

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised June 13, 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 **June 8, 2023 9:00 AM (Items 1-2) and 1:30 PM (Items 3-7)**.

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

Continued

9:00 AM

1. Application #: ZA-171-23-1
Existing Zoning: R-4A DVAO
Location: 22209 North 29th Avenue
Quarter Section: 43-22(N7)
Proposal: Variance to allow an over height wall (6 feet) in the required front yard (west) setback. Maximum 40 inches permitted.

Ordinance Sections: 703.A.2.a
Applicant: James Hawkins
Representative: James Hawkins
Owner: Joshua and Casey Hawkins

Continued to July 27, 2023 at 9:00 AM.

**Approved
w/stips**

2. Application #: ZA-172-23-8
Existing Zoning: A-1, P-1
Location: 2502 East Washington Street
Quarter Section: 10-33(F9)
Proposal: Variance to allow an over height fence (6 feet) in the required front yard setback (south). Maximum 40 inches permitted.

Ordinance Sections: 703.A.2.a
Applicant: Tim Rasnake, Archicon Architecture & Interiors, L.C.
Representative: David Molinar, Archicon Architecture & Interiors, L.C.
Owner: 2502 East Washington Street, LLC, (Stand Together Recover Center, Inc.)

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) The proposed fence shall be no closer than 21 feet from the back of curb.
- 3) The applicant shall provide a landscape plan that includes a minimum of 2-inch caliper trees, minimum of 20 feet on center spacing for the trees and include the installation of an irrigation system as approved by the Planning and Development Department for the Washington Street frontage of the subject

property.

- Approved w/stips**
3. **1:30 PM**
- Application #: ZA-101-23-6 (SIGN) (Continued from April 27, 2023)
- Existing Zoning: CP/GCP
- Location: 14415 South 50th Street
- Quarter Section: 09-39(B11)
- Proposal: Use permit to rebuild the south face of a nonconforming, off-premise sign to digital. Use permit required.
- Ordinance Sections: 705.2.G.4
- Applicant: Paul Hickman, Clear Channel, LLC
- Representative: Taylor Earl, Earl & Curley
- Owner: Foothill CC, LLC
- Stipulations:**
- 1) Install planning and Development Department design-approved vertical louvers on the new digital sign face that effectively reduces digital image visibility outside of northbound freeway traffic.
 - 2) Prior to the final electrical inspection for the subject sign, the applicant shall obtain a demolition permit and completely remove a minimum of 672 square feet of nonconforming, off-premise sign face including the north face of the sign structure located at 2310 West McDowell Road (APN# 110-58-005F). The rear of the remaining sign face shall be physically screened in accordance with the requirements of Sec.705.2.C.4 and treated with a graffiti resistant coating. If the proposed takedown sign face cannot be confirmed as a legal nonconforming sign face, an alternative, acceptable nonconforming, off-premise sign face(s) totaling a minimum of 672 square feet may be removed to satisfy the sign removal requirements of the digital conversion use permit. Acceptable documentation for sign(s) to be removed shall be provided, a demolition permit obtained, and the sign face shall be removed prior to the final electrical inspection for the new digital sign face(s) at 14415 South 50th Street.
 - 3) The applicant shall have 12 months to apply and pay for permits for the subject sign.
- *Continued**
4. Application #: ZA-160-23-6 (SIGN)
- Existing Zoning: CP/GCP
- Location: 14647 South 50th Street
- Quarter Section: 010-39(A11) 09-39(B11)
- Proposal: Use permit to rebuild the north face of a nonconforming, off-premise sign to digital. Use permit required.
- Ordinance Sections: 705.2.G.4
- Applicant: Taylor Earl, Earl & Curley
- Representative: Taylor Earl, Earl & Curley
- Owner: Mountain Vista Property, LP

Continued to July 20, 2023 at 1:30 PM.

Approved w/stips	5.	Application #:	ZA-162-23-6
		Existing Zoning:	C-2
		Location:	5544 East Thomas Road
		Quarter Section:	15-40(G11)
		Proposal:	1) Time extension for ZA-629-21, variance to reduce the required open space to 3%. Minimum 5% required. 2) Time extension for ZA-629-21, variance to allow maneuvering in right-of-way (alley). Maneuvering must be located on private property. 3) Time extension for ZA-629-21, variance to reduce the required interior property line landscape setback (north) to 0 feet. Minimum 5 feet required. 4) Time extension for ZA-629-21, variance to reduce the required interior property line landscape setback (northwest) to 0 feet. Minimum 5 feet required. 5) Time extension for ZA-629-21, variance to reduce the required interior property line landscape setback (west) to 0 feet. Minimum 5 feet required. 6) Time extension for ZA-629-21, variance to allow an over height wall (6 feet) in the required front yard (east). Maximum 40 inches permitted.
		Ordinance Sections:	703.B.4.a(1) 702.A.1.b 703.B.3.b.(3) 703.B.3.b.(3) 703.B.3.b.(3) 703.A.2.a
		Applicant:	George Pasquel III, Withey Morris Baugh, PLC
		Representative:	George Pasquel III, Withey Morris Baugh, PLC
		Owner:	5544 Thomas Land, LLC
		Stipulations:	1) 12 months to apply and pay for building permits. 2) All other stipulations of ZA-629-21 shall apply.
Approved w/stips	6.	Application #:	ZA-168-23-3
		Existing Zoning:	C-1
		Location:	4912 East Shea Boulevard, Suite 101
		Quarter Section:	29-39(K11)
		Proposal:	1) Use permit to allow sales of alcoholic beverages as an accessory to a restaurant (Cheba Hut). Use permit required. 2) Use permit to allow outdoor dining and outdoor alcoholic beverage consumption as an accessory use to a restaurant (Cheba Hut). Use permit required.
		Ordinance Sections:	622.D.150.a 622.D.150.d
		Applicant:	Seth Larson, PV OG, LLC
		Representative:	Jeffrey Miller, Arizona Liquor Industry Consultants
		Owner:	Chris Reddersen, Site Centers, Inc
		Stipulations:	1) 12 months to apply and pay for building permits. 2) Patio shall be limited to 596 square feet.
Withdrawn	7.	Application #:	ZA-170-23-8

to Amend	Existing Zoning:	A-1
	Location:	4201 East University Drive
	Quarter Section:	6-37(E10)
	Proposal:	Variance to reduce the required side yard (west) setback to 4 feet. Minimum 25 feet required.
	Ordinance Sections:	701.D.3.c
	Applicant:	Bob Chilton, Rain Strategies
	Representative:	Glenn Liptack, RA, Nostdahl Liptack Architects, PLC
	Owner:	Cottontails LLC-Local Joint

ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
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.

June 13, 2023