

**NOTICE OF RESULTS
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** held a meeting open to the public on **February 9, 2023 at 9:00 AM (Items 1-8) and 1:30 PM (Items 9-10)**.

Per the most recent guidelines from the federal government, the Zoning Adjustment Hearing Officer meeting was held electronically, via a video conferencing platform.

The results of the meeting were as follows:

**RESULTS
Approved
w/stips**

9:00 AM

1. Application #: ZA-599-22-6
Existing Zoning: R1-6
Location: 1824 East Montecito Avenue
Quarter Section: 17-31(H9)
Proposal: Variance to reduce front the yard setback (south) to 15 feet. Minimum 20 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Marc Mason
Representative: Marc Mason
Owner: Marc Mason

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the setback reduction as shown on the site plan dated November 2, 2022.

**Approved
w/stips**

2. Application #: ZA-4-23-8
Existing Zoning: R-5
Location: 1614 and 1618 East Wood Street
Quarter Section: 5-31(E9)
Proposal: **1)** Variance to reduce the front yard setback (south) to 10 feet. Minimum 20 feet required. **2)** Variance to reduce the perimeter landscape setback (south) to 10 feet. Minimum 20 feet required. **3)** Variance to reduce the perimeter landscape setback (east) to 0 feet. Minimum 5 feet required. **4)** Variance to reduce the perimeter landscape setback (north) to 2 feet. Minimum 5 feet required. **5)** Variance to reduce the required combined depth of the parking space and the drive aisle to 41 feet for a single loaded drive aisle. Minimum 43 feet required. **6)** Variance to reduce the surface parking lot landscape to 2.5 percent. Minimum 5 percent required. **7)** Use permit to allow a community residence center. Use permit required.
Ordinance Sections: 618.B.Table B 703.B.3.a 703.B.3.b.3 703.B.3.b.3 702.B.2.b.5 507 Tab A.II.A.6.1.1 618.D.7

Applicant: Christopher Ramsell, Dignity Investments, LLC
Representative: Nichole Norman, Studio M Architects, Inc.
Owner: Christopher Ramsell, Dignity Investments, LLC

Stipulations:

- 1) 18 months to apply and pay for building permits.
- 2) Per the setback reductions as shown on the site plan dated January 4, 2023.

**Approved
w/stips**

3. Application #: ZA-5-23-2
Existing Zoning: C-2
Location: 15420 North 32nd Street, #4 and 5
Quarter Section: 35-34(L10)
Proposal: Use permit to allow package liquor sales (Mercadito Chapin) when located within 300 feet of a residential zoning district. Use permit required.
Ordinance Sections: 622.D.102.a
Applicant: Gilda Schwendener, Comunidad Latina, LLC
Representative: Gilda Schwendener, Comunidad Latina, LLC
Owner: Tiger Plaza Enterprise, LLC

Stipulations:

- 1) 6 months to commence use.
- 2) The owners will maintain a current authority to arrest form with the Phoenix Police Department with "No Trespassing" signs posted per Phoenix City Code on the exterior of the building in both English and Spanish.

**Approved
w/stip**

4. Application #: ZA-7-23-2
Existing Zoning: R1-10
Location: 4357 East Redfield Road
Quarter Section: 33-37(L10)
Proposal: Use permit for official approval of a home occupation (sales of firearms and gunsmithing). Use permit required.
Ordinance Sections: 608.E.3.h.(5)
Applicant: Stephen Mark Horton II, Arizona State Armory
Representative: Stephen Mark Horton II, Arizona State Armory
Owner: Stephen Mark Horton II, Arizona State Armory

Stipulation:

- 1) 6 months to commence use.

**Approved
w/stips**

5. Application #: ZA-8-23-8
Existing Zoning: R1-6
Location: 7632 South 42nd Street
Quarter Section: 01-37(D10)
Proposal: Variance to reduce the side yard setback (south) to 3 feet. Minimum 10 feet required.
Ordinance Sections: 613.B.TableB

Applicant: G. Scott Wallace, Project X Developments, Inc.
Representative: G. Scott Wallace, Project X Developments, Inc.
Owner: PDXAH1.0, LLC

Stipulations:

- 1) 18 months to apply and pay for building permits.
- 2) Per the setback reduction as shown on the site plan signed and dated February 9, 2023.

**Approved
w/stips**

6. Application #: ZA-11-23-7
Existing Zoning: C-2
Location: 2675 South 67th Avenue
Quarter Section: 7-13(E4)
Proposal: Variance to allow a building height of 18 feet within 25 feet of the northern property line. Minimum 50 feet of setback required.
Ordinance Sections: 623.E.4.d
Applicant: Jesse Macias, M3 Design
Representative: Jesse Macias, M3 Design
Owner: Tuck Bettin, Cobblestone Phoenix
Stipulation:
1) 18 months to apply and pay for building permits.
2) The 18-foot building height shall only be permitted for the portion of the building encroaching into the setback as shown on the plan dated January 22, 2020.

Continued

7. Application #: ZA-12-23-4
Existing Zoning: C-3
Location: 4033 North 23rd Avenue
Quarter Section: 16-24(H7)
Proposal: Variance to allow an over height wall (7 feet) within the required street front setback. Maximum 40 inches permitted.
Ordinance Sections: 703.A.3.a
Applicant: Leonard Tichavsky, Shinewell, LLC
Representative: Leonard Tichavsky, Shinewell, LLC
Owner: Leonard Tichavsky, Shinewell, LLC

Continued to March 23, 2023 at 9:00 AM.

**Approved
w/stips**

8. Application #: ZA-26-23-7
Existing Zoning: DTC-Evans Churchill West
Location: 1005 North 2nd Street
Quarter Section: 12-28(G8)
Proposal: Use permit to allow a farmer's market and temporary use (outdoor event with amplified sound). Use permit required.
Ordinance Sections: 708.D.1 & 1204.D
Applicant: Adan Madrigal, Roosevelt Row Community Development Corp

Representative: Kage Brown, HSG Roosevelt and 2nd Street LLC
Owner: Kage Brown, HSG Roosevelt and 2nd Street LLC

Stipulations:

- 1) Approved event dates are limited to February 9 – 12, 2023.
- 2) Hours shall be limited to 10:00 AM – 10:00 PM for the event dates.

Approved w/stips 9. **1:30 PM**
Application #: ZA-32-23-7
Existing Zoning: DTC-Evans Churchill West
Location: 1015, 1017, 1021, and 1025 North 1st Street
Quarter Section: 12-28(G8)
Proposal: Use permit to allow a temporary use (outdoor event with amplified sound) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Nathan Harris, Llux Group, LLC
Representative: Jeffrey C. Miller, Arizona Liquor Industry Consultants
Owner: Ryan Kerr, Burton First Street, LLC
Stipulations:
1) Limited to the event dates of February 9 – 12, 2023.
2) Hours of event shall be limited to no later than 10:00 PM.

Approved w/stip 10. Application #: ZA-13-23-3
Existing Zoning: R1-6
Location: 12602 North 24th Street
Quarter Section: 31-32(K9)
Proposal: Variance to allow a lot with a depth of 80 feet. Minimum 94 feet required.
Ordinance Sections: 613.Table B
Applicant: Francisco Bobadilla, Crux Solutions, LLC
Representative: Francisco Bobadilla, Crux Solutions, LLC
Owner: Kyle Mokhtarian, KMS Enterprises
Stipulation:
1) 1 year to complete the lot split process.

ZONING ADJUSTMENT HEARING OFFICER: JON FROKE
PLANNER: ERIC MORALES, PLANNER II

For further information, please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927, or contact via electronic mail at zoning.adjustment@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 602-495-5622, angie.holdsworth@phoenix.gov TTY: Use 7-1-1.

February 10, 2023