

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given 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 23, 2025, at 1:30 PM (Items 1-4). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

1:30 PM

1. Application #: ZA-684-24-2
 Existing Zoning: R1-14
 Location: 14400 North Tatum Boulevard
 Quarter Section: Q33-38(L11)
 Proposal: Variance to allow a building of 34 feet in height. Maximum
 30 feet allowed.
 Ordinance Sections: 607.B.6
 Applicant: Shaine Alleman, Tiffany & Bosco, P.A.
 Representative: Shaine Alleman, Tiffany & Bosco, P.A.
 Owner: Acoma Christian Campus, LLC, Scottsdale Christian
 Academy

2. Application #: ZA-830-24-6
 Existing Zoning: R-3
 Location: 1926 East Colter Street, Unit 1, 2, 3, 4, 5, 6
 Quarter Section: Q19-31(H9)
 Proposal: 1) Variance to reduce the building setback (south) to 0
 feet (Lots 2, 4, 6, 8). Minimum 10 feet required.
 2) Variance to allow vehicle maneuvering within the right
 of way (Colter Street). Maneuvering must be located on
 private property.
 3) Variance to allow vehicle maneuvering within the alley
 (north). Maneuvering must be located on private property.
 4) Variance to reduce the perimeter setback (east) to 12
 feet. Minimum 15 feet required.
 5) Variance to reduce the building setback (west) to 0 feet.
 Minimum 15 feet required.
 6) Variance to reduce the landscape setback (west) to 0
 feet. Minimum 5 feet required.
 7) Variance to reduce the landscape setback (north) to 0
 feet. Minimum 5 feet required.
 8) Variance to allow lots (Lots 1, 3, 5, 7) with no street
 frontage. Frontage on a public street is required.
 Ordinance Sections: 615.B.Table B 702.A.1.b 702.A.1.b 615.B.Table B

Applicant: 615.B.Table B 703.B.3.b.(3) 703.B.3.b.(3) 615.B.Table
Representative: Harry Lourimore, Lourimore Land & Development, LLC
Owner: Dane Astle, EDIFICE Architecture
Phillip Dyer, Dyer Family Trust

3. Application #: ZA-895-24-6
Existing Zoning: C-2, P-1
Location: 3101 East Camelback Road
Quarter Section: Q18-34(H10)
Proposal: 1) Use permit to allow for outdoor dining as an accessory use to a restaurant within 500 feet of a residential district. Use permit required.
2) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant within 500 feet of a residential zoning district. Use permit required.
Ordinance Sections: 623.D.157.c
Applicant: Hillstone Restaurant Group, Inc.
Representative: Holly Reading, William E. Lally, Tiffany & Bosco, P.A.
Owner: Hillstone Restaurant Group, Inc.
4. Application #: ZA-896-24-6
Existing Zoning: C-2, P-1
Location: 3101 East Camelback Road
Quarter Section: Q18-34(H10)
Proposal: Time extension of ZA-207-23, variance to reduce the building setback adjacent to a street (Camelback Road) to 12 feet. Average of 25 feet required, minimum of 20 feet permitted for up to 50% of the structure.
Ordinance Sections: 623.E.4.d
Applicant: Hillstone Restaurant Group, Inc.
Representative: Holly Reading, William E. Lally, Tiffany & Bosco, P.A.
Owner: Hillstone Restaurant Group, Inc.

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.

January 8, 2025