

**NOTICE OF PUBLIC MEETING
ZONING ADJUSTMENT HEARING
Revised April 5, 2024*

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 **April 11, 2024 9:00 AM (Items 1-8) and 1:30 PM (Items 9-13)**

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 **26301844865#**, 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/rb380424c89f95862223c6546e2f970eb>
- **Submit a comment** on an agenda item:
 - At: zoning.adjustment@phoenix.gov by 5:00 PM on **April 9, 2024**
 - Indicate: Item Number and Case Number
- **Register to speak** on an agenda item:
 - Register for the event by 5:00 PM on **April 9, 2024**, at:
<https://cityofphoenix.webex.com/weblink/register/rb380424c89f95862223c6546e2f970eb>
 - If speaking by phone only, please email zoning.adjustment@phoenix.gov by 5:00 PM on **April 9, 2024**.

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-740-23-3 (Continued from March 7, 2024)
 Existing Zoning: C-2
 Location: 10427 North 19th Avenue
 Quarter Section: Q28-25(K7)
 Proposal: 1) Variance to allow a tobacco oriented retailer (Adams SS LLC) to be located within 1,320 feet of a community center. Minimum 1,320 feet separation required.
 2) Variance to allow a tobacco oriented retailer (Adams SS LLC) to be located within 1,320 feet of a park. Minimum 1,320 feet separation required.
 3) Variance to allow a tobacco oriented retailer (Adams SS LLC) to be located within 1,320 feet of a place of worship. Minimum 1,320 feet separation required.
 Ordinance Sections: 623.D.194.b 623.D.194.b 623.D.194.b

- Applicant: Saed Nasria and Shireen Suleiman, Adams SS, LLC
 Representative: Saed Nasria and Shireen Suleiman, Adams SS, LLC
 Owner: Edward Dawson, NTA Commercial Properties N. 19th Ave., LLC
2. Application #: ZA-65-24-6 (Continued from March 7, 2024)
 Existing Zoning: C-1
 Location: 3228 East Indian School Road
 Quarter Section: Q17-35(H10)
 Proposal: Use permit to allow a drive-through facility as an accessory to a restaurant (Angie's Prime Grill) within 300 feet from a residential zoning district. Use permit required.
 Ordinance Sections: 622.D.150.e.(2)
 Applicant: Jeffrey Williams, R.B. Williams & Associates, Inc.
 Representative: Jeffrey Williams, R.B. Williams & Associates, Inc.
 Owner: TMC Income Properties XI, LLC
3. Application #: ZA-13-24-6
 Existing Zoning: RE-35 ACSPD
 Location: 4202 North 55th Place
 Quarter Section: Q17-40(H11)
 Proposal: 1) Variance to reduce the required side yard setback (north) to 10 feet. Minimum 20 feet required.
 2) Variance to reduce the required side yard setback (south) to 15 feet. Minimum 20 feet required.
 3) Variance to reduce the required front yard setback (east) to 20 feet. Minimum 40 feet required.
 Ordinance Sections: 609.B.Table
 Applicant: Wendy Riddell, Berry Riddell, LLC
 Representative: Wendy Riddell, Berry Riddell, LLC
 Owner: Brandon and Elizabeth Curtis
4. * Application #: ZA-37-24-1
 Existing Zoning: RE-35
 Location: 4729 West Soft Wind Drive
 Quarter Section: Q45-17(O5)
 Proposal: 1) Use permit to allow an over height (21 feet) detached accessory structure (RV garage) within the side yard (west) setback. Maximum 15 feet in height permitted.
 2) Use permit to allow an over height (21 feet) detached accessory structure (RV garage) within the rear yard (south) setback. Maximum 15 feet in height permitted.
 Ordinance Sections: 706.B.2.b, 706.B.2.b
 Applicant: John and Jessica Black
 Representative: Derrik Easley, Easley Done Construction, LLC
 Owner: John and Jessica Black
5. * Application #: ZA-134-24-6
 Existing Zoning: R-3
 Location: 2645 East Glenrosa Avenue
 Quarter Section: Q17-33 (H9)

Proposal: Variance to allow maneuvering to occur in the public right-of-way (Glenrosa Avenue). All maneuvering must be located on private property.
Ordinance Sections: 702.A.1.b
Applicant: John R. Hansen
Representative: Marty Hall
Owner: John R. Hansen

6. Application #: ZA-164-24-3
Existing Zoning: R1-10
Location: 16223 North 1st Avenue
Quarter Section: Q35-27(L8)
Proposal: Time Extension for ZA-50-23, Variance to reduce the rear setback (northwest) to 10 feet. Minimum 25 feet required.
Ordinance Sections: 611.B.Table B
Applicant: Frank Turk
Representative: Frank Turk
Owner: Turk Family Trust

7. Application #: ZA-169-24-3
Existing Zoning: R1-10
Location: 8745 North 7th Avenue
Quarter Section: Q26-27(J8)
Proposal: Variance to allow an over height wall (6 feet) within the required front yard setback (west). Maximum 40 inches permitted.
Ordinance Sections: 703.A.3.a
Applicant: Mike Heyberger
Representative: Mike Heyberger
Owner: Huyen Kim Thai

8. Application #: ZA-182-24-2
Existing Zoning: RE-24
Location: 12637 North 68th Place
Quarter Section: Q31-44(K12)
Proposal: Variance to allow an accessory structure (accessory dwelling unit) on a lot without a primary structure. Primary structure required to allow accessory structures on a lot.
Ordinance Sections: 608.C.7
Applicant: Rashied Arekat, Arekat Property Holdings, LLC
Representative: Rashied Arekat, Arekat Property Holdings, LLC
Owner: Michael Stanton

1:30 PM

9. Application #: ZA-3-24-2
Existing Zoning: R1-10
Location: 14636 North 53rd Place
Quarter Section: Q34-40(L11)
Proposal: 1) Variance to reduce the front (north) setback to 18 feet. Minimum 25 feet required.
2) Variance to reduce the required rear yard setback (southwest) to 5 feet. Minimum 25 feet required.
Ordinance Sections: 611.Table.B 611.Table.B

Applicant: Tyler Green, Green Studio
Representative: Tyler Green, Green Studio
Owner: Mike and Jeri Case

10. Application #: ZA-141-24-7
Existing Zoning: A-1
Location: 3541 West Lower Buckeye Road
Quarter Section: Q6-20(E6)
Proposal: 1) Time Extension for ZA-45-23, variance to reduce the required total landscaped area between property lines and abutting public right-of-way to 0 feet. Minimum 8 feet times the lot frontage required.
2) Time Extension for ZA-45-23, variance to allow an over height fence (7 feet) in the required front yard setback. Maximum height of 40 inches permitted.
3) Time Extension for ZA-45-23, variance to allow outdoor storage within 75 feet of a public street. No outdoor storage permitted within 75 feet of a public street.
Ordinance Sections: 701.D.3.a.(1).(a) 703.A.3.a 627.F.2.b.(3)
Applicant: Jorge Pierson
Representative: Jorge Pierson
Dan Hempelman
Owner: Terrell Real Estate LLC, Joyce Terrell

11. Application #: ZA-149-24-1
Existing Zoning: PAD-9 SP
Location: 17233 North 45th Avenue
Quarter Section: Q38-18(M6); Q37-18(M6,M5)
Proposal: 1) Use permit to allow outdoor dining as an accessory to a restaurant (Bellair Golf Park Snack Shack). Use permit required.
2) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Bellair Golf Park Snack Shack). Use permit required.
3) Use permit to allow outdoor dining as an accessory to a restaurant (Bellair Golf Park Clubhouse). Use permit required.
4) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Bellair Golf Park Clubhouse). Use permit required..
Ordinance Sections: 622.D.150.d 622.D.150.d 622.D.150.d 622.D.150.d
Applicant: Michael Maerowitz, Snell & Wilmer, LLP
Representative: Michael Maerowitz, Snell & Wilmer, LLP
Owner: Michael Bennett for Bellair Golf Park LLC

12. Application #: ZA-162-24-1
Existing Zoning: C-2
Location: 15440 North 35th Avenue, Suite 5
Quarter Section: Q35-20(L6)
Proposal: Use permit to allow a tattoo shop (Tattoo the World Ink Studio LLC). Use permit required.
Ordinance Sections: 623.D.187
Applicant: Zachary Putman, Tattoo the World Ink Studio, LLC

Representative: Zachary Putman, Tattoo the World Ink Studio, LLC
Owner: Douglas Quelland, Q Land Enterprises Inc.

13. Application #: ZA-181-24-8
Existing Zoning: C-1 BAOD, C-2 BAOD
Location: Northwest corner of 27th Street and Baseline Road
Quarter Section: Q1-33(D9)
Proposal: Variance to reduce the landscape setback from the property line along Baseline Road to 39 feet. Minimum 50 feet required.
- Ordinance Sections: 651.D.2.a
Applicant: Abraham Vazquez, Whataburger Real Estate
Representative: Clint Basham, Sustainability Engineering Group
Owner: Baseline 25, LLC

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.

4/5/2024