

4. Application #: ZA-560-15-7
Existing Zoning: DTC-Roosevelt North HP
Location: 302 and 306 West Culver Street
Quarter Section: 12-27(G8)
Proposal: **1)** Variance to reduce the east side yard setback of lot 1 for the primary building to 0 feet and to have a total combined side yard setback of 5 feet. Minimum required 3 feet side and combined total of 10 feet sides. **2)** Variance to reduce the west side yard setback of lot 2 for the primary building to 0 feet and to have a total combined side yard setback of 5 feet. Minimum required 3 feet side and combined total of 10 feet sides. **3)** Variance to reduce the east side yard setback of lot 3 for the primary building to 0 feet and to have a total combined side yard setback of 5 feet. Minimum required 3 feet side and combined total of 10 feet sides. **4)** Variance to reduce the west side yard setback of lot 4 for the primary building to 0 feet and to have a total combined side yard setback of 8 feet. Minimum required 3 feet side and combined total of 10 feet sides. **5)** Variance to reduce the east side yard setback of lot 4 for the primary building to 8 feet. Minimum required 10 feet. **6)** Variance to reduce the east side yard setback of the accessory building of lot 1 to 0 feet. Minimum required 3 feet side setback. **7)** Variance to reduce the west side yard setback of the accessory building of lot 2 to 0 feet. Minimum required 3 feet side setback. **8)** Variance to reduce the east side yard setback of the accessory building of lot 3 to 0 feet. Minimum required 3 feet side setback. **9)** Variance to reduce the west side yard setback of the accessory building of lot 4 to 0 feet. Minimum required 3 feet side setback.
- Ordinance Sections: 1218.B.4.a(1) 1218.B.4.a(1) 1218.B.4.a(1)
1218.B.4.a(1)
1218.E 1218.B.4.b(1) 1218.B.4.b(1)
1218.B.4.b(1) 1218.B.4.b(1)
- Applicant: Steven Bruckal, 302-306 Culver Phoenix, LLC
Representative: Steven Bruckal, 302-306 Culver Phoenix, LLC
Owner: Steven Bruckal, 302-306 Culver Phoenix, LLC
5. Application #: ZA-561-15-7
Existing Zoning: R-5 RI
Location: 818 West McKinley Street
Quarter Section: 11-26(F8)

Proposal: **1)** Variance to eliminate 5% gross open space area. Minimum 5% required. **2)** Variance to eliminate amenities. Minimum two amenities required. **3)** Variance to eliminate all planting requirement along the north setback. Setback to be landscaped. **4)** Variance to allow a 7 foot fence within the front (west) setback. Maximum 40 inches allowed. **5)** Variance to allow maneuvering in the right of way. All maneuvering must be on private property.

Ordinance Sections: 703.B.4.a.(1) 703.B.4.b. 703.B.3.c 703.A.2.a. 702.A.1.b.

Applicant: Benjamin Hall
Representative: Benjamin Hall
Owner: Nancy White

6. Application #: ZA-562-15-6
Existing Zoning: C-2; R-5 & R1-10 (pending C-2)
Location: Approximately 315 feet east of the southeast corner of 28th Street and Indian School Road
Quarter Section: 16-34(H10)
Proposal: **1)** Use Permit to allow outdoor dining as an accessory use to a restaurant. Use Permit required. **2)** Variance to reduce minimum building setback from adjoining R-4 zoning district to five feet (5'). Ten feet (10') required. **3)** Variance to reduce average streetscape landscape setback to average of four feet (4'). Twenty-five feet (25') required. **4)** Variance to reduce minimum streetscape landscape setback to ten feet (10') for up to fifteen percent (15%) of frontage. Twenty feet (20') for up to fifty percent (50%) allowed. **5)** Variance to eliminate minimum streetscape landscape setback for up to seventy percent (70%) of frontage. Twenty feet (20') for up to fifty percent (50%) allowed. **6)** Variance to reduce minimum landscape setbacks for south and east property lines adjoining R-4 zoning to five feet (5') and two feet (2'), respectively. Ten feet (10') required. **7)** Variance to eliminate minimum landscape setback for west perimeter property line adjoining R-4 zoning. Ten feet (10') required. **8)** Variance to reduce trees within streetscape landscaped setback to eighty feet (80') on center or equivalent grouping. Provision of trees twenty feet (20') on center or equivalent grouping required. **9)** Variance to eliminate trees within landscaped

setback along westernmost east property line adjoining R-4 zoning district. Provision of trees twenty feet (20') on center or equivalent grouping required.

10) Variance to reduce trees within landscaped setback for perimeter property lines adjoining R-4 zoning to sixty-two feet (62') and twenty-five feet (25') on center or equivalent grouping, respectively, for west and far east perimeter property lines. Provision of trees twenty feet (20') on center or equivalent grouping required. **11)** Variance to reduce minimum interior parking lot landscaped area to two percent (2%). Ten percent (10%) required. **12)** Variance to eliminate requirement to provide landscape planters at ends of each row of parking and approximately every one-hundred and ten feet (110'). Landscape planters required at the ends of each row of parking and approximately every one-hundred ten feet.

13) Variance to reduce minimum landscape planter area for single-row parking to sixty square feet (60 square feet) and variance to eliminate minimum landscape planter area for double row parking. Landscape planter areas of one-hundred twenty (120) and two-hundred and forty (240) square feet required for single and double row parking, respectively. **14)** Variance to reduce minimum dimension of single striped parking space to eight feet six inches (8' 6") by sixteen feet (16') for up to sixteen (16) parking spaces and variance to reduce dimension for all other parking spaces to eight feet six inches (8' 6") by eighteen feet (18'). Nine feet six inches (9'6") by eighteen feet (18') required.

15) Variance to reduce minimum combined parking space and aisle width depth for single loaded aisles to forty feet (40') for easternmost north-south drive aisle. Minimum forty-three feet (43') required.

16) Variance to reduce minimum dimension of tandem parking spaces for employee parking to eight feet six inches (8' 6") by eighteen feet (18'). Nine feet six inches (9'6") by eighteen feet (18') required.

17) Variance to reduce minimum combined parking space and aisle width depth for double loaded aisles to 58 feet (58') for easternmost north-south drive aisle. Minimum sixty-two feet (62') required.

18) Variance to reduce minimum combined parking space and aisle width depth for all other single loaded aisles to forty-two feet (42'). Minimum 43 feet

required. **19)** Variance to reduce minimum combined parking space and aisle width depth for all other double loaded aisles to sixty feet (60'). Minimum 62 feet required.

Ordinance Sections: 623.D.156.c 623.E.4.d 623.E.4.e 623.E.4.e
623.E.4.e 623.E.4.e 623.E.4.e
623.E.4.e 623.E.4.e 623.E.4.e
623.E.4.e 623.E.4.e 623.E.4.e
702.B.2.b(1)(a) 702.B.2.b(5) 702.E.8.e
702.B.2.b(5) 702.B.2.b(5) 702.B.2.b(5)
Applicant: Wetta Ventures, LLC
Representative: Manjula Vaz, Gammage & Burnham, PLC
Owner: IS28, LLC

7. Application #: ZA-563-15-5
Existing Zoning: R1-6
Location: 1019 East Georgia Avenue
Quarter Section: 19-29(H8)
Proposal: Variance to reduce the required side yard setback (east) to 5 feet. Minimum 10 feet required.

Ordinance Sections: 613.B.TableB
Applicant: John Dimmel
Representative: John Dimmel
Owner: John Dimmel

8. Application #: ZA-564-15-4
Existing Zoning: R-3
Location: Approximately 615 feet north of the northeast corner of 16th Avenue and Camelback Road
Quarter Section: 19-25(H7)
Proposal: Use Permit to reduce required parking for special needs populations (elderly persons) from fifty-two and 1/2 (52.5) parking spaces to thirty-six (36) parking spaces. Use permit required.

Ordinance Sections: 702.E.6
Applicant: Monique Hastings, Domus AZ, LLC
Representative: Kevin Kellogg, Kellogg+Associates
Owner: Patrick Lannan, Dunlap Center, LLC

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9. Application #: ZA-565-15-6
Existing Zoning: R-3
Location: 5521 East Earll Drive
Quarter Section: 15-40(G11)
Proposal: Time extension of ZA-210-15, variance to reduce the side yard setback (East) to 5 feet. Minimum 10 feet

- required.
- Ordinance Sections: 615.B.Table B
 Applicant: Russell and Susanne Moore
 Representative: Russell and Susanne Moore
 Owner: Russell and Susanne Moore
10. Application #: ZA-403-15-2 (Continued from 10/08/15)
 Existing Zoning: PCD NBCCPOD
 Location: Northeast corner of North North Valley Pkwy and West Sonoran Pkwy
 Quarter Section: 55-23(Q7)
 Proposal: Variance to allow a 9 foot wall along the rear and side yards (perimeter) of the properties along North Valley Parkway on the west, at the entry of Sonoran Foothills, and along North Foothills Drive on the north. Maximum 6 foot high wall allowed.
- Ordinance Sections: 703.A.2.c
 Applicant: David Coble, CVL Consultants Inc.
 Representative: David Coble, CVL Consultants Inc.
 Owner: Karin Ashley, Shea Homes
11. Application #: ZA-527-15-8 (Continued from 12/22/15)
 Existing Zoning: C-2
 Location: 1101 North 7th Street
 Quarter Section: 12-29(G8)
 Proposal: Variance to have a drive-through window for the sale of alcohol within 50 feet of a residential district. 300 feet required.
- Ordinance Sections: 622.D.97.b
 Applicant: Manisha Thathi, T&B Stores, LLC
 Representative: Fred Stern, Stern and Associates
 Owner: Subhash Thathi, T&B Stores, LLC
12. Application #: ZA-558-15-4
 Existing Zoning: C-2 TOD-1
 Location: 4300 North Central Avenue
 Quarter Section: 17-27(H8)
 Proposal: Use Permit to allow a farmer's market in the C-2 portion of the block along Central Avenue. Use permit required.
- Ordinance Sections: 622.D.60.a
 Applicant: Michael McMahon, Agave Farms
 Representative: Jason Allen, Skyline Consultants, LLC
 Owner:

13. Application #: ZA-568-15-2
Existing Zoning: RE-35 Pending R1-18
Location: Northwest corner of 56th Street and Lone Mountain Road
Quarter Section: 55-40(Q11)
Proposal: Variance to allow 32% lot coverage for primary structure for 39 lots in a subdivision. Maximum 25% permitted.
Ordinance Sections: 610.B.11
Applicant: EJ Farmer LLC
 Jack & Kim Farmer
Representative: Matthew Klyzeiko, AICP Michael Baker Intl
Owner: Heather Davenport Woodside Homes Sales AZ, LLC
14. Application #: ZA-569-15-4
Existing Zoning: R1-6
Location: 4121 North 28th Drive
Quarter Section: 17-22(H7)
Proposal: Variance to reduce side (south) setback to 0 feet. 10 feet required
Ordinance Sections: 613.B. Table B
Applicant: Edgar Faustino
Representative: Edgar Faustino
Owner: Edgar Faustino
15. Application #: ZA-571-15-3
Existing Zoning: R1-10
Location: 1725 East Camino Del Santo
Quarter Section: 32-31(L9)
Proposal: **1)** Variance to reduce front (north) setback to 15 feet. 25 feet required. **2)** Variance to reduce rear (south) setback to 15 feet. 25 feet required. **3)** Variance to reduce side (west) setback to 6 feet. Minimum of 10 feet required.
Ordinance Sections: 611.B Table B 611.B Table B 611.B Table B
Applicant: Singh Jatinder
Representative: Manuel A. Inujrriaga, PE M&M Civil Engineering, LLC
Owner: 40st, LLC

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.

For reasonable accommodations, call Elaine Noble at Voice/602-495-0256 or TTY use 7-1-1 as early as possible to coordinate needed arrangements. January 5, 2016