

**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 **January 23, 2025, at 1:30 PM (Items 1-4). 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**

1:30 PM

- | | | |
|----|---------------------|--|
| 1. | Application #: | ZA-684-24-2 |
| | Existing Zoning: | R1-14 |
| | Location: | 14400 North Tatum Boulevard |
| | Quarter Section: | Q33-38(L11) |
| | Proposal: | Variance to allow a building of 34 feet in height.
Maximum 30 feet allowed. |
| | Ordinance Sections: | 607.B.6 |
| | Applicant: | Shaine Alleman, Tiffany & Bosco, P.A. |
| | Representative: | Shaine Alleman, Tiffany & Bosco, P.A. |
| | Owner: | Acoma Christian Campus, LLC, Scottsdale
Christian Academy |

Stipulations:

- 1) 18 months to apply for and obtain building permits.
- 2) Per the location and elevations of the proposed structure as shown on site plan date stamped January 8, 2025.
- 3) 3 trees of 2.5" caliper shall be planted along the west side yard between the parking and lot north of the proposed structure and the baseball field.

**Under
Advisement**

- | | | |
|----|------------------|--|
| 2. | Application #: | ZA-830-24-6 |
| | Existing Zoning: | R-3 |
| | Location: | 1926 East Colter Street, Unit 1, 2, 3, 4, 5, 6 |
| | Quarter Section: | Q19-31(H9) |
| | Proposal: | 1) Variance to reduce the building setback
(south) to 0 feet (Lots 2, 4, 6, 8). Minimum 10
feet required.
2) Variance to allow vehicle maneuvering
within the right of way (Colter Street).
Maneuvering must be located on private
property.
3) Variance to allow vehicle maneuvering
within the alley (north). Maneuvering must be
located on private property.
4) Variance to reduce the perimeter setback
(east) to 12 feet. Minimum 15 feet required.
5) Variance to reduce the building setback
(west) to 0 feet. Minimum 15 feet required.
6) Variance to reduce the landscape setback
(west) to 0 feet. Minimum 5 feet required. |

		7) Variance to reduce the landscape setback (north) to 0 feet. Minimum 5 feet required.
		8) Variance to allow lots (Lots 1, 3, 5, 7) with no street frontage. Frontage on a public street is required.
	Ordinance Sections:	615.B.Table B 702.A.1.b 702.A.1.b 615.B.Table B 615.B.Table B 703.B.3.b.(3) 703.B.3.b.(3) 615.B.Table
	Applicant:	Harry Lourimore, Lourimore Land & Development, LLC
	Representative:	Dane Astle, EDIFICE Architecture
	Owner:	Phillip Dyer, Dyer Family Trust
Approved w/stips	3.	Application #:
		Existing Zoning:
		Location:
		Quarter Section:
		Proposal:
		Ordinance Sections:
		Applicant:
		Representative:
		Owner:
		Stipulations:
		1) 18 months to apply for and obtain building permits.
		2) Per the outdoor dinning as shown on site plan date stamped December 19, 2024.
		3) Hours of outdoor dinning area shall be 11:00 AM – 10:30 PM Sunday – Thursday and 11:00 AM to 11:00 PM Friday and Saturday.
Approved w/stips	4.	Application #:
		Existing Zoning:
		Location:
		Quarter Section:
		Proposal:
		Ordinance Sections:
		Applicant:
		Representative:

Owner: Hillstone Restaurant Group, Inc.

Stipulations:

- 1) 18 months to apply for and obtain building permits.
- 2) Per the setback reduction as shown on site plan date stamped December 19, 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.

January 24, 2025