

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 **June 22, 2023 9:00 AM (Items 1-8) and 1:30 PM (Items 9-13)**

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 **26324237550#**, 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/r1ea1ead60e6220cc360d0b4825afb aeb>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - Register for the event by 5:00 PM on **June 20**, 2023, at:
<https://cityofphoenix.webex.com/weblink/register/r1ea1ead60e6220cc360d0b4825afbaeb>
 - If speaking by phone only, please email zoning.adjustment@phoenix.gov by 5:00 PM on **June 20**, 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-180-23-1
 Existing Zoning: PSC
 Location: 4241 West Thunderbird Road, Suite B
 Quarter Section: 32-19(L6)
 Proposal: Use permit to allow sales of alcoholic beverages as an
 accessory to a restaurant (MEXcelente). Use permit
 required.
 Ordinance Sections: 622.D.150.a
 Applicant: Alfredo Rodriguez, MEXcelente
 Representative: Alfredo Rodriguez, MEXcelente
 Owner: 29 Bell, LLC Deerhix, LLC

2. Application #: ZA-184-23-4
 Existing Zoning: UR TOD-1
 Location: 4325 North Central Avenue

- Quarter Section: 17-28(H8)
 Proposal: Variance to reduce the interior property line landscape setback (north) to 2 feet. Minimum 5 feet required.
- Ordinance Sections: 703.B.3.b
 Applicant: Wade Kempton, Midtown Central Hotel Crop
 Representative: Ron Harris, Norris Design
 Owner: Wade Kempton, Midtown Central Hotel Crop
3. Application #: ZA-185-23-8
 Existing Zoning: DTC-Evans Churchill East
 Location: 508, 516, and 520 East Portland Street
 Quarter Section: 12-28(G8)
 Proposal: Variance to allow maneuvering to occur in the public right-of-way (north alley side). All maneuvering must be located on private property.
- Ordinance Sections: 702.A.1.b
 Applicant: True North Studio
 Representative: Mike Maerowitz, Snell and Wilmer, LLP
 Owner: Jonathon Vento, Bungalows on Portland, LLC
4. Application #: ZA-186-23-7
 Existing Zoning: DTC-Roosevelt South HP
 Location: 618 North 5th Avenue
 Quarter Section: 11-27(F8)
 Proposal: Variance to allow an over height wall (5 feet) in the required front yard within a Historic Preservation (HP) Overlay District. Maximum 3 feet permitted.
- Ordinance Sections: 703.A.2.a.1
 Applicant: Nikolaos Lionakis, G R Holdings, LLC
 Representative: Gregory A. Robinson, Farley Robinson & Larsen
 Owner: Nikolaos Lionakis, G R Holdings, LLC
5. Application #: ZA-187-23-7
 Existing Zoning: DTC-Roosevelt South HP
 Location: 629 and 631 North 5th Avenue
 Quarter Section: 11-27(F8)
 Proposal: Variance to allow an over height wall (5 feet) in the required front yard within a Historic Preservation (HP) Overlay District. Maximum 3 feet permitted.
- Ordinance Sections: 703.A.2.a.1
 Applicant: Nikolaos Lionakis, G R Holdings, LLC
 Representative: Gregory A. Robinson, Farley Robinson & Larsen
 Owner: Nikolaos Lionakis, G R Holdings, LLC
6. Application #: ZA-188-23-6
 Existing Zoning: R1-6 and R1-6 SP
 Location: 1751 East Maryland Avenue
 Quarter Section: 21-31(I9)
 Proposal: Use permit to allow a disguised wireless communication facility in a tract within a residential subdivision that is platted for open space or retention area. Use permit required.
- Ordinance Sections: 715.B.2.a.(3).(b)

Applicant: Heath Reed, Crown Castle
Representative: Michael J. Campbell, Campbell A&Z, LLC
Owner: MS & TCP Homeowners Association

7. Application #: ZA-190-23-6
Existing Zoning: R-3
Location: 4840, 4846, 4832, 4830 and 4840 East Virginia Avenue
Quarter Section: 14-39(G11)
Proposal: Use permit to utilize the Planned Residential Development (PRD) option. Use permit required.

Ordinance Sections: 615.B.Table B
Applicant: Leodra Bowdell, Phoenix Permit Service, LLC
Representative: Leodra Bowdell, Phoenix Permit Service, LLC
Owner: Avtar and Ajay Verma, Camelback View Apartments, LLC

8. Application #: ZA-191-23-6
Existing Zoning: RE-24 ACSPD
Location: 6232 East Lafayette Boulevard
Quarter Section: 17-42(H12)
Proposal: Variance to allow an over height (11 feet) accessory structure 5 feet from the street side property line (west). Maximum 8 feet in height allowed.

Ordinance Sections: 706.E
Applicant: Jeff Woudenberg
Representative: Jason Chouinard, Chouinard Design Studio
Owner: Jeff Woudenberg

1:30 PM

9. Application #: ZA-578-22-4 (SIGN) (Continued from 5/18/23)
Existing Zoning: C-3, TOD-1
Location: 4210 North Central Avenue
Quarter Section: 17-27(H8)
Proposal: **1)** Use permit to convert the north face of a nonconforming off-premise sign to digital. Use permit required. **2)** Use permit to reduce minimum spacing from a residential use for a nonconforming off-premise sign to 77 feet. Use permit required.

Ordinance Sections: 705.2.G.4 705.2.A.5
Applicant: Jacob Zonn, Becker Boards Small, LLC
Representative: Jacob Zonn, Becker Boards Small, LLC
Garry Hays
Owner: 2JW Investments, LLC

10. Application #: ZA-108-23-1 (SIGN) (Continued from 5/4/23)
Existing Zoning: PUD
Location: 2615 West Jomax Road
Quarter Section: 48-23(P7)
Proposal: Use permit for a Major amendment to the Norterra Market Comprehensive Sign Plan. Use permit required.

Ordinance Sections: 705.E.2.d (2)
Applicant: Ryan Foran, Signarama
Representative: Karen Schellinger, Signarama
Owner: US Real Estate, Limited Partnership

11. Application #: ZA-182-23-6
Existing Zoning: RE-24
Location: 3135 North 53rd Place
Quarter Section: 15-40(G11)
Proposal: Variance to reduce the required front yard setback (east) to 10 feet. Minimum 30 feet required.

Ordinance Sections: 606.B.2
Applicant: Peter Furlow, Rose Law Group
Representative: Peter Furlow, Rose Law Group
Owner: Singleton Living Trust
12. Application #: ZA-192-23-7
Existing Zoning: C-3 CMOD
Location: Southeast corner of 11th Avenue and Jefferson Street
Quarter Section: 10-26(F8)
Proposal: **1)** Variance to reduce the streetside (Jefferson Street) building setback to 0 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **2)** Variance to reduce the streetside (10th Avenue) building setback to 0 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **3)** Variance to reduce the streetside (11th Avenue) building setback to 4 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **4)** Variance to reduce the street side (Jefferson Street) landscape setback to 0 feet. An average of 25 feet is required, minimum of 20 permitted for up to 50 percent of structure, including projections. **5)** Variance to reduce the street side (10th Avenue) landscape setback to 0 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections. **6)** Variance to reduce the street side (11th Avenue) landscape setback to 4 feet. An average of 25 feet is required, minimum of 20 feet permitted for up to 50 percent of structure, including projections.

Ordinance Sections: 624.E.4.d 624.E.4.d 624.E.4.d 624.E.4.e 624.E.4.e
624.E.4.e
Applicant: Ed Bull, Burch & Cracchiolo, P.A.
Representative: Ed Bull, Burch & Cracchiolo, P.A.
Owner: Aaron Stouffer, Muchaslinguas, LLC and Architekton
13. Application #: ZA-193-23-4
Existing Zoning: C-2
Location: 4818 North 7th Street
Quarter Section: 18-28(H8)
Proposal: Use permit to allow outdoor alcoholic beverage consumption as an accessory to a restaurant (Tequila Cocina and Cantina) within 500 feet of a residential zoning district. Use permit required.

Ordinance Sections: 623.D.157.c
Applicant: Yazmin Cortez, Tequila Cocina and Cantina, LLC

Representative: Yazmin Cortez, Tequila Cocina and Cantina, LLC
Owner: Gavriel Gilkarov, Segal's One Stop, LLC

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.

6/7/2023