NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
***Revised February 19, 2014**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given the **ZONING ADJUSTMENT HEARING OFFICER a**nd to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** held a meeting open to the public on **January 30, 2014, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The results for the meeting were as follows:

RESULTS

9:00 AM

Approved w/ stips 1.

Application #:	ZA-1-13-3 (1-year review)
Existing Zoning:	R1-8
Location:	18608 North 17th Avenue
Quarter Section:	39-25(M7)
Proposal:	**1)** Use permit to allow a home occupation to sell firearm parts and materials, and maintenance/repair of firearms. Use permit required. **2)** Use permit to allow a home occupation to generate traffic. Use permit required.
Ordinance Sections:	608.E.3. 608.E.3.h.
Applicant:	Dana Dinius, Arid Gunworks, LLC
Representative:	Dana Dinius, Arid Gunworks, LLC
Owner:	Dana Dinius, Arid Gunworks, LLC

Stipulations:
1) Deliveries accepted only on Monday and Tuesday related to home occupation. **2)** No on site sales. **3)** One customer at any one time, by appointment only which must park on site. **4)** No ammunition sales or giveaways. **5)** No test firing on site. **6)** No devices used in repairs requiring heat such as welder or torches. **7)** All operable weapons must be kept in gun safe. **8)** Hours 9:00 a.m. – 5:00 p.m. Sunday, Monday and Tuesday. **9)** All repairs done indoors.

Approved w/ stip 2.

Application #:	ZA-412-13-4
Existing Zoning:	R1-6HP
Location:	1630 West Thomas Road
Quarter Section:	15-25(G7)
Proposal:	Use permit to expand a non-conforming use (guesthouse) up to

	50%. Use permit required.
Ordinance Sections:	902.A.
Applicant:	Aaron Schepler and Virginie Vuillaume-Howell
Representative:	Jeff Cook, Cook Remodeling and Custom Construction,
Owner:	Aaron Schepler and Virginie Vuillaume-Howell

Stipulation:
1) 60 days to apply and pay for building permits.

***Approved w/ stips**

3.

Application #:	ZA-459-13-2
Existing Zoning:	RE-24
Location:	6330 East Voltaire Avenue
Quarter Section:	32-42(L12)
Proposal:	Use permit for outdoor game court lights. Use permit required
Ordinance Sections:	608.G.6.
Applicant:	Rex Gonzalez
Representative:	Rex Gonzalez
Owner:	Luis and Christine Gonzalez

Taken out from under advisement on February 19, 2014 and approved with the following stipulations:

1. Light fixtures for the batting cage shall not exceed fifteen (15) feet in height, measured from the finished surface of the cage.
2. The lamps in each of the 8 fixtures shall be trained downward below the horizontal plane as described in City Code Section 23-100(C).
3. The lamps will be turned not more than 15 minutes before the batting cage is placed in use, and in no event earlier than 20 minutes before dusk.
4. The fixtures will be shielded by shielding with an opaque material extending at least 8 inches downwards on the north and west-facing sides of each fixture to ensure that the light projected across the north and west property lines is not more than one foot-candle above ambient lighting levels.
5. Applicant will shut off the lamps within 10 minutes of ceasing use of the batting cage, but in no event later than 10:00 p.m. on weeknights during the school year and by 10:30 p.m. other nights.
6. Applicant will plant 2-inch caliper trees within five feet of the north boundary wall of the lot, 20 feet on center – in the space between the north end of the batting cage and the property line – in a line equal to the width (east to west) from the west-most to the east-most lighting fixture. The trees will

be irrigated to cause their continuous growth.

7. There will be a one year review of the applicant's compliance with stipulations 1. through 7. above.

Approved w/ stip

4.

Application #:	ZA-460-13-6
Existing Zoning:	R1-6
Location:	3402 East Oregon Avenue
Quarter Section:	19-35(H10)
Proposal:	Variance to reduce the required front yard setback to 14 feet. Minimum 20 feet required.
Ordinance Sections:	613.B. Table B.
Applicant:	Jonathan Clark Corwin
Representative:	Martin Aronson, MAAZ Law
Owner:	Jonathan Clark Corwin

Stipulation:

1) 180 days to pay and apply for building permits.

ZONING ADJUSTMENT HEARING OFFICER: MICHAEL WIDENER
PLANNER: EDWARD KEYSER AND RENEE PENA

For further information, please call Ed Keyser, Planner II, Planning and Development Department at 602-495-0382, or contact via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.