

MEETING NOTIFICATION

March 8, 2024

Dear **Property Owner** *or* **Neighborhood Association President**:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (**ZA-123-24-3**) for a site located at **1935 West Dunlap Avenue**.

Our request is for a *variance to reduce the required setback along the street frontage (19th Avenue) to 0 feet. Minimum 25 feet required. (Section 701.D.3.a) AND a variance to allow an over height fence (6 feet) within the required front yard setback (east). Maximum 40 inches permitted.*

The hearing is as follows:

Zoning Adjustment Hearing

Meeting will be held virtually.

To participate, see the instructions on the agenda available on the Public Meeting Notices website:

<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

Meeting Date/Time: March 28, 2024 at 1:30PM.

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your opinions known on this case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona, 85003 and referencing the case number. You can also send an email to zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email. Your letter/email will be made part of the case file and shared with the Hearing Officer.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at [\(602\)744-5542](tel:6027445542) or LStahley@valleymetro.org or you may reach the City of Phoenix's Planning and Development Department at 602-262-7131, Option 6 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Sincerely,

Laura Stahley

Attachment(s)

Application No. ZA-123-24-3

Sketch



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION NO: ZA-123-24-3

CASE TYPE:
Non Sign
DATE FILED:
03/01/2024

COUNCIL DISTRICT:
3

EXISTING ZONING:
C-1, C-2

PROPERTY LOCATION 1935 West Dunlap Avenue
PROPERTY ADDRESS

HEARING INFORMATION

<i>Hearing Type</i>	<i>Hearing Time</i>	<i>Hearing Location</i>
Zoning Adjustment Hearing	3/28/24 1:30PM	Meeting will be held virtually.

GEOGRAPHIC INFORMATION

<i>APN</i>	<i>Quarter Section</i>
158-05-088	Q26-24

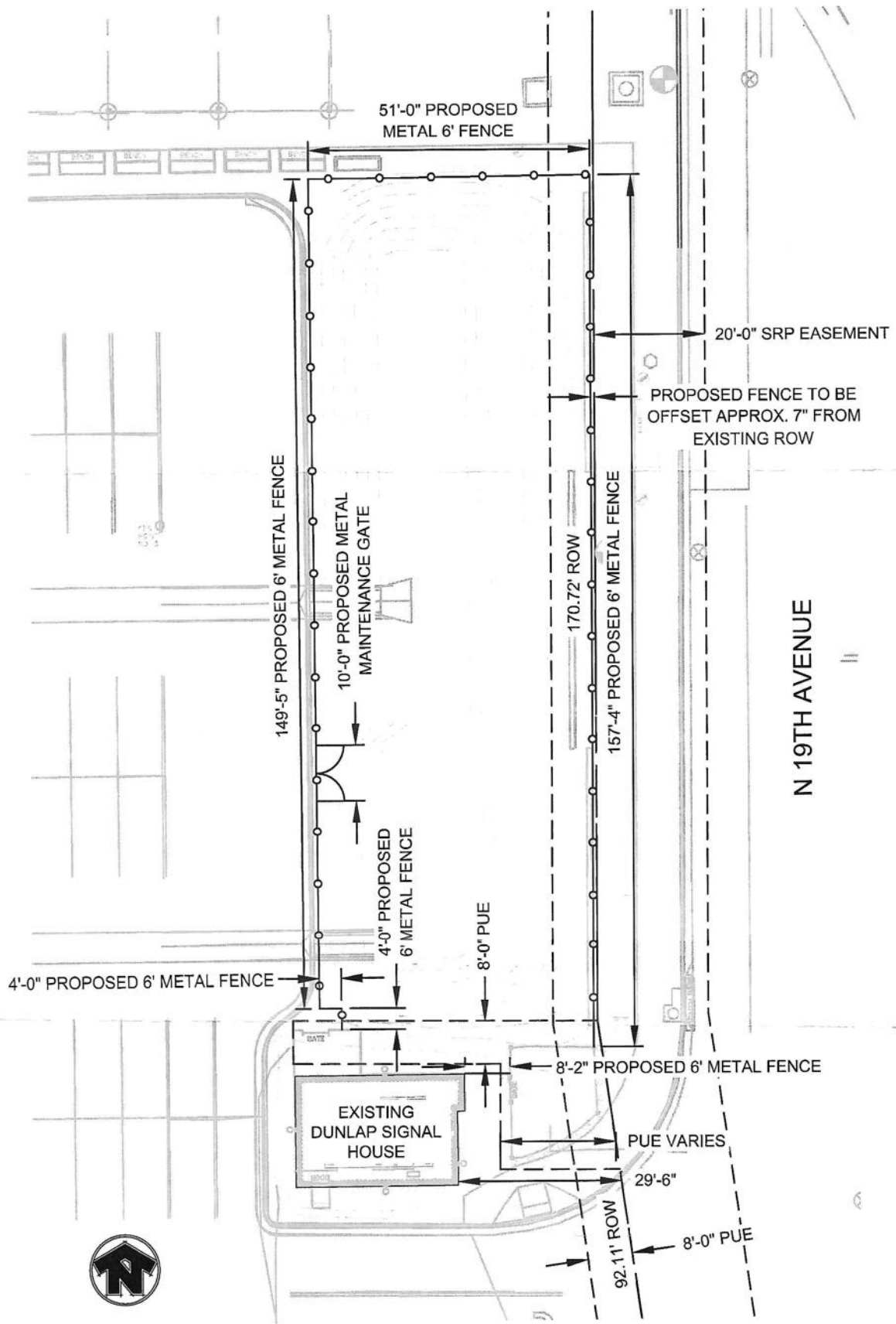
CONTACT INFORMATION

<i>Name</i>	<i>Relationship Type</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
Laura Stahley, Valley Metro	Applicant	101 North 1st Avenue, Suite 1400 Phoenix, AZ 85003			Istahley@valleymetro.org
Michael Tocco-Castillo, Valley Metro	Representative	101 North 1st Avenue, Suite 1400 Phoenix, AZ 85003			
Laura Stahley, Valley Metro	Representative	101 North 1st Avenue, Suite 1400 Phoenix, AZ 85003			Istahley@valleymetro.org
City of Phoenix Public Transit Department	Owner	302 North 1st Avenue, Suite 900 Phoenix, AZ 85003			

REQUEST

ZONING ORD. SECTIONS

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| 1) Variance to reduce the required setback along the street frontage (19th Avenue) to 0 feet. Minimum 25 feet required. | 701.D.3.a |
| 2) Variance to allow an over height fence (6 feet) within the required front yard setback (east). Maximum 40 inches permitted. | 703.A.3.a |



19TH AVE & DUNLAP TRANSIT CENTER -
VARIANCE SKETCH