

**NOTICE OF PUBLIC MEETING
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** will hold a meeting open to the public on **August 10, 2023 9:00 AM (Items 1-8) and 1:30 PM (Items 9-16)**

Meeting will be held virtually. To participate, see instructions outlined below.

OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**. Enter meeting access code **26304411728#**, and press # again when prompted for the attendee ID.
- **Observe the live meeting virtually**, by clicking on the following link and registering to join the meeting online:
<https://cityofphoenix.webex.com/weblink/register/rfdae9b5965eaa56e7b02367ef29691e3>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov by 5:00 PM on **August 8, 2023**
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - Register for the event by 5:00 PM on **August 8, 2023**, at:
<https://cityofphoenix.webex.com/weblink/register/rfdae9b5965eaa56e7b02367ef29691e3>
 - If speaking by phone only, please email zoning.adjustment@phoenix.gov by 5:00 PM on **August 8, 2023**.

Notes:

1. Agenda items may be taken out of order.
2. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

9:00 AM

1. Application #: ZA-256-23-8
 Existing Zoning: C-2
 Location: 2641 North 44th Street, Suite 100
 Quarter Section: 14-38(G11)
 Proposal: Use permit to allow outdoor dining as an accessory use to a restaurant (Five Guys) within 500 feet of a residential zoning district. Use permit required.

 Ordinance Sections: 623.D.157.c
 Applicant: Scott Ferris, Five Guys Properties, LLC
 Representative: Rachel Russell and Guy Ripley, GPD Group Professional Corporation

 Owner: SFRCO, LLC c/o 1st Commercial Property Management
2. Application #: ZA-261-23-2
 Existing Zoning: RE-24
 Location: 6202 East Corrine Drive

- Quarter Section: 31-42(K12)
 Proposal: Variance to reduce the side yard (east) setback to 5 feet. Minimum 10 feet required.
- Ordinance Sections: 606.B.3.b
 Applicant: John and Carolyn Deegan
 Representative: John and Carolyn Deegan
 Owner: John and Carolyn Deegan
3. Application #: ZA-263-23-1
 Existing Zoning: R1-8
 Location: 3833 West Danbury Drive
 Quarter Section: 37-20(M6)
 Proposal: Use permit for official approval of a home occupation (purchase and sales of firearms). Use permit required.
- Ordinance Sections: 608.E.3.h.(5)
 Applicant: Chad Prawitz
 Representative: Chad Prawitz
 Owner: Chad Prawitz
4. Application #: ZA-264-23-7
 Existing Zoning: R5 RI
 Location: 1529 West Roosevelt Street
 Quarter Section: 11-25(F7)
 Proposal: **1)** Time extension for ZA-90-23, variance to reduce the perimeter landscape setback (east) to 0 feet. Minimum 5 feet required. **2)** Time extension for ZA-90-23, variance to reduce the perimeter landscape setback (west) to 0 feet. Minimum 5 feet required.
- Ordinance Sections: 703.B.3.(b).(3) 703.B.3.(b).(3)
 Applicant: Drew Bryck
 Representative: Drew Bryck
 Owner: Chad Donnelly
5. Application #: ZA-265-23-4
 Existing Zoning: R-5 RI
 Location: 2629 North 7th Street
 Quarter Section: 14-29(G8)
 Proposal: Variance to allow an over height fence (6 feet) in the required front yard (west). Maximum 40 inches permitted.
- Ordinance Sections: 703.A.2.a
 Applicant: Drew Bryck
 Representative: Drew Bryck
 Owner: Drew Bryck
6. Application #: ZA-267-23-5
 Existing Zoning: R1-6
 Location: 2934 West Claremont Street
 Quarter Section: 21-22(I7)
 Proposal: Variance to allow an over height fence (8 feet) located in the rear yard (north). Maximum 6 feet allowed.
- Ordinance Sections: 703.A.2.c
 Applicant: Christopher Daley
 Representative: Christopher Daley
 Owner: Christopher Daley

7. Application #: ZA-268-23-2
Existing Zoning: C-2 M-R PCD
Location: 15211 North Kierland Boulevard
Quarter Section: 34-44(L12)
Proposal: Variance to allow 18% open space of a project's total net area with appropriate landscaping and other pedestrian-oriented amenities. Minimum 30% open space required.

Ordinance Sections: 634.B.2.g.
Applicant: David Breen, StreetLights Residential
Representative: Benjamin Graff, Quarles & Brady, LLP
Owner: Jacob Knudsen, PHXAZ Kierland Commons, LLC c/o The Macerich Company

8. Application #: ZA-273-23-4
Existing Zoning: C-1, R-5
Location: 3310 North 19th Avenue
Quarter Section: 15-24(G7)
Proposal: **1)** Use permit to allow a community residence center. Use permit required. **2)** Variance to allow 29 percent lot coverage for a community residence center. Maximum 25 percent allowed.

Ordinance Sections: 618.D.7, 622.D.38 618.D.7.d
Applicant: Martha Baker, MoD a+p
Representative: Martha Baker, MoD a+p
Owner: Patrick Stratman, TH-Stratman, LLC

1:30 PM

9. Application #: ZA-149-23-7 (SIGN)
Existing Zoning: PUD, PUD HP; DTC-Warehouse, DTC- Warehouse HP
Location: 101 and 125 East Jackson Street
Quarter Section: 10-28(F8)
Proposal: Use permit for a major amendment to the Cooperstown Comprehensive Sign Plan. Use permit required.

Ordinance Sections: 705.E.2.d (2)
Applicant: Z Hess, D's Signs and Lighting, LLC
Representative: Z Hess, D's Signs and Lighting, LLC
Owner: Andy Patel, NIXDT, LLC

10. Application #: ZA-257-23-1
Existing Zoning: RE-43
Location: 3946 West Morrow Drive
Quarter Section: 39-19(M6)
Proposal: **1)** Variance to allow a guesthouse of 1,560 square feet. Guesthouse larger than 900 square feet not permitted. **2)** Variance to reduce the side yard (east) setback to 25 feet. Minimum 30 feet required.

Ordinance Sections: 605.A.9 605.B
Applicant: Steve Frome, SeFDesign, LLC
Representative: Steve Frome, SeFDesign, LLC
Owner: Otto Scott Reemelin, Reemelin Family Trust

11. Application #: ZA-258-23-4
Existing Zoning: C-2 TOD-1 WSNSPD
Location: 100 East Camelback Road, Suite 160

- Quarter Section: 19-28(H8)
 Proposal: Use permit to allow outdoor dining or seating as an accessory use to a restaurant (Huss Brewing Uptown) with alcoholic beverage consumption. Use permit required.
- Ordinance Sections: 662.F.1.d.
 Applicant: Dennis Newcombe, Gammage & Burnham, PLC
 Representative: Lindsay Schube, Gammage & Burnham, PLC
 Owner: Levine Investments Limited Partnership
12. Application #: ZA-260-23-1
 Existing Zoning: RE-35
 Location: 4602 West Tierra Buena Lane
 Quarter Section: 35-18(L6)
 Proposal: Use permit to allow an over height (22 feet) two-story detached accessory structure within the rear yard setback. Use permit required.
- Ordinance Sections: 706.G
 Applicant: Dennis Newcombe, Gammage and Burnham, PLC
 Representative: Lindsay Schube, Gammage and Burnham, PLC
 Owner: Ricky L. Lofrese Jr.
13. Application #: ZA-262-23-6
 Existing Zoning: RE-35 ACSPD
 Location: 4925 East Grandview Lane
 Quarter Section: 19-39(H11)
 Proposal: Variance to reduce the required rear yard setback (south) to 20 feet. Minimum 40 feet required.
- Ordinance Sections: 609.B.Table
 Applicant: Cathleen Kerbert, Kendle Design Collaborative
 Representative: Brent Kendle, Kendle Design Collaborative
 Owner: Hank Gries, HNG Trust
14. Application #: ZA-270-23-6
 Existing Zoning: C-2
 Location: 4204 East Indian School Road and 4111 North 42nd Street
 Quarter Section: 17-37(H10)
 Proposal: Use permit to allow a pet care facility. Use permit required.
- Ordinance Sections: 622.D.131.a
 Applicant: Robert Heiple, Rob's Dogs, LLC
 Representative: Robert Heiple, Rob's Dogs, LLC
 Owner: Terrence Plas, Slugbug 42, LLC
15. Application #: ZA-271-23-4
 Existing Zoning: C-2 TOD-1
 Location: 1521 West Camelback Road
 Quarter Section: 18-25(H7)
 Proposal: **1)** Variance to reduce minimum building frontage to 35% along Camelback Road. Minimum 65% building frontage required. **2)** Variance to increase the blank wall allowance to 41% of street frontage along Camelback Road. Maximum 30% allowed. **3)** Variance to reduce the landscape setback (south) not adjacent to a public street to 2 feet. Minimum 10 feet required.
- Ordinance Sections: 662.I.2.a 662.I.2.a 623.E.4.e

Applicant: Anthony Chavez, Spin Cycle Laundromat, LLC
Representative: Jeff Wagner, Wagner Architects, LLC
Owner: Anthony Chavez, Spin Cycle Laundromat, LLC

16. Application #: ZA-274-23-7
Existing Zoning: R1-6
Location: 2002 West Holly Street
Quarter Section: 13-24(G7)
Proposal: Use permit to allow temporary parking for a civic event (Arizona State Fair). Use permit required.
Ordinance Sections: 708.D
Applicant: Alfredo Tamayo
Representative: Alfredo Tamayo
Owner: Alfredo Tamayo

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or to request a reasonable accommodation, please contact Angie Holdsworth at 602-495-5622, angie.holdsworth@phoenix.gov TTY: Use 7-1-1.

7/26/2023