

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised February 17, 2023*

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 **February 16, 2023 9:00 AM (Items 1-6) and 1:30 PM (Items 7-14).**

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-571-22-7 (Continued from January 12, 2023)
Existing Zoning: DTC-Warehouse HP
Location: 401 West Harrison Street
Quarter Section: 9-27(F8) 10-27(F8)
Proposal: **1)** Use permit to allow outdoor entertainment on Mondays through Thursdays. Use permit required. **2)** Use permit to allow outdoor dining as an accessory use to general assembly/event center use. Use permit required. **3)** Use permit to allow outdoor liquor service as an accessory use to general assembly/event center use. Use permit required. **4)** Use permit to allow outdoor cooking as an accessory use to general assembly/event center use. Use permit required.
Ordinance Sections: 1204.C.16 1204.D 1204.D 1204.D
Applicant: KFH Union Station, LLC
Representative: Noel Griemsmann, AICP, Snell & Wilmer, LLP
Owner: KFH Union Station, LLC
Stipulations:
1) 1 year to apply and pay for building permits.
2) 1 year review from the issuance of the Certificate of Occupancy.

Withdrawn

2. Application #: ZA-15-23-8
Existing Zoning: R-3
Location: 1204 East Roeser Road
Quarter Section: 4-30(E9)
Proposal: **1)** Use permit to utilize the Single-family Attached (SFA) option. Use permit required. **2)** Variance to reduce the perimeter setback for units fronting on the street right-of-way to 0 feet (Units 1-14). Minimum 10 feet required. **3)** Variance to reduce the perimeter setback adjacent to a property line (east) to 5 feet (Units 1-14). Minimum 10 feet required. **4)** Variance to reduce the required landscape setback (west) to 0 feet (Units 1-14). Minimum 10 feet required. **5)** Variance to allow

			the required covered parking spaces to front on street right-of-way (12th Street) (Units 1-14). Required covered parking spaces shall not front on street rights-of-way. 6) Variance to reduce the required common area to 3% of the gross area. Minimum 5% required.
		Ordinance Sections:	615.B.Table B 615.B.Table B 615.B.Table B 608.F.8.c.(1) 608.F.8.b.(2) 615.B.Table B
		Applicant:	Jack Zhang, Fen Investments
		Representative:	Stephanie Rowe, Reece and Rowe Architects
		Owner:	Jack Zhang, Fen Investments
Approved w/stips	3.	Application #:	ZA-20-23-8
		Existing Zoning:	C-2, R-3
		Location:	2640 East McDowell Road
		Quarter Section:	13-33(G9)
		Proposal:	Variance to increase the allowable lot coverage in the C-2 zoning district to 53 percent. Maximum 50 percent coverage allowed.
		Ordinance Sections:	623.E.4.h
		Applicant:	Jason Olive, ADM Group, Inc.
		Representative:	Jason Olive, ADM Group, Inc.
		Owner:	Faith Christian Center
		Stipulations:	
			1) 1 year to apply and pay for building permits.
			2) Per the building addition as shown on the site plan dated January 13, 2023.
Approved w/stip	4.	Application #:	ZA-21-23-8
		Existing Zoning:	R-3 SPVTABDO
		Location:	Approximately 162 feet west of the northwest corner of 9th Street and Roeser Road
		Quarter Section:	4-29(E8)
		Proposal:	Variance to allow a lot with no public street frontage. Frontage on a public street is required.
		Ordinance Sections:	615.B.Table B
		Applicant:	John Fox, William Seymour Co., Inc.
		Representative:	John Fox, William Seymour Co., Inc.
		Owner:	Mark Simons, Proper Dwell and Co., LLC
		Stipulation:	
			1) 18 months to complete the lot split process.
Approved w/stips	5.	Application #:	ZA-22-23-6
		Existing Zoning:	RE-24
		Location:	5615 North 45th Street
		Quarter Section:	20-38(I11)
		Proposal:	Variance to reduce the required front yard setback (west) to 30 feet. Minimum 40 feet required.
		Ordinance Sections:	606.B.2

Applicant: David E Richert, Richert & Associates
Representative: David E Richert, Richert & Associates
Owner: Nico P. Fricchione

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the setback reduction as shown on the site plan dated December 23, 2023.

**Approved
w/stips**

6. Application #: ZA-30-23-8
Existing Zoning: A-1, A-2
Location: Southeast corner of 37th Street and Washington Street
Quarter Section: 10-36(F10)
Proposal: **1)** Use permit to allow a temporary use (Phoenix Rising Temporary Soccer Stadium) for up to 36 months. Use permit required. **2)** Variance to allow a temporary use for 60 months. Maximum 36 months permitted.
Ordinance Sections: 708.D.1 708.D.1
Applicant: Bobby Dulle, Phoenix Rising Football Club, LLC
Representative: Bobby Dulle, Phoenix Rising Football Club, LLC
Owner: Richard Graham, City of Phoenix Aviation Department

Stipulation:

- 1) Approved for a maximum of 5 years.
- 2) 6 months to commence use.

***Approved
w/stips**

1:30 PM
7. Application #: ZA-480-22-4 (SIGN) (Continued from February 2, 2023)
Existing Zoning: C-2 H-R SP; P-2 SP
Location: 2600 North Central Avenue
Quarter Section: 14-27(G8)
Proposal: Use permit for a major amendment to the 2600 North Central Comprehensive Sign Plan. Use permit required.
Ordinance Sections: 705.E.2.
Applicant: Jim Bacher, Trademark Visual
Ana Jones, Trademark Visual
Representative: Jim Bacher, Trademark Visual
Ana Jones, Trademark Visual
Owner: Christina Laing, Townline-2600 Tower, LLC

Stipulations:

- 1) For the hi-rise that emit white light, prior to sign installation, a signed statement from the sign fabricator verifying correlated color temperature (in degrees Kelvin) lighting modules not exceeding 3000K were used shall be submitted to the Planning and Development Department.
- 2) Hi-rise signs that emit white light shall be dimmed to a maximum of 40 Nits (when measured at the sign face) daily from 9:30 PM until sunrise. Sign lighting dimmer values (required to dim the sign

to a maximum of 40 Nits luminance) shall be submitted in writing to Planning and Development Department prior to the final sign to final sign inspection.

- 3) Revise the CSP amendment document to prohibit cabinet style wall signs for mid hi-rise signs.
- 4) Submit a revised CSP document for Planning and Development Department approval incorporating all stipulations of use permit approval.
- 5) 12 months to apply and pay for sign permits.
- 6) Hi-rise sign maximum luminance is limited to 80 Nits and shall be verified in writing to Planning and Development Department.

Denied	8.	Application #:	ZA-563-22-5 (SIGN)
		Existing Zoning:	R-5
		Location:	2333 West Northern Avenue
		Quarter Section:	24-23(J7)
		Proposal:	1) Variance to increase the height of a ground sign to 13 feet. Maximum 8 feet permitted. 2) Variance to increase the area of a ground sign to 69 square feet. Maximum 32 square feet permitted.
		Ordinance Sections:	705.D.1 Table D-1 705.D.1 Table D-1
		Applicant:	Chad Keller, Christy Signs
		Representative:	Chad Keller, Christy Signs
		Owner:	Northern Ave Office Court, LLC
Denied	9.	Application #:	ZA-6-23-7 (SIGN)
		Existing Zoning:	A-1
		Location:	7840 West Lower Buckeye Road
		Quarter Section:	7-10(E4)
		Proposal:	Use permit to allow electronic message displays (EMDs) on a ground sign. Use Permit required.
		Ordinance Sections:	705.C.13
		Applicant:	Amanda Lauridsen, Precise Sign, Co.
		Representative:	Amanda Lauridsen, Precise Sign, Co.
		Owner:	Christian Fellowship Church of Phoenix I
Approved w/stips	10.	Application #:	ZA-10-23-6 (SIGN)
		Existing Zoning:	C-1
		Location:	4430 and 4448 North 24th Street
		Quarter Section:	17-32(H9)
		Proposal:	Use permit to allow electronic message displays (EMD) on a ground sign. Use permit required.
		Ordinance Sections:	705.C.13
		Applicant:	Chris Totton, Bootz and Duke Sign Company
		Representative:	Kristi Trisko, Bootz and Duke Sign Company
		Owner:	Larry Furlong, Campbell and 24, LLC / Alphagraphics
		Stipulations:	
			1) Sign illumination shall be shut off daily from 9:00 PM until sunrise

via an automatic timer. Timer installation and operation to be verified at the time of the final sign inspection.

- 2) Sign design shall be in accordance with the drawings date stamped February 15, 2023.
- 3) 12 months to obtain sign permits for the ground sign.

**Approved
w/stips**

11. Application #: ZA-498-22-8 (Continued from January 12, 2023)
Existing Zoning: App. C-2 HR and C-3
Location: 938, 1010, and 1020 East Van Buren Street and 316 and 318 North 11th Street
Quarter Section: 11-29(F8)
Proposal: **1)** Variance to reduce the front yard setback (north) along Polk Street to 9 feet. Minimum 35 feet required. **2)** Variance to reduce the front yard setback (south) along Van Buren Street to 13 feet. Minimum 35 feet required.
Ordinance Sections: 701.D.2.a 701.D.2.a
Applicant: Ian Swiergol, Alliance Residential Company
Representative: Nick Wood and Noel Griemsmann, Snell & Wilmer, LLP
Owner: Dharam Ahir Investments of Arizona, Inc
Stipulations:
1) 18 months to apply and pay for building permits.
2) Per the setback reductions as shown on the plan dated October 12, 2022.

Withdrawn

12. Application #: ZA-532-22-4 (Continued from January 12, 2023)
Existing Zoning: R-3
Location: 2608 West Campbell Avenue
Quarter Section: 18-23(H7)
Proposal: **1)** Variance to reduce the landscape setback adjacent to a public street (Campbell Ave) to 0 feet. Minimum 25 feet required. **2)** Variance to reduce the required parking to 4 parking spaces. Minimum 6 spaces required. **3)** Variance to reduce the required combined depth of the parking space and the drive aisle to 42 feet for a double loaded drive aisle. Minimum 62 feet required.
Ordinance Sections: 703.B.3.a 702.C 702.B.2.b.5
Applicant: Wilson Ejim, Design Group
Representative: Wilson Ejim, Design Group
Owner: Joel Thomas

**#2
Approved
w/stip**

13. Application #: ZA-18-23-1
Existing Zoning: RE-35
Location: 24219 North 62nd Drive
Quarter Section: 46-14(O5)
Proposal: **1)** Variance to increase lot coverage to 30% for a 2 story residence. Maximum 25% coverage for 2 story residence permitted. **2)** Variance to

**#1
Denied**

increase the building height to 33 feet. Maximum 30 feet permitted.
Ordinance Sections: 609.B.Table 609.B.Table
Applicant: Navdeep S. Gill
Representative: Sukhman S. Gill
Owner: Navdeep S. Gill

Stipulation:

- 1) 1 year to apply and pay for building permits.

**Approved
w/stip**

14. Application #: ZA-23-23-8
Existing Zoning: R-4 MPNSPD
Location: 101 West Euclid Avenue, 8837, 8843 and 9007 South 2nd Avenue
Quarter Section: 02-27(C8)
Proposal: **1)** Use permit to allow an adult day care center. Use permit required. **2)** Variance to increase the allowable building height to 3 stories for a multi-family development. Maximum single story permitted.
Ordinance Sections: 617.C.1 688.A.7
Applicant: Fountain of Life House of Worship
Representative: Adam Baugh, Withey Morris, PLC
Owner: Fountain of Life House of Worship

Stipulation:

- 1) 1 year to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
PLANNER: ERIC MORALES, PLANNER III**

For further information, please call Eric Morales, Planner III, 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 17, 2023