

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised August 7, 2024*

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 **July 11, 2024 at 9:00 AM (Items 1-5) and 1:30 PM (Items 6-7)**

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-415-24-1
Existing Zoning: R1-8
Location: 2215 West Oraibi Drive
Quarter Section: Q40-24(N7)
Proposal: 1) Variance to reduce the rear yard (south) setback to 0 feet for detached accessory structures. Minimum 3 feet required.
2) Variance to reduce the side yard (west) setback to 0 feet for detached accessory structures. Minimum 3 feet required.
Ordinance Sections: 706.B.3 706.B.3
Applicant: Tania Correa
Representative: Tania Correa
Owner: Tania Correa
Taken out from under advisement on August 7, 2024 and approved with the following stipulations
1) 1 year to apply and pay for the necessary building permits related to the detached accessory structure and new masonry wall.
2) Applicant shall install a new masonry wall along the entire southern property line of this subject lot to replace the existing rear perimeter wall. This wall shall be completed within 18 months of the approval of this case.
3) Per the location of the detached accessory structure as shown on the site plan dated June 12, 2024.

**Approved
w/stips**

2. Application #: ZA-419-24-6
Existing Zoning: R1-6
Location: 4233 North 40th Street
Quarter Section: Q17-37(H10)
Proposal: Use permit to allow a temporary use (temporary school buildings) for up to 36 months. Use permit required.
Ordinance Sections: 708.D.1
Applicant: Lance Robinson, B E Development Group
Representative: Lance Robinson, B E Development Group
Owner: Arcadia Gospel Fellowship - SBC

Stipulations:

- 1) 1 year review to address traffic and/or parking and safety.
- 2) Signs shall be posted directing the traffic flow during school hours. Signs must have email or phone number for neighbors to address their concerns.

**Approved
w/stips**

3. Application #: ZA-442-24-8
Existing Zoning: R-3 CCSIO
Location: 1204 and 1206 West Pima Street
Quarter Section: Q8-26(F8)
Proposal: Use permit to allow a place of worship with vehicular access from a local or minor collector street. Use permit required.

Ordinance Sections: 608.E.22
Applicant: Christopher Brown, CHB Architects
Representative: Christopher Brown, CHB Architects
Owner: Freddie Brown Jr., MC Baptist Church

Stipulations:

- 1) 18 months to apply and pay for building permits.
- 2) Effective only while a parking agreement is in place with Saint Johns Institutional Baptist Church at 1428 South 13th Avenue.

**Approved
w/stips**

4. Application #: ZA-452-24-8
Existing Zoning: R-3 CCSIOD
Location: 1434 South 12th Avenue
Quarter Section: Q8-26(F8)
Proposal: 1) Variance to reduce the front yard setback (east) to 15 feet. Minimum 25 feet required.
2) Variance to reduce the landscape setback requirement along 12th Avenue to 7 feet. Minimum 25 feet required.
3) Variance to reduce the required open space to 3%. Minimum 5% required.

Ordinance Sections: 615.B.Table B; 703.B.3.a; 703.B.4.a(1)
Applicant: Miguel Torres, Towers, LLC
Representative: Kathleen Heather Brakefield, KHB Architectural Studios, PLLC
Owner: Miguel Torres, Towers, LLC

Stipulations:

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

**Approved
w/stips**

5. Application #: ZA-453-24-3
Existing Zoning: IND.PK.
Location: 10808 and 10888 North 19th Avenue
Quarter Section: Q29-24(K7)
Proposal: Variance to allow a perimeter wall/fence 56 feet in height. Maximum 6 feet allowed.

Ordinance Sections: 703.A.3.b
Applicant: Alan Narvaez, Ping
Representative: Alan Narvaez, Ping

Owner: John A. Solheim, Karsten Manufacturing

Stipulations:

- 1) Extension shall not exceed 100 feet in length.
- 2) 1 year to apply and pay for building permits.

1:30 PM

**Denied as
Filed
Approved
w/stips**

6. Application #: ZA-243-24-6 (SIGN)
Existing Zoning: R1-6
Location: 7321 North 10th Street
Quarter Section: Q23-29(I8)
Proposal: 1) Use permit to allow an electronic message display (EMD) on a wall sign. Use permit required.
2) Variance to increase wall sign area to 62 square feet for a non-residential activity in a residential district. Maximum permitted is 29 square feet.
Ordinance Sections: 705.C.13; 705.D.1 Table D-1
Applicant: Zelig Hess, DS Signs and Lighting, LLC
Representative: Zelig Hess, DS Signs and Lighting, LLC
Owner: Presbytery of The Grand Canyon Corporation

Stipulations:

- 1) Maximum allowable wall sign area shall be 32 square feet for the EMD. Plus 12 square feet for the static wall sign.
- 2) An automatic timer shall be installed on the Electronic Message Display (EMD) and sign illumination shall be shut off daily from 8:00 PM until sunrise.
- 3) The minimum change rate for messages on the EMD sign shall be 60 seconds per message.
- 4) Updated sign drawings shall be submitted to reflect any ZAHO approved stipulations.
- 5) Twelve months to obtain sign permits for the ground sign.

**Approved
w/stip**

7. Application #: ZA-450-24-3
Existing Zoning: R-3
Location: 1339 West Peoria Avenue
Quarter Section: Q28-26(K8)
Proposal: 1) Variance to reduce the required combined depth of the parking space and the drive aisle to 23 feet for a single loaded drive aisle. Minimum 25 feet required.
2) Variance to reduce the required side yard landscape setback (East) from 5 feet to 2 feet. Minimum 5 feet required.
Ordinance Sections: 702.B.2.b.5; 703.B.3.a
Applicant: Jeff Wagner,
Representative: Jeff Wagner, Wagner Architects, LLC
Owner: James Lee, G & J Capital LLLP

Stipulation:

- 1) 18 months to apply and pay for building permits.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG STEBLAY
PLANNER: NATASHA HUGHES, 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.

August 7, 2024