8
 Existing Zoning: DTC-Evans Churchill West ACSBO
 Location: 333 East Roosevelt Street
 Quarter Section: Q11-28(F8)
 Proposal: Use permit to allow liquor retail sales (Milk & Honey). Use permit required.
 Ordinance Sections: 1204.D.Table
 Applicant: IAI Market LLC, Milk & Honey
 Representative: Jeffrey C. Miller, Arizona Liquor Industry Consultants
 Owner: RP Property Owner, LP / etal, c/o Greystar Property Management
10. Application #: ZA-698-23-4
 Existing Zoning: C-2, C-3, P-1
 Location: 3502 West Van Buren Street
 Quarter Section: Q11-20(F6)
 Proposal: 1) Variance to reduce the landscape setback (north) adjacent to a public street (Melvin Street) to 1 foot. Minimum average 25 feet required.
 2) Variance to reduce the landscape setback (east) adjacent to a public street (35th Avenue) to 8 feet. Minimum average 25 feet required.
 3) Variance to reduce the landscape setback (south) adjacent to a public street (Van Buren Street) to 7 feet. Minimum average 25 feet required.
 4) Variance to reduce the landscape setback (south) adjacent to a public street (Van Buren Street) to 7 feet. Minimum average 25 feet required.
 5) Variance to reduce the landscape setback (northwest) adjacent to R-3 zoning to 5 feet. Minimum 10 feet required.
 6) Use permit to allow a drive-through facility as an accessory use to a restaurant (Panda Express) located within 300 feet of a residential zoning district. Use permit required.
 Ordinance Sections: 623.E.4.e 623.E.4.e 623.E.4.e 624.E.4.e 624.E.4.e 624.D.112.d.(2)
 Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.
 Representative: Brian Greathouse, Burch & Cracchiolo, P.A.
 Owner: S K & M Investments, Inc. c/o GWA Architects, Inc.
11. Application #: ZA-670-23-4
 Existing Zoning: R1-10 HP
 Location: 501 West Georgia Avenue
 Quarter Section: Q19-27(H8)
 Proposal: Variance to reduce the side yard (east) setback to 3 feet. Minimum 10 feet required.
 Ordinance Sections: 611.B.Table B

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| | Applicant: | David Bee, Bee Flips, LLC |
| | Representative: | David Bee, Bee Flips, LLC |
| | Owner: | David Bee, Bee Flips, LLC |
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| 12. | Application #: | ZA-686-23-2 |
| | Existing Zoning: | R1-14 |
| | Location: | 5418 East Everett Drive |
| | Quarter Section: | Q34-40(L11) |
| | Proposal: | 1) Variance to allow a 35 percent lot coverage. Maximum of 30 percent lot coverage permitted.
2) Variance to allow an over height (20 feet) accessory structure located in the side yard (west) setback. Maximum 15 feet in height permitted.
3) Variance to allow an over height (20 feet) accessory structure located in the rear yard (north) setback. Maximum 15 feet in height permitted. |
| | Ordinance Sections: | 606.B.5 706.B.2.a 706.B.2.a |
| | Applicant: | Sabrina Thompson |
| | Representative: | Sabrina Thompson |
| | Owner: | Sabrina Thompson |
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| 13. | Application #: | ZA-702-23-8 |
| | Existing Zoning: | R-3 |
| | Location: | 4604 East McKinley Street and 814 North 48th Street |
| | Quarter Section: | Q11-38(F11) |
| | Proposal: | 1) Variance to reduce the interior side yard landscape setback (North) to 0 feet. Minimum 5 feet required.
2) Variance to reduce the interior side yard landscape setback (South) to 0 feet. Minimum 5 feet required. |
| | Ordinance Sections: | 703.B.3.b.3 703.B.3.b.3 |
| | Applicant: | Michael Dooley, Crosscut Commons, LLC |
| | Representative: | Michael Dooley, Crosscut Commons, LLC |
| | Owner: | Crosscut Commons, LLC |
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| 14. | Application #: | ZA-732-23-2 |
| | Existing Zoning: | R1-14 |
| | Location: | 5302 East Friess Drive |
| | Quarter Section: | Q33-40(L11) |
| | Proposal: | Variance to reduce the side setback (east) for a detached accessory structure to 0 feet. Minimum 3 feet required. |
| | Ordinance Sections: | 706.B.3 |
| | Applicant: | Ernest D Bianchi |
| | Representative: | Ernest D Bianchi |
| | Owner: | Ernest D Bianchi |

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.

1/10/2024