

**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 30, 2025, at 9:00 AM. (Items 1-3) and 1:30 PM (Items 4-8). 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-481-22-7 (1 Year Review of Use Permit)
(Continued from January 9, 2025)
- Existing Zoning: C-3 ACOD CMOD
- Location: 749 West Taylor Street and 750 West Polk Street
- Quarter Section: 11-26(F8)
- Proposal: 1) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
2) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.
- Ordinance Sections: 623.D.9.a 623.D.9.b
- Applicant: Jennifer Hall, Rose Law Group, LLC
- Representative: Jennifer Hall, Rose Law Group, LLC
- Owner: Mark and Dee Dee Daus, American Lifestyle 48, LLC

Stipulations:

- 1) There shall be a review of this use permit in 1 year.
- 2) 1 year to apply and pay for building permits, and a Certificate of Occupancy appropriate for this use shall be issued.
- 3) General conformance to the submitted site plan date stamped by PDD October 22, 2022.
- 4) An irrevocable parking agreement is required to fully satisfy parking off-site requirements.
- 5) Doors shall remain closed during banquets or assemblies to deter any neighborhood disturbance by the means of live entertainment, other instruments, sounds, or devices.
- 6) No outdoor speakers, live entertainment, or amplified music outside of the banquet hall.
- 7) All areas will be sufficiently illuminated and contained to discourage any unlawful activity.
- 8) Off-duty Police Officers or professional security personal must be present during events involving the consumption of alcoholic beverages.
- 9) "No Trespassing" signs must be conspicuously posted to deter loitering or unwanted guests inside and surrounding the establishment. Additionally, an Authority to Arrest Trespassers (ATA) form must be signed and maintained on file with the Police Precinct.
- 10) The Police Precinct Commander or their designee may require cameras, licensed security guards or off duty police, or other security measures at the commander's discretion.

**Approved
w/stips** 2. Application #: ZA-882-24-4
Existing Zoning: R1-6
Location: 1818 West Highland Avenue
Quarter Section: Q18-25(H7)
Proposal: Variance to reduce the side yard setback (east) to
7 feet for Lot 1. Minimum 10 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Kristopher Ontiveros, 312 Architect & Design
Representative: Kristopher Ontiveros, 312 Architect & Design
Owner: 1818 Highland, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per site plan date stamped December 19, 2024 relating to Lot 1 east side yard setback.

**Approved
w/stips** 3. Application #: ZA-903-24-4
Existing Zoning: R1-6
Location: 5232 North 21st Avenue
Quarter Section: Q19-24(H7)
Proposal: Use permit to allow an accessory dwelling unit
located between the primary dwelling unit and the
front property line. Use permit required.

Ordinance Sections: 706.A.6
Applicant: Sulejman Cufurovic
Representative: Sulejman Cufurovic
Owner: Sulejman Cufurovic

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per the site plan date stamped December 26, 2024 relating to the accessory dwelling unit.

1:30 PM

**Approved
w/stips** 4. Application #: ZA-796-24-8 (Continued from January 2, 2025)
Existing Zoning: R-3 CCSIOD
Location: 1232 South 13th Avenue
Quarter Section: Q8-26(F8)
Proposal: Variance to reduce the side yard setback (north)
to 3 feet. Minimum 10 feet required.

Ordinance Sections: 615.B Table B
Applicant: Gabriel Torres Urrutia
Representative: Gabriel Torres Urrutia
Owner: Gabriel Torres Urrutia

Stipulations:

- 1) 1 year to apply and pay for building permits.
- 2) Per site plan date stamped December 9, 2024 with regard to the north setback reduction.

**Under
Advisement** 5. Application #: ZA-778-24-6
Existing Zoning: R1-6
Location: 5228 North 15th Street

		Quarter Section:	Q19-30(H9)
		Proposal:	1) Variance to reduce the side yard setback (south) for an accessory dwelling unit to 2 feet. Minimum 3 feet required. 2) Variance to reduce the side setback (south) to 6 feet. Minimum 10 feet required.
		Ordinance Sections:	706.A.4.a(2) 613.B.Table B
		Applicant:	Jeff Skeens
		Representative:	Jeff Skeens
		Owner:	Jeff and Amy Skeens
Denied	6.	Application #:	ZA-864-24-6
		Existing Zoning:	R1-10
		Location:	3451 North 47th Street
		Quarter Section:	Q16-38(H11)
		Proposal:	Variance to reduce the side yard setback (north) to 1 foot. Minimum 10 feet required.
		Ordinance Sections:	611.B.Table B
		Applicant:	Alexis Proper, Huellmantel & Affiliates
		Representative:	Alexis Proper, Huellmantel & Affiliates
		Owner:	Garrett Rodgers and Carly Casper
Approved w/stips	7.	Application #:	ZA-915-24-4
		Existing Zoning:	R-3
		Location:	4123 North 21st Street
		Quarter Section:	Q17-32(H9)
		Proposal:	Time extension for ZA-685-23, use permit to utilize the Single-Family Attached (SFA) development option. Use permit required.
		Ordinance Sections:	608.F.6
		Applicant:	Edmir Dzuda, E Project, LLC
		Representative:	Leonard Saguid, E Project, LLC
		Owner:	Biltmore Villas Investments, LLC
		Stipulations:	
			1) 1 year to apply and pay for building permits.
			2) Per the site plan date stamped December 14, 2023 with regard to the Single-Family Attached development option.
Approved w/stips	8.	Application #:	ZA-916-24-5
		Existing Zoning:	C-2
		Location:	7425 West Indian School Road
		Quarter Section:	Q16-11(H4)
		Proposal:	Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
		Ordinance Sections:	623.D.9.a
		Applicant:	Francisco Lopez, El Gran Salon
		Representative:	Leonard Saguid, E-Project, LLC
		Owner:	Sewa Dhanjat, Plaza 7445 Veheguru, LLC

Stipulations:

- 1) 1 year to apply and pay for building permits and a Certification of Occupancy appropriate for this use.
- 2) Per the site plan date stamped December 30, 2024 with regard to the location of the hall.
- 3) There will be a review of this use permit in 1 year.
- 4) Hours of operation shall be limited to 6:00 PM to 12:00 AM Sunday thru Thursday and 6:00 PM to 2:00 AM Friday and Saturday.
- 5) Store windows are to be clean and free of any obstruction to maintain a clear view of the parking lot area.
- 6) Doors shall remain closed during activities within the building to deter any neighborhood disturbance caused by live entertainment, musical instruments or other sounds.
- 7) No outdoor speakers, live entertainment or amplified music outside the banquet hall.
- 8) Off-duty Police Officers or professional security personnel must be present during events involving the consumption of alcoholic beverages.
- 9) The property shall be sufficiently lighted, front and rear, to discourage any unlawful activity or alcohol violations.
- 10) The applicant shall post "No Loitering" and "No Trespass" signs in English and Spanish, inside and outside the establishment, to prevent such activities. The applicant shall complete "Authority to Arrest" forms which will provide enforcement during non-business hours.
- 11) The Precinct Commander or their designee may require cameras, licensed security guards, off-duty police, or other security measures at the Commander's discretion should periodic reviews of activities at the business warrant.

ZONING ADJUSTMENT HEARING OFFICER: FRANK DOLASINSKI
PLANNER: NATASHA HUGHES, 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 31, 2025