

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** held a meeting open to the public on **April 10, 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

- Continued** 1. **9:00 AM**
- | | |
|---------------------|--|
| Application #: | ZA-397-13-8 (9-month review) |
| Existing Zoning: | DTC-East Evans Churchill |
| Location: | 1011 North 3rd Street |
| Quarter Section: | 12-28(G8) |
| Proposal: | 1) Use permit to allow extended hours for amplified music or loudspeakers for outdoor entertainment as an accessory use to restaurants. Use permit is required.
2) Use permit to allow extended hours for outdoor entertainment as an accessory use to restaurants. Use permit is required. |
| Ordinance Sections: | 1204.C.9. 1204.C.26. |
| Applicant: | Jerry Grossman, Canvas Corner |
| Representative: | Richard Gordon, Canvas Corner |
| Owner: | Jerry Grossman, Canvas Corner |
- Continued to May 15, 2014 at 9:00 a.m.**
- Approved w/ stips** 2.
- | | |
|---------------------|---|
| Application #: | ZA-78-14-6 |
| Existing Zoning: | RE-24 |
| Location: | 6312 East Monterosa Avenue |
| Quarter Section: | 17-42(H12) |
| Proposal: | 1) Variance to increase lot coverage to 31.5%. 25% maximum allowed.
2) Variance to reduce front yard setback to 8 feet, 10 inches. Minimum 30 feet required. |
| Ordinance Sections: | 606.B.5. 606.B.2. |
| Applicant: | Stephen Sapik, Emily Maduros |
| Representative: | Stephen Sapik, Emily Maduros |
| Owner: | Stephen Sapik, Emily Maduros |
- Stipulations:**
- 1)** Strict conformance to the site plan and elevations filed with case,

signed and dated. **2)** 180 days to apply and pay for building permits.

Approved w/ stips 3.

Application #: ZA-89-14-3
Existing Zoning: R-2 RPSPD
Location: 827 West Dunlap Avenue
Quarter Section: 26-26(J8)
Proposal: Variance to reduce front yard setback to 8 feet. Minimum 10 feet required (PRD option).
Ordinance Sections: 614.B. Table B (PRD option)
Applicant: Ron Harris, LVA Urban Design Studio
Representative: Ron Harris, LVA Urban Design Studio
Owner: Bill Burrows, TEC Properties, LLC
Stipulations:
1) Approved for lots 3 through 14. **2)** 180 days to apply and pay for building permits.

Approved 4.

Application #: ZA-90-14-4
Existing Zoning: C-2 H-R TOD-1
Location: 2828 North Central Avenue Suite 1110
Quarter Section: 14-27(G8)
Proposal: Use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant. Use permit required.
Ordinance Sections: 662.E.3.a.
Applicant: Terry O'Reilly, Nova Centers, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office PLC
Owner: One Thomas Building, LLC

Approved w/ stips 5.

Application #: ZA-91-14-1
Existing Zoning: S-1 (R1-18 PRD)
Location: 440 feet north of the northeast corner of 67th Avenue and Pinnacle Peak Road
Quarter Section: 45-13(O4)
Proposal: Variance to allow an 8 foot freestanding wall (lots 6-14) in the required rear yard setback. 6 feet is allowed.
Ordinance Sections: 703.A.2.c.
Applicant: Brian D. Greathouse, Burch & Cracchiolo
Representative: Brian D. Greathouse, Burch & Cracchiolo
Owner: Jason Jensen, Witt5, LLC & MJZ Holdings LLC

Stipulations:

1) Approved for lots 6 through 14. **2)** 2 years to apply and pay for building permits.

**Approved
w/ stip** 6.

Application #: ZA-92-14-6

Existing Zoning: R1-14

Location: 5502 East Flower Street

Quarter Section: 15-40(G11)

Proposal: **1)** Variance to reduce the front yard (south) setback to 15 feet. Minimum 30 feet required. **2)** Variance to reduce the side yard (west) setback to 5 feet. Minimum 10 feet required. **3)** Variance to increase the lot coverage to 34.5%. Maximum 25% permitted. **4)** Variance to reduce rear yard (north) setback to 24 feet. Minimum of 30 feet required.

Ordinance Sections: 606.B.2. 606.B.3. 606.B.5. 606.B.4.

Applicant: Daniel Ridders

Representative: Daniel Ridders

Owner: Daniel Ridders

Stipulation:

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

**Approved
w/ stip** 7.

Application #: ZA-93-14-7

Existing Zoning: C-1

Location: 6649 West Broadway Road

Quarter Section: 4-13(E4)

Proposal: **1)** Use permit to allow a farmers market. Use permit is required. **2)** Use permit to allow sales of products cultivated on site at a community garden. Use permit is required.

Ordinance Sections: 622.D.60.a. 622.D.35.

Applicant: William Lally, Tiffany & Bosco

Representative: William Lally, Tiffany & Bosco

Owner: Pamela Cervantez

Stipulations:

1) One year to apply and pay for building permits. **2)** General conformance to site plan.

**Approved
w/ stip** 8.

Application #: ZA-94-14-1

Existing Zoning: RE-43 SP

Location: 3623 West Morrow Drive
 Quarter Section: 39-20(M6)
 Proposal: **1)** Variance to allow a riding academy on a site less than 10 acres. **2)** Variance to allow horse stalls 7.5 feet from west property line and 10.6 feet from south property line. 100 feet is required.
 Ordinance Sections: 647.A.1.d. 647.A.1.d.
 Applicant: Mike Homco, Family Partners
 Representative: Mike Homco, Family Partners
 Owner: Scott Smith
Stipulation:
1) One year to apply and pay for building permits.

Continued 9. Application #: ZA-101-14-1
 Existing Zoning: R1-6, C-2
 Location: 10218 North 28th Drive
 Quarter Section: 28-22(K7)
 Proposal: Use permit to reduce parking to 146 spaces in a village core, 203 spaces required. Use Permit required.
 Ordinance Sections: 702.E.5.
 Applicant: Michael Curley, Earl, Curley & Lagarde
 Representative: Michael Curley, Earl, Curley & Lagarde
 Owner: SWC 28th Dr. & Peoria, LLC
Continued to May 8, 2014 at 1:30 p.m.

1:30 PM
Approved w/ stip 10. Application #: ZA-95-14-6
 Existing Zoning: C-2 PCD
 Location: 1323 East Chandler Boulevard
 Quarter Section: 011-30(A9)
 Proposal: Use permit to allow a Pet Care Facility in the C-2 zoning district. Use permit required.
 Ordinance Sections: 622.D.127.a.
 Applicant: Jonathan Kruglick, Foothills Pet Resort, LLC
 Representative: William Fair, Armor Design Build
 Owner: Foothills Plaza II, LLC
Stipulation:
1) 180 days to apply and pay for building permits.

Denied 11. Application #: ZA-96-14-8
 Existing Zoning: C-1 HP

Location: 1002 East Pierce Street
Quarter Section: 11-29(F8)
Proposal: Use permit to allow a second hand or used merchandise sales. Use permit is required.
Ordinance Sections: 622.D.150.
Applicant: Rosa Solano, T&R Liquidations, LLC
Representative:
Owner: Larry Ang, American Way Enterprises Inc.

**Approved
w/ stips**

12. Application #: ZA-97-14-5
Existing Zoning: C-1
Location: 8930 North 19th Avenue
Quarter Section: 26-24(J7)
Proposal: Variance to permit a six (6) foot high fence within the required front yard. Maximum height of 40 inches permitted within or bounding the required front yard.
Ordinance Sections: 703.A.3.a.
Applicant: Kelly Kvetko, City of Phoenix - Public Transit
Representative: Ken Coles, AECOM
Owner: Kelly Kvetko, City of Phoenix - Public Transit

Stipulations:

1) 18 months to apply and pay for building permits. **2)** 6 foot high wrought iron fence painted to match existing building.

**ZONING ADJUSTMENT HEARING OFFICER: BILL ALLISON
PLANNER: 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.