

**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 **December 26, 2024, at 9:00 AM. (Items 1-2). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

The results of the meeting were as follows:

**RESULTS
Approved
w/stips**

9:00 AM

1. Application #: ZA-633-23-7 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 317 South 9th Avenue
Quarter Section: Q10-26(F8)
Proposal: Use permit to allow a temporary event (arts fairs, festivals, farmers market with amplified sound and multiple vendors) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Korhan Kaftanoglu, 9th And Jackson Real Estate Holding, LLC
Representative: Korhan Kaftanoglu, 9th And Jackson Real Estate Holding, LLC
Owner: Korhan Kaftanoglu, 9th And Jackson Real Estate Holding, LLC

Stipulations:

- 1) Days of operation shall be Thursday – Sunday with up to 10 additional events per year on other days of the week.
- 2) Hours of operation shall be 7:00 AM – 3:30 AM.
- 3) 1 year review of use permit.

**Approved
w/stips**

2. Application #: ZA-755-24-7
Existing Zoning: C-2
Location: 6016 South 7th Avenue
Quarter Section: Q2-26(D8)
Proposal: Use permit to allow outdoor dining as an accessory use to a restaurant (Black Rock Coffee) within 500 feet of a residential district. Use permit required.
Ordinance Sections: 623.D.157.c
Applicant: Steven Bowser, Helix Engineering, LLC
Representative: Steven Bowser, Helix Engineering, LLC
Owner: The Denver Gardens Company, LLC

Stipulations:

- 1) 18 months to apply for and obtain building permits.
- 2) Per the location of the patio as shown on site plan date stamped November 25, 2024.

ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
PLANNER: DOMINIC AMODIO, PLANNER II

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.

December 26, 2024