

**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 30, 2015, 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

- | | | | |
|------------------------------|----|---|--|
| Approved
w/ stips | 1. | 9:00 AM
Application #:
Existing Zoning:
Location:
Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:
Owner:
Stipulations:
1) One tree to be placed between the existing large tree on the north property line and the existing detached garage to provide screening from the new addition. 2) 120 days to apply and pay for building permits. | ZA-53-15-6 (Continued from 3/19/15)
R1-6
5002 E Earll Drive Phoenix, AZ 85018
15-39(G11)
Use Permit to allow a 9 foot closed projection into the rear yard for no more than half the width of the house.
Maximum 5 foot projection allowed.
701.A.3.a(2)(d)
Robert Surer Gorilla Builders
Robert Surer Gorilla Builders
Mike Areghini |
| Approved
w/ stip | 2. | Application #:
Existing Zoning:
Location:

Quarter Section:
Proposal:

Ordinance Sections:
Applicant:
Representative:

Owner:
Stipulation:
1) One year to apply and pay for building permits. | ZA-128-15-6
C-2
4923 E Chandler Boulevard Phoenix,
AZ 85048
011-39(A11)
Use permit to allow a tattoo parlor. Use permit required.
623.D.186
Emily Jones Calico Studios, LLC
Dana Cheshire Capital Asset
Management
PWDAF 48th and Chandler LLC |

**Withdrawn
from agenda
to amend
request**

3. Application #: ZA-130-15-3
Existing Zoning: R1-14
Location: 3311 E Sunnyside Lane Phoenix, AZ 85032
Quarter Section: 34-35(L10)
Proposal: **1)** Variance to allow an accessory structure 1.5 feet from the side yard property line. 3 feet is required from the property line. **2)** Use permit to allow an accessory structure 18 feet in height in the rear yard setback. 15 feet is required.
Ordinance Sections: 706.B 706.G
Applicant: Claude Barker, SISU Technical Consulting, LLC
Representative: Claude Barker, SISU Technical Consulting, LLC
Owner: Brian Beitman

Approved

4. Application #: ZA-131-15-8
Existing Zoning: R-4
Location: 4108 E Portland Street Phoenix, AZ 85008
Quarter Section: 12-37(G10)
Proposal: **1)** Variance to increase lot coverage to 65%. 50% is allowed **2)** Variance to reduce the separation between structures on the same lot to 3 feet. Minimum 6 feet of separation is required.
Ordinance Sections: 617.B.Table B 706.B
Applicant: Charles Kirkland Clean Energy Systems LLC
Representative: SISU Technical Consulting LLC
Owner: Charles Kirkland Clean Energy Systems LLC

**Approved
w/ stip**

5. Application #: ZA-132-15-6
Existing Zoning: R1-6
Location: 1502 E Northern Ave & 1512 E Northern Ave
Quarter Section: 25-30(J9)
Proposal: **1)** Variance to reduce the required front yard setback to 15 feet for APNs 160-13-062A. 160-13-063 and 160-13-064. Minimum 20 feet required. **2)** Variance

to reduce the required rear yard setback to 3 feet for APN 160-13-062A. Minimum 25 feet required. **3)** Variance to allow 50% lot coverage for APNs 160-13-062A, 160-13-063 and 160-13-064. Maximum 40 percent lot coverage permitted. **4)** Variance to reduce the required street frontage to 50 feet for APNs 160-13-063 and 160-13-064. Minimum 60 feet required. **5)** Variance to allow an over height fence of 8 feet in the required front and rear yard for APN 160-13-062A. Maximum 6 feet permitted.

Ordinance Sections: 613.B Table B 613.B Table B 613.B Table B 613.B Table B 703.A.2.c

Applicant: Kevin Fulkerson Cornerstone Design
Representative: Kevin Fulkerson Cornerstone Design
Owner: Merlin Bergeron One Lucky Dog LLC

Stipulations:

1) One year to apply and pay for building permits. **2)** Comply with visibility triangle requirements on the west lot per the Planning and Development Department. **3)** Driveway design to be determined per the Planning and Development Department review.

Approved w/ stips

6. Application #: ZA-133-15-1
Existing Zoning: S-1 SP, Approved R1-8
Location: North of the Northeast Corner of 67th Avenue and Jomax Road (Gold Mountain Preserve)
Quarter Section: 49-13(P4)
Proposal: **1)** Use permit to allow a time extension of Special Permit (SP-15-07) for the inert landfill operation. Use permit is required. **2)** Use permit to increase retaining wall height up to 6' for seven lots. Maximum 40 when located within 50' of a subdivision perimeter.
Ordinance Sections: 504.C.6.a 703.A.4c
Applicant: Burch & Cracchiolo, P.A.
Representative: Burch & Cracchiolo, P.A.
Owner: Gold Mountain 22 LLC, Camelot Homes c/o

Stipulations:

1) Two years to apply and pay for the first building permit for the

over height retaining walls. **2)** Ten-year time extension for the inert landfill.

**Approved
w/ stip**

7. Application #: ZA-134-15-8
Existing Zoning: R-3
Location: East side of South 8th Place at Alta Vista Road
Quarter Section: 2-29(D8)
Proposal: Variance to allow attached sidewalks adjacent to 6 lots in a subdivision in the Baseline Area Plan and Overlay District. Interior streets shall have detached sidewalks that are separated from the street with six-foot landscaped areas.
Ordinance Sections: 651.E.1.b(2)
Applicant: Ran Edelman RERD100LLC
Representative: Manuel Inurriaga M&M Civil Hatcher LLC
Owner: Ran Edelman RERD100LLC
Stipulation:
1) Two years to apply and pay for building permits.

**Approved
w/ stip**

- 1:30 PM**
8. Application #: ZA-75-15-6 (Sign) (Continued from 3/26/15)
Existing Zoning: A-1
Location: 5260 E Van Buren Street Phoenix, AZ 85008
Quarter Section: 11-40(F11)
Proposal: **1)** Use permit to erect an off-premise sign within 500 feet of a residential district and residential use. Use permit required. **2)** Use permit to increase the height of a freeway off-premise sign to 70 feet. Use permit required. **3)** Use permit for an electronic message display on an off-premise sign (north face). Use permit required. **4)** Variance to reduce the spacing standard between off-premise structures to 850 feet. Minimum 1000 feet required from one off-premise structure to another.
Ordinance Sections: 705.2.A.5. 705.2.B.4.b. 705.2.E.3. 705.2.B.2.
Applicant: David Downey Clear Channel Outdoor
Representative: Stephen Earl Earl, Curley & LaGarde

Owner: Hossein DiBazar H&M Enterprises

Stipulation:

1) One year to apply and pay for building permits.

**Approved
w/ stip**

9. Application #: ZA-137-15-1 (Sign)
Existing Zoning: PUD
Location: 13440 N Black Canyon Highway
Phoenix, AZ 85029
Quarter Section: 32-22(L7)
Proposal: 1) Use permit for an electronic message display as part of an off-premise sign (north and south faces). Use permit required. 2) Use permit to reduce the setback from the off-premise sign to a residential district and residential use to 216 feet. Use permit required.
Ordinance Sections: 705.2.E.3. 705.2.A.5.
Applicant: Justin Lalley Outfront Media
Representative: Martin Aronson Morrill & Aronson
Owner: CMB III LLC
Stipulation:
1) One year to apply and pay for sign permits.

**Approved
w/ stip**

10. Application #: ZA-136-15-7
Existing Zoning: R-3 RSIOD
Location: 3909 S 7th Avenue Phoenix, AZ 85041
Quarter Section: 5-27(E8)
Proposal: Variance to reduce the rear setback to 3 feet. Minimum 15 required.
Ordinance Sections: 615.B.Table B
Applicant: Robert and Ofelia Troendle
Representative: Robert and Ofelia Troendle
Owner: Robert and Ofelia Troendle
Stipulation:
1) One year to apply and pay for building permits.

Continued

11. Application #: ZA-138-15-6
Existing Zoning: R-5
Location: 4640 N 24th Street Phoenix, AZ 85018
Quarter Section: 18-32(H9)
Proposal: 1) Variance to reduce interior setback to 0 feet on the north, west, and south sides. 10 feet required. 2) Variance to reduce landscape setback to 0 feet on the north, west, and south sides. 5 feet required. 3) Variance to allow 4 foot 6

inch projection in the perimeter setback.
No projections allowed into the required
perimeter setback.

Ordinance Sections: 618.B.1.Table B 703.B.3.b(3)
701.A.3.b.(1)
Applicant: Derek Cayton Gray Development, LLC
Representative: Paul Gilbert Beus Gilbert PLLC
Owner: Derek Cayton Biltmore 24 Investor

Continued to May 14, 2015 at 1:30 p.m.

**Approved
w/ stip**

12. Application #: ZA-139-15-4
Existing Zoning: C-2
Location: 712 W Montecito Avenue Phoenix, AZ
85013
Quarter Section: 17-26(H8)
Proposal: **1)** Variance to reduce side yard setback
(west side) from 10 feet to 0 feet. 10 feet
is required. **2)** Variance to reduce side
yard setback (east side) from 5 feet to 0.
5 feet is required from non-Seventh
Avenue property lines which are not
adjacent to a residential district.
3) Variance to reduce rear yard
setback from 5 feet to 0. 5 feet is
required from non-Seventh Avenue
property lines which are not adjacent to
a residential district.
Ordinance Sections: 623.E.4.d 665.H 665.H
Applicant: Kurt Stickler Hot Town LLC
Representative: Kurt Stickler Hot Town LLC
Owner: Kurt Stickler Hot Town LLC
Stipulation:
1) Two years to apply and pay for building permits.

**Approved
w/ stips**

13. Application #: ZA-140-15-7
Existing Zoning: C-1 Approved
Location: 6649 W Broadway Road Phoenix, AZ
85043
Quarter Section: 4-13(E4)
Proposal: 1. Time extension for ZA-93-14-7. Use
permit to allow a farmers market. Use
permit is required. 2. Time extension for
ZA-93-14-7. Use permit to allow sales of
produce cultivated on site at a
community garden. Use permit is
required.

Ordinance Sections: Section 307.A.12.
Applicant: Pamela Cervantez
Representative: Pamela Cervantez
Owner: Pamela Cervantez

Stipulations:

1) One year to apply and pay for permits. **2)** General conformance to the site plan per ZA-93-14-7.

**Approved
w/ stips**

14. Application #: ZA-141-15-7
Existing Zoning: DTC-Roosevelt South HP
Location: 606 N 4th Avenue Phoenix, AZ 85003
Quarter Section: 11-27(F8)
Proposal: Use permit to allow amplified music accessory to a restaurant (The Vig Downtown). Use permit required.

Ordinance Sections: 1204.C.9
Applicant: Mike Curley Earl, Curley & Lagarde, PC
Representative: Mike Curley Earl, Curley & Lagarde, PC
Owner: Tucker Woodbury Fillmore Realty LLC

Stipulations:

1) Speakers will be limited to the Arbor Bar and oriented to the west. **2)** The volume of the amplified outdoor music shall not exceed the surrounding ambient conditions. **3)** The use permit will be reviewed in 6 months.

**Approved
w/ stip**

15. Application #: ZA-142-15-4
Existing Zoning: R1-6
Location: 4512 N 14th Street Phoenix, AZ 85014
Quarter Section: 18-30(H9)
Proposal: Variance to reduce side (north) yard setback to 1 foot 3 inches. 10 feet required.

Ordinance Sections: 613.B.Table B
Applicant: Johnny Woodlee
Representative: Johnny Woodlee
Owner: Michelle Woodlee

Stipulation:

1) One year to apply and pay for building permits.

**ZONING ADJUSTMENT HEARING OFFICER: HEIDI SHORT, TRICIA GOMES,
ACTING ZONING ADMINISTRATOR AND TERESA HILLNER, PLANNER III
PLANNER: MATTEO MORIC, PLANNER II**

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.