

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 **November 2, 2023 9:00 AM (Items 1-7) and 1:30 PM (Items 8-15)**

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 **26345917133#**, 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/rcf6ed22f05e99388c41fe667c32dd1f5>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov by 5:00 PM on **October 31, 2023**
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - Register for the event by 5:00 PM on **October 31, 2023**, at:
<https://cityofphoenix.webex.com/weblink/register/rcf6ed22f05e99388c41fe667c32dd1f5>
 - If speaking by phone only, please email zoning.adjustment@phoenix.gov by 5:00 PM on **October 31, 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-284-20-4 (1-Year Review of Use Permit)
 Existing Zoning: C-2 SAUMSO
 Location: 4232 North 7th Avenue
 Quarter Section: 17-26(H8)
 Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant/bar within 500 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant/bar within 500 feet of a residential district. Use permit required. **3)** Variance to reduce the building setback (north) from a non Seventh Avenue property line that is not adjacent to a residential district to 0-feet. Minimum 5 feet required. **4)** Variance to allow an over height fence wall (8 feet) along the rear property line. Maximum 6 feet allowed.

Ordinance Sections: 623.D.157.c 623.D.157.c 665.H.Table 1 703.A.2.c
Applicant: Chris Prado, Elemental Architecture
Representative: Lucas Lindsey, Venue Projects
Owner: 4232 N 7th, LLC

2. Application #: ZA-362-23-3 (Continued from October 12, 2023)
Existing Zoning: C-3
Location: 522 East Dunlap Avenue
Quarter Section: 27-28(J8)
Proposal: Use permit to allow a temporary use (North Mountain Blues Brews and Arts Festival) for up to 36 months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Candy Frogozo, North Mountain Brewing Company
Representative: Candy Frogozo, North Mountain Brewing Company
Owner: Robert Berkner, Three Strings Holdings LLC & North Mountain Brewing Company

3. Application #: ZA-398-23-6
Existing Zoning: R1-6
Location: 5327 East Pinchot Avenue
Quarter Section: Q15-40(G11)
Proposal: Variance to reduce the required side yard setback (west) to 5 feet. Minimum 10 feet required

Ordinance Sections: 613.B.Table B
Applicant: Felisa Benton
Representative: Felisa Benton
Owner: Khalid Gharib

4. Application #: ZA-417-23-8
Existing Zoning: C-2
Location: 2415 East Thomas Road
Quarter Section: Q14-33(G9)
Proposal: Use permit to allow tattoo shop (Inked Family Tattoo). Use permit required.

Ordinance Sections: 623.D.187
Applicant: Christian Navarro
Representative: Christian Navarro
Owner: 2415 Thomas, LLC

5. Application #: ZA-423-23-6
Existing Zoning: RE-35 ACSPD
Location: 5111 North Saddlerock Lane
Quarter Section: Q19-39(H11)
Proposal: 1) Variance to reduce the required side yard (northeast) setback to 10 feet. Minimum 20 feet required. 2) Variance to reduce the required side yard (east) setback to 10 feet. Minimum 20 feet required.

Ordinance Sections: 609.B.Table 609.B.Table
Applicant: Lance Robinson
Representative: Lance Robinson
Owner: Clarke, Clinton E III/Daxa P

6. Application #: ZA-425-23-4
Existing Zoning: C-2 SAUMSO
Location: 4130 North 7th Avenue
Quarter Section: Q17-26(H8)
Proposal: Use permit to allow outdoor dining as an accessory use to a restaurant (Modern Manor) within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c
Applicant: Troy Vincent
Representative: Troy Vincent
Owner: Aaron Klusman
7. Application #: ZA-439-23-5
Existing Zoning: R1-6
Location: 3919 West Lane Avenue
Quarter Section: Q24-19(J6)
Proposal: **1)** Variance to reduce the side yard setback (west) to 0 feet. Minimum 10 feet required. **2)** Variance to reduce the side yard setback (east) to 0 feet. Minimum 3 feet required.
- Ordinance Sections: 609.B.Table 609.B.Table
Applicant: Jamie D. and Kathryn A. Reiman
Representative: Jamie D. and Kathryn A. Reiman
Owner: Jamie D. and Kathryn A. Reiman
- 1:30 PM**
8. Application #: ZA-296-23-2 (SIGN) Continued from September 14, 2023)
Existing Zoning: C-2C-2 DRSP
Location: 20825 North City North Drive
Quarter Section: 41-39(N11) 41-40(N11)
Proposal: Use permit for a major amendment to the City North Comprehensive Sign Plan. Use permit required.
- Ordinance Sections: 705.E.2.d (2)
Applicant: Ana Jones, Trademark Visual, Inc.
Representative: Ana Jones, Trademark Visual, Inc.
Owner: Crown Realty and Development, LLC
9. Application #: ZA-390-23-8 (SIGN)
Existing Zoning: A-1
Location: 3232 South 48th Street
Quarter Section: 6-38(E11)
Proposal: Use permit to adopt the Airport 48 Comprehensive Sign Plan. Use permit required.
- Ordinance Sections: 705.E.2
Applicant: Julie Kulka, Airpark Signs & Graphics
Representative: Julie Kulka, Airpark Signs & Graphics
Owner: Gilbert Romero, Via West Group
10. Application #: ZA-150-23-3
Existing Zoning: R-4
Location: 8939 North 8th Street and 801 East Dunlap Avenue
Quarter Section: 26-29(J8)

Proposal: **1)** Use permit for a Community Residence Center (North Star Independent Living Services) for 11 or more residents. Use permit required. **2)** Variance to increase lot coverage to 39%. Maximum 25% lot coverage for a community residence center allowed. **3)** Variance to allow vehicular access on a local street (8th Street). Vehicular access for a community residence center from an arterial or collector street required.

Ordinance Sections: 617.C.3 617.C.3.d 617.C.3.f
Applicant: North Star Independent Living Services
Representative: Kurt Forrest, North Star Independent Living Services
Owner: Footprint Properties, LLC

11. Application #: ZA-151-23-4
Existing Zoning: R-3 RI
Location: 1753 and 1757 East Harvard Street
Quarter Section: 14-31(G9)
Proposal: **1)** Use permit for a Community Residence Center for 11 or more residents. Use permit required. **2)** Variance to increase lot coverage to 33%. Maximum 25% lot coverage for a community residence center allowed. **3)** Variance to allow vehicular access on a local street (Harvard Street). Vehicular access for a community residence center from an arterial or collector street required.

Ordinance Sections: 615.C.3 615.C.3.d 615.C.3.f
Applicant: Kurt Forrest, North Star Independent Living Services
Representative: Thomas Delehanty, North Star Independent Living Services
Owner: Footprint Properties, LLC

12. Application #: ZA-416-23-3
Existing Zoning: R1-14
Location: 4322 East Beryl Lane
Quarter Section: Q28-37(K10)
Proposal: Use permit to allow tennis court and outdoor game court lights. Use permit required.

Ordinance Sections: 608.G.5
Applicant: Gregory Umphrey
Representative: Gregory Umphrey
Owner: Gregory Umphrey

13. Application #: ZA-418-23-8
Existing Zoning: A-2 RSIOD
Location: 3646 South 16th Street
Quarter Section: Q5-30(E9)
Proposal: Variance to allow an over height fence (8 feet) within the required front yard (east) setback. Maximum 40 inches permitted

Ordinance Sections: 703.A.3.a
Applicant: Robert Winton
Representative: Robert Winton
Owner: Douglas R. Mastin Trust

14. Application #: ZA-426-23-7
Existing Zoning: C-3 CMOD
Location: 1001,1005, 1007, 1009 West Jefferson Street
Quarter Section: Q10-26(F8)
Proposal: Variance to increase the lot coverage to 55%. Maximum
lot coverage 50% permitted.

Ordinance Sections: 624.E.4.h
Applicant: Ed Bull
Representative: Ed Bull
Owner: Muchaslinguas, LLC c/o Aaron Stouffer, Architekton
15. Application #: ZA-445-23-7
Existing Zoning: C-3
Location: 364 North 7th Avenue
Quarter Section: Q11-26(F8)
Proposal: Use permit to allow a temporary use (outdoor event with
amplified sound and reduced parking) for up to 36
months. Use permit required.

Ordinance Sections: 708.D.1
Applicant: Patrick Mays
Representative: Patrick Mays
Owner: City of Phoenix

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.

10/18/2023