

**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 15, 2024 at 9:00 AM (Items 1-4) and 1:30 PM (Items 5-9).**

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	9:00 AM		
	Approved w/stips	1.	Application #: ZA-705-23-4
		Existing Zoning: R-3	
		Location: 5020 North 21st Avenue	
		Quarter Section: Q19-24(H7)	
		Proposal: Time extension for ZA-251-22, use permit to use the Planned Residential Development (PRD) option. Use permit required.	
		Ordinance Sections: 615.B.Table B	
		Applicant: Colin Doyle Kenyon	
		Representative: Colin Doyle Kenyon	
		Owner: H Cubed Investments, LLC	
	Stipulations:		
	1) 1 year to apply for and obtain building permits.		
	2) All other stipulations from ZA-251-22 to remain.		
Approved w/stips	2.	Application #: ZA-731-23-6	
	Existing Zoning: R1-6		
	Location: 3943 North 45th Place		
	Quarter Section: Q16-38(H11)		
	Proposal: 1) Variance to reduce the side yard (north) setback for an open projection (patio) to 0 feet. Minimum 3 feet required.		
	2) Variance to reduce front yard setback (west) for a detached accessory structure (carport) to 1 foot. Minimum 20 feet required.		
	3) Use permit to allow detached accessory structure (carport) located behind the required front setback but between the primary dwelling unit and the front property line. Use permit required.		
	4) Variance to reduce the side yard setback (south) for a detached accessory structure to 0 feet. Minimum 3 feet required.		
	Ordinance Sections: 701.A.3.a.(1).(b). 613.B.Table B 706.B.1 706.B.3		
	Applicant: Derrick Grahm		
Representative: William F. Allison, Withey Morris Baugh, PLC			
Owner: Derrick and Anastasia Grahm			

Stipulations:

- 1) 1 year to apply for and obtain building permits.
- 2) Canopies are to be used between May 15 and October 15 yearly.
- 3) Per the reductions as shown on site plan date stamped December 22, 2023.

**Approved
w/stips**

3. Application #: ZA-15-24-8
Existing Zoning: R-4 RSIOD
Location: 3638 South 12th Street
Quarter Section: Q5-29(E8)
Proposal: Time extension for ZA-570-22, use permit to use the Single-Family Attached (SFA) Development Option. Use permit required.

Ordinance Sections: 608.F.8
Applicant: Robert Lepore
Representative: Robert Lepore
Owner: Forever and A Day Properties.com

Stipulations:

- 1) 1 year to apply for and obtain building permits.
- 2) All other stipulations from ZA-570-22 to remain.

**Approved
w/stips**

4. Application #: ZA-22-24-8
Existing Zoning: R-3 CCSIOD
Location: 1114 West Mohave Street
Quarter Section: Q8-26(F8)
Proposal: Use permit to allow a 26 foot tall projection of the main building into the required rear yard (north). Maximum 15 foot tall projection permitted.

Ordinance Sections: 701.A.3.a.(2).(d)
Applicant: Quincy Wright, Housing Done Wright, LLC
Representative: Quincy Wright, Housing Done Wright, LLC
Owner: Quincy Wright, Sean Seecharan, Jamal Hailey, Housing Done Wright, LLC

Stipulations:

- 1) 18 months to apply for and obtain building permits.
- 2) Per the projection as shown on site plan date stamped January 17, 2024.

1:30 PM**#1
Approved
w/stips**

5. Application #: 485-23-8 (SIGN)
Existing Zoning: R-3, R-4 (Approved C-2 H-R)
Location: 1000 North 44th Street
Quarter Section: Q12-37(G10)

**#2 and 3
Denied as
Filed
Approved
w/stips**

- Proposal: 1) Variance to allow a ground sign with a height of 15 feet. Maximum 8 feet permitted.
2) Variance to allow total wall sign area of 680 square feet on Building 1, east elevation. Maximum 37 square feet permitted.
3) Variance to allow four wall signs with heights ranging from 27 to 34 feet on Building 1, east elevation. Maximum 15 feet permitted.

**#4 and 5
Denied**

4) Variance to allow nine wall signs at a height of 32 feet on nine multi-family buildings including one sign per building. Maximum 15 feet permitted.

5) Variance to allow nine wall signs with an area of 154 square feet on nine multi-family buildings including one sign per building. Maximum 16 square feet permitted.

Ordinance Sections: 705.D, Table D-1 705.D, Table D-1. 705.D, Table-1 705.D, Table-1 705.D, Table-1

Applicant: Halsten Ransil, JLB Partners

Representative: Mike Maerowitz, Snell and Wilmer, LLP

Owner: CH DOF I-JLB MF PHOENIX RUNWAY LLC

Stipulations:

- 1) Sign design shall be in accordance with the sign drawings submitted to the Hearing Officer and date stamped January 23, 2024.
- 2) 1 year to apply for and obtain sign permits for wall signs.
- 3) Request #2 approved variance to allow total wall sign area of 68 square feet on Building 1, east elevation.
- 4) Request #3 approved variance to allow 2 wall signs with heights ranging from 27 to 34 feet on Building 1, east elevation.

Denied

6. Application #: ZA-11-24-3
Existing Zoning: R1-6
Location: 1919 East Larkspur Drive
Quarter Section: Q31-31(K9)
Proposal: 1) Variance to reduce lot width to 50 feet (Lot 1). 60 feet required.
2) Variance to reduce lot width to 50 feet (Lot 2). 60 feet required.
Ordinance Sections: 613 Table B 613.Table.B
Applicant: Ismael Ortiz
Representative: Ismael Ortiz
Owner: Ismael Ortiz

**Approved
w/stips**

7. Application #: ZA-20-24-7
Existing Zoning: C-3 RSIOD
Location: 4105 South Central Avenue
Quarter Section: Q5-28(E8)
Proposal: Use permit to allow tattoo shop (Manny's Tattoo Shop). Use permit required.
Ordinance Sections: 623.D.187
Applicant: Manuel Gomez, Manny's Tattoo Shop, LLC
Representative: Manuel Gomez, Manny's Tattoo Shop, LLC
Owner: Manny's Tattoo Shop, LLC
Stipulations:
1) 1 year to commence the use.
2) Hours of operation are to be limited to 10:00 AM – 8:00 PM.

Continued 8. Application #: ZA-23-24-1
Existing Zoning: C-1
Location: 12424 North 28th Drive
Quarter Section: Q31-22(K7)
Proposal: Variance to reduce the number of required parking spots from 25 to 9. Minimum 25 spaces required.

Ordinance Sections: 702.C.Table
Applicant: Lilia Gutierrez, LG.Drafting Service
Representative: Lilia Gutierrez, LG.Drafting Service
Owner: Winslow Guidance Associate, Inc c/o Robert Candelaria

Continued to March 21, 2024 at 1:30 PM.

Approved w/stips 9. Application #: ZA-28-24-8
Existing Zoning: PSC BAOD
Location: 6210 South 16th Street
Quarter Section: Q2-30(D9)
Proposal: Use permit to allow a drive through facility as an accessory to a restaurant (Filiberto's) within 300 feet from a residential zoning district. Use permit required.

Ordinance Sections: 623.D.157.d.(2)
Applicant: Jamie Angulo, RKAA, Inc.
Representative: Jamie Angulo, RKAA, Inc.
Owner: Chris Hinkson, HH-South Mountain, LLC

Stipulations:

- 1) Per the location of the drive through as shown on site plan date stamped January 16, 2024.
- 2) 18 months to apply for and obtain building permits.

ZONING ADJUSTMENT HEARING OFFICER: CAROL BERRY
PLANNER: DOMINIC AMODIO, PLANNER II

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 16, 2024