

**NOTICE OF PUBLIC HEARING
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** will hold a meeting open to the public on **January 30, 2025, at 9:00 AM. (Items 1-3) and 1:30 PM (Items 4-8). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

Notes:

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. 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-481-22-7 (1 Year Review of Use Permit) (Continued from January 9, 2025)
Existing Zoning: C-3 ACOD CMOD
Location: 749 West Taylor Street and 750 West Polk Street
Quarter Section: 11-26(F8)
Proposal: 1) Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
 2) Use permit to allow outdoor uses as an accessory use to a public assembly hall. Use permit is required.
Ordinance Sections: 623.D.9.a 623.D.9.b
Applicant: Jennifer Hall, Rose Law Group, LLC
Representative: Jennifer Hall, Rose Law Group, LLC
Owner: Mark and Dee Dee Daus, American Lifestyle 48, LLC

2. Application #: ZA-882-24-4
Existing Zoning: R1-6
Location: 1818 West Highland Avenue
Quarter Section: Q18-25(H7)
Proposal: Variance to reduce the side yard setback (east) to 7 feet for Lot 1. Minimum 10 feet required.
Ordinance Sections: 613.B.Table B
Applicant: Kristopher Ontiveros, 312 Architect & Design
Representative: Kristopher Ontiveros, 312 Architect & Design
Owner: 1818 Highland, LLC

3. Application #: ZA-903-24-4
Existing Zoning: R1-6
Location: 5232 North 21st Avenue
Quarter Section: Q19-24(H7)
Proposal: Use permit to allow an accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.

Ordinance Sections: 706.A.6
Applicant: Sulejman Cufurovic
Representative: Sulejman Cufurovic
Owner: Sulejman Cufurovic

1:30 PM

4. Application #: ZA-796-24-8 (Continued from January 2, 2025)
Existing Zoning: R-3 CCSIOD
Location: 1232 South 13th Avenue
Quarter Section: Q8-26(F8)
Proposal: Variance to reduce the side yard setback (north) to 3 feet. Minimum 10 feet required.
Ordinance Sections: 615.B Table B
Applicant: Gabriel Torres Urrutia
Representative: Gabriel Torres Urrutia
Owner: Gabriel Torres Urrutia
5. Application #: ZA-778-24-6
Existing Zoning: R1-6
Location: 5228 North 15th Street
Quarter Section: Q19-30(H9)
Proposal: 1) Variance to reduce the side yard setback (south) for an accessory dwelling unit to 2 feet. Minimum 3 feet required.
2) Variance to reduce the side setback (south) to 6 feet. Minimum 10 feet required.
Ordinance Sections: 706.A.4.a(2) 613.B.Table B
Applicant: Jeff Skeens
Representative: Jeff Skeens
Owner: Jeff and Amy Skeens
6. Application #: ZA-864-24-6
Existing Zoning: R1-10
Location: 3451 North 47th Street
Quarter Section: Q16-38(H11)
Proposal: Variance to reduce the side yard setback (north) to 1 foot. Minimum 10 feet required.
Ordinance Sections: 611.B.Table B
Applicant: Alexis Proper, Huellmantel & Affiliates
Representative: Alexis Proper, Huellmantel & Affiliates
Owner: Garrett Rodgers and Carly Casper
7. Application #: ZA-915-24-4
Existing Zoning: R-3
Location: 4123 North 21st Street
Quarter Section: Q17-32(H9)
Proposal: Time extension for ZA-685-23, use permit to utilize the Single-Family Attached (SFA) development option. Use permit required.

Ordinance Sections: 608.F.6
Applicant: Edmir Dzuda, E Project, LLC
Representative: Leonard Saguid, E Project, LLC
Owner: Biltmore Villas Investments, LLC

8. Application #: ZA-916-24-5
Existing Zoning: C-2
Location: 7425 West Indian School Road
Quarter Section: Q16-11(H4)
Proposal: Use permit to allow an assembly/banquet hall of less than 25,000 square feet in gross floor area. Use permit required.
- Ordinance Sections: 623.D.9.a
Applicant: Francisco Lopez, El Gran Salon
Representative: Leonard Saguid, E-Project, LLC
Owner: Sewa Dhanjat, Plaza 7445 Veheguru, 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.

January 15, 2025