

## 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 23, 2022 9:00 AM (Items 1-8) and 1:30 PM (Items 9-16)**

**Per the most recent social distancing guidelines from the federal government, no residents will be allowed to attend the meeting in-person.**

### OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**, Enter meeting access code [25595489581#](https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e548bc6920f8477ba21c2a0f4505fb841), 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://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e548bc6920f8477ba21c2a0f4505fb841>
- **Submit a comment** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
  - At: [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)
  - By: **48 hours prior to the start of the hearing**. Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than 6 business hours before the start of the meeting / hearing.
  - Indicate: Item Number and Case Number

### **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-190-22-5  
              Existing Zoning:       C-2  
              Location:               7730 West Indian School Road  
              Quarter Section:     17-10(H4)  
              Proposal:             **1)** Time extension of ZA-155-21-5, use permit to allow outdoor dining accessory to a restaurant (Mexicali Tacos LLC) within 500 feet of a residential zoning district. Use permit required if located within 500 feet of a residential zoning district. **2)** Time extension of ZA-155-21-5, use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant (Mexicali Tacos LLC) within 500 feet of a residential zoning district. Use permit required if located within 500 feet of a residential zoning district.

Ordinance Sections: 623.D.157.c 623.D.157.c  
Applicant: Ivan Palomino, Mexicali Tacos  
Representative: Ivan Palomino, Mexicali Tacos  
Owner: Ninos Lazar, RS&R Enterprise Group, LLC

2. Application #: ZA-191-22-8  
Existing Zoning: R-5 RI HP ACOP  
Location: 917 and 921 North 8th Street  
Quarter Section: 11-29(F8)  
Proposal: **1)** Time extension for ZA-526-20, variance to reduce the interior property line landscape setback (east) to 0 feet. Minimum 5 feet required. **2)** Time extension for ZA-526-20, variance to reduce the interior property line landscape setback (south) to 0 feet. Minimum 5 feet required. **3)** Time extension for ZA-526-20, variance to reduce the side yard (south) setback to 5 feet. Minimum 10 feet required. **4)** Time extension for ZA-526-20, variance to reduce surface parking landscaping to 0%. Minimum 5% of surface parking lot must be landscaped. **5)** Time extension for ZA-526-20, variance to allow maneuvering in the right-of-way (Alley). Maneuvering must be located on private property.

Ordinance Sections: 703.B.3.b.(3) 703.B.3.b.(3) 618.B.Table B 507 Tab A.II.A.6.1.1 702.A.1.b  
Applicant: Gregory Barlow, Project 2 Holdings, LLC  
Representative: Gregory Barlow, Project 2 Holdings, LLC  
Owner: Gregory Barlow, Project 2 Holdings, LLC  
Pepper Plaza Money Purchase Plan

3. Application #: ZA-195-22-6  
Existing Zoning: C-1 CEPCSP  
Location: 2196 East Camelback Road  
Quarter Section: 19-32(H9)  
Proposal: Use permit to reduce parking to 28 spaces in a village core. Use Permit required.

Ordinance Sections: 702.E.5  
Applicant: Eric Gerster, Sustainability Engineering Group  
Representative: Eric Gerster, Sustainability Engineering Group  
Owner: 2196 Camelback, LLC

4. Application #: ZA-196-22-7  
Existing Zoning: C-3  
Location: 2631 North 24th Drive  
Quarter Section: 14-23(G7)  
Proposal: Variance to reduce the streetscape landscape setback (west) to 5 feet. Average of 30 feet required, minimum 20 feet permitted for up to 50% of the frontage.

Ordinance Sections: 623.E.4.e  
Applicant: David Richert, Richert and Associates

- Representative: David Richert, Richert and Associates  
Owner: Arif Surmen, Phoenix 2633, LLC
5. Application #: ZA-197-22-4  
Existing Zoning: R1-6  
Location: 2317 West Earll Drive  
Quarter Section: 15-23(G7)  
Proposal: **1)** Variance to reduce side setback (east) to 9 feet. Minimum 10 feet required. **2)** Use permit to allow a closed projection to project 21 feet into the rear yard (south) setback. Use permit required.  
Ordinance Sections: 613.B.Table B 701.A.3.a.(2).(d)  
Applicant: Larry Gaston, Gaston Design Group, LLC  
Representative: Larry Gaston, Gaston Design Group, LLC  
Owner: Ruby Moss
6. Application #: ZA-198-22-8  
Existing Zoning: DTC-BioMed  
Location: 720 and 770 North 5th Street  
Quarter Section: 11-28(F8)  
Proposal: Use permit to allow a farmer's market with food or beverage dispensed from a vehicle. Use permit required.  
Ordinance Sections: 1204.C.26.b  
Applicant: Tanya Chakravarty, Community Food Connections DBA Downtown Phoenix Farmers Market  
Representative: Tanya Chakravarty, Community Food Connections DBA Downtown Phoenix Farmers Market  
Owner: City of Phoenix Community and Economic Development
7. Application #: ZA-199-22-6  
Existing Zoning: R1-10  
Location: 202 West Frier Drive  
Quarter Section: 24-27(J8)  
Proposal: Use permit to expand a non-conforming single family use up to 50% beyond the floor area that it occupied on the date it was rendered non-conforming. Use permit required.  
Ordinance Sections: 902.A  
Applicant: Charles and Sarah Root  
Representative: Charles and Sarah Root  
Owner: Charles and Sarah Root
8. Application #: ZA-201-22-4  
Existing Zoning: C-2 WSNspd  
Location: 322 East Camelback Road  
Quarter Section: 19-28(H8)  
Proposal: Use permit to allow a drive-through facility accessory to a restaurant (Los Sombreros) within 300 feet of a residential zoning district. Use permit required.

Ordinance Sections: 623.D.157.d.(2)  
Applicant: John Westberg, A Sun Down Enterprise  
Representative: John Westberg, A Sun Down Enterprise  
Owner: John Westberg, A Sun Down Enterprise

**1:30 PM**

9. Application #: ZA-187-22-5 (SIGN)  
Existing Zoning: C-2  
Location: 1901 West Glendale Avenue  
Quarter Section: 22-24(I7)  
Proposal: **1)** Variance to increase letter height to 33 inches and logo height to 60 inches. Maximum 12 inches permitted. **2)** Variance to increase wall sign area to 325 square feet. Maximum 100 square feet permitted.  
Ordinance Sections: 662.K.1.b 662.K.1.a  
Applicant: Nolan Johnson, Coast Sign (High Country Signs)  
Representative: Nolan Johnson, Coast Sign (High Country Signs)  
Owner: Charlie Shen, CFT NV Developments, LLC
10. Application #: ZA-561-21-4 (6 month review of use permit)  
Existing Zoning: R-3 and R1-6  
Location: 1030 East Mitchell Drive  
Quarter Section: 16-29(H8)  
Proposal: **1)** Time extension for ZA-408-19, use permit to use the single-family attached development option. Use Permit required. **2)** Time extension for ZA-408-19, use permit to allow a less restrictive multi-family use to expand into a more restrictive single-family zoning district on the east side. Use permit required. **3)** Time extension for ZA-408-19, use permit to allow a less restrictive multi-family use to expand into a more restrictive single-family zoning district on the west side. Use permit required. **4)** Time extension for ZA-408-19, variance to reduce the perimeter setback for units siding on the street right-of-way to 4 feet. Minimum 15 feet required. **5)** Time extension for ZA-408-19, variance to reduce the perimeter landscape setback to 4 feet. Minimum 15 feet required. **6)** Time extension for ZA-408-19, variance to reduce the required building setback (north) to 16 feet for a 40 feet tall building. Minimum 35 feet required. **7)** Time extension for ZA-408-19, variance to reduce the required landscape setback adjacent to a single-family zoned district to 5 feet (north). Minimum 10 feet required. **8)** Time extension for ZA-408-19, variance to reduce the improved common area for bonus density to 0%. Minimum requirement of 18.9% improved open space.  
Ordinance Sections: 608.F.6 307.A.8 307.A.8 615.B. Table B SFA column 608.F.6.c.(2) 615.B. Table B SFA column 608.F.6.c.(3) 608.I.2.b.(2)  
Applicant: Andy Jochums, Beus Gilbert McGroder, PLLC

- Representative: Paul E. Gilbert, Beus Gilbert McGroder, PLLC  
 Owner: Jay Hartgraves, 1030 East Mitchell Drive, LLC
11. Application #: ZA-96-22-6 (Continued from April 28, 2022)  
 Existing Zoning: R1-10  
 Location: 3102 North 61st Place  
 Quarter Section: 15-42(G12)  
 Proposal: **1)** Variance to reduce the rear yard (north) setback to 5 feet. Minimum 25 feet required. **2)** Variance to reduce the side yard (east) setback to 5 feet. Minimum 10 feet required. **3)** Variance to reduce the side yard (west) setback to 1 foot. Minimum 3 feet required.  
 Ordinance Sections: 611.Table.B 611.Table.B 611.Table.B  
 Applicant: Scott King  
 Representative: Scott King  
 Owner: Scott King
12. Application #: ZA-192-22-4  
 Existing Zoning: R-3  
 Location: 4307 North 13th Place  
 Quarter Section: 17-30(H9)  
 Proposal: Use permit to allow the Single-Family Attached development option. Use permit required.  
 Ordinance Sections: 608.F.8  
 Applicant: Adam Wallace, Quattro on 13th, LP  
 Representative: Adam Wallace, Wall2Wall Consultancy Company  
 Owner: Adam Wallace, Quattro on 13th, LP
13. Application #: ZA-193-22-6  
 Existing Zoning: R1-14  
 Location: 4214 East Saint Joseph Way  
 Quarter Section: 20-37(I10)  
 Proposal: Variance to reduce the required front yard setback (south) to 25 feet. Minimum 30 feet required.  
 Ordinance Sections: 606.B.2  
 Applicant: Cassandra Ayres, Berry Riddell, LLC  
 Representative: Cassandra Ayres, Berry Riddell, LLC  
 Owner: Nick Blue, Blue Enterprises, LLC
14. Application #: ZA-194-22-6  
 Existing Zoning: **RE-35 ACSPD**  
 Location: **5649 East Rockridge Road**  
 Quarter Section: 18-41(H11)  
 Proposal: **1)** Variance to reduce the required minimum lot depth to 160 feet for Lot K. Minimum 175 feet required. **2)** Variance to reduce the required front setback (north) to 15 feet for Lot K. Minimum 40 feet required. **3)** Variance to reduce the minimum lot width to 20 feet for Lot L. Minimum 150 feet of width required.

Ordinance Sections: 609.B.Table 609.B.Table 609.B.Table  
Applicant: Cassandra Ayres, Berry Riddell, LLC  
Representative: Cassandra Ayres, Berry Riddell, LLC  
Owner: Sam Kendrick, K2 Signature Homes, LLC

15. Application #: ZA-200-22-4  
Existing Zoning: WU T6:HWR MT  
Location: 3110 North Central Avenue, Suite #185  
Quarter Section: 15-27(G8)  
Proposal: Use permit to allow outdoor liquor service as an accessory use to a craft beer and wine bar. Use permit required.  
Ordinance Sections: 1306.F.Table  
Applicant: Michael Swofford, The Green Woodpecker, LLC  
Representative: Amy Nations, Arizona Liquor Industry Consultants  
Owner: Stanton A. Shafer, HPPC, LLC
16. Application #: ZA-202-22-3  
Existing Zoning: C-3  
Location: 701 East Dunlap Avenue  
Quarter Section: 26-29(J8)  
Proposal: **1)** Time Extension for ZA-715-20, use permit to allow a medical marijuana dispensary facility. Use permit required. **2)** Time Extension for ZA-715-20, variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required. **3)** Time Extension for ZA-715-20, variance to allow a medical marijuana dispensary facility within 1,320 feet of a school. Minimum 1,320 feet of separation required. **4)** Time Extension for ZA-715-20, variance to allow a medical marijuana dispensary facility within 1,320 feet of a place of worship. Minimum 1,320 feet of separation required. **5)** Time Extension for ZA-715-20, variance to allow a medical marijuana dispensary facility within 1,320 feet of a dependent care facility. Minimum 1,320 feet of separation required. **6)** Time Extension for ZA-715-20, variance to allow a medical marijuana dispensary facility within 1,320 feet of a public park. Minimum 1,320 feet of separation required.  
Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.g 623.D.124.h 623.D.124.g 623.D.124.g  
Applicant: Sixth Street Enterprises, Inc.  
Representative: Lindsay Schube, Gammage & Burnham, PLC  
Owner: Devi Arizona RE Holding, LLC

For further information please call Eric Morales, Planner II, Planning and Development Department at 602-262-7927 or to request a reasonable accommodation, please contact Les Scott at 602-376-3981, [les.scott@phoenix.gov](mailto:les.scott@phoenix.gov) TTY: Use 7-1-1.