

**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 **January 26, 2023 9:00 AM (Items 1-4) and 1:30 PM (Items 5-7).**

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-593-22-4
Existing Zoning: C-2
Location: 2807 North 35th Avenue
Quarter Section: 14-21(G6)
Proposal: **1)** Use permit to allow package liquor sales as an accessory use to a convenience market (Thomas Liquor) within 300 feet of a residential district. Use permit required. **2)** Use permit to allow a drive-through window for the sale of alcohol within 300 feet of a residential district. Use permit required.
Ordinance Sections: 622.D.102.a 622.D.102.b
Applicant: Ranjana Sethi
Representative: Ranjana Sethi
Owner: Vanessa Yono, Trifecta Y, LLC
Stipulations:
 - 1) The southern drive-through windows shall only be used to take orders and payment. The northern window shall only fill customer orders. Both windows shall serve as one continuous lane and not two drive-through isles.
 - 2) 1 year to commence use.

Denied

2. Application #: ZA-595-22-8
Existing Zoning: C-3 AIO EBRO
Location: 1009 East Buckeye Road
Quarter Section: 8-29(F8)
Proposal: **1)** Variance to reduce the front yard setback (north) to 13 feet. Minimum 25 feet required. **2)** Variance to reduce the rear yard setback (south) to 5 feet. Minimum 15 feet required. **3)** Variance to reduce the side yard setback (west) to 3 feet. Minimum 10 feet required.
Ordinance Sections: 615.B.Table B 615.B.Table B 615.B.Table B
Applicant: Nicolas Ruiz
Representative: Ed Reyes, Ed Reyes Design LLC
Owner: Nicolas Ruiz

Continued 3. Application #: ZA-596-22-3
 Existing Zoning: PCD (Approved C-2 PCD)
 Location: 2001 West Bell Road
 Quarter Section: 36-24(M7)
 Proposal: Use permit to allow a carwash in an open building. Use permit required.
 Ordinance Sections: 623.D.41
 Applicant: Eduardo Soto, Foresite Group, LLC
 Representative: Ben Sims, Creed Commercial Development
 Owner: Tyler Smith, VP Construction, Sunbelt Investment Holdings, Inc.

Continued to March 2, 2023 at 1:30 PM.

Continued 4. Application #: ZA-597-22-4
 Existing Zoning: R-3
 Location: 2939 West Fillmore Street
 Quarter Section: 11-22(F7)
 Proposal: Variance to allow a minimum lot width of 30 feet. Minimum lot width of 60 feet required.
 Ordinance Sections: 615.B.Table B
 Applicant: Mario A. Olvera
 Representative: Mario A. Olvera
 Owner: Ramon A. Castro, Enfor Systems, LLC

Continued to March 2, 2023 at 1:30 PM.

Approved 5. **1:30 PM**
 Application #: ZA-579-22-6
 Existing Zoning: R-5
 Location: 2025 East Campbell Avenue, Unit 264
 Quarter Section: 17-32(H9)
 Proposal: Use permit for official approval of a home occupation (internet firearm sales). Use permit required.
 Ordinance Sections: 608.E.3.h.(5)
 Applicant: Derek Millsaps, Millfaps, LLC
 Representative: Lindsay Schube, Gammage & Burnham
 Owner: Joseph R. Abasciano

Continued 6. Application #: ZA-580-22-5
 Existing Zoning: R-4A, R-5
 Location: 1717 West Glendale Avenue
 Quarter Section: 22-25(I7)
 Proposal: **1)** Variance to allow an over height wall/fence (8 feet) in the front yard setback (northwest property line). Maximum 40 inches permitted. **2)** Variance to allow an over height fence (8 feet) located in the required side yards (west and northwest) and required rear yard (southwest). Maximum 6 feet allowed.

Ordinance Sections: 703.A.2.a 703.A.2.c
Applicant: Jaime Garrido, City of Phoenix Engineer Office
Representative: Jaime Garrido, City of Phoenix Engineer Office
Owner: Phoenix Residential Investment Dev Effor
Continued to March 2, 2023 at 1:30 PM.

Approved w/stips 7. Application #: ZA-598-22-4
Existing Zoning: R-3
Location: 2351 West Turney Avenue
Quarter Section: 17-23(H7)
Proposal: Use permit to allow the Planned Residential Development (PRD) option. Use permit required
Ordinance Sections: 608.B
Applicant: John Fox, William Seymour Co, Inc.
Representative: John Fox, William Seymour Co, Inc.
Owner: Thut Nguyen
Stipulations:
1) 18 months to apply and pay for building permits.
2) Maximum of 8 units permitted.

ZONING ADJUSTMENT HEARING OFFICER: MIKE WIDENER
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.

January 27, 2023