

**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 **November 21, 2013, at 9:00 a.m. located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona.**

The agenda for the meeting is as follows:

- 9:00 AM**
1. Application #: ZA-340-13-3 (Sign)
 Existing Zoning: PSC
 Location: 10602 North 32nd Street
 Quarter Section: 29-34(K10)
 Proposal: Use permit to establish the Paradise Hills Shopping Center Comprehensive Sign Plan. Use permit required.

 Ordinance Sections: 705.E.2.
 Applicant: Bill Gibson, Bootz and Duke Sign Company
 Representative: Bill Gibson, Bootz and Duke Sign Company
 Owner: Gordon Keig, Paradise Hills Shopping Center LTRL, LLC

 2. Application #: ZA-360-13-6
 Existing Zoning: R1-10
 Location: 15 East Glenn Drive
 Quarter Section: 23-28(I8)
 Proposal: Variance to increase height of wall rear yard property line wall to 7 feet. 6 feet maximum allowed.

 Ordinance Sections: 703.A.2.c.
 Applicant: Steven Jones, 15 East Glenn Drive LLC
 Representative: Steven Jones, 15 East Glenn Drive LLC
 Owner: Steven Jones, 15 East Glenn Drive LLC

 3. Application #: ZA-362-13-3
 Existing Zoning: C-2
 Location: 1711 West Bell Road
 Quarter Section: 36-25(M7)
 Proposal: Use permit to allow trailers for storage during remodeling. Use permit required.

 Ordinance Sections: 708.D.1
 Applicant: Raied Francis, Bell Road Lodge, LLC
 Representative: Raied Francis, Bell Road Lodge, LLC

- Owner: Jamal Garmo, Bell Road Lodge, LLC
4. Application #: ZA-363-13-7
 Existing Zoning: R1-8 PRD
 Location: Northwest of the northwest corner of Durango Street and 103rd Avenue
 Quarter Section: 8-3(F2)
 Proposal: **1)** Variance to increase wall height to 8 feet along rear (north) property line. Maximum 6 feet allowed. **2)** Variance to increase lot coverage to 45% for primary structures for 207 lots. Maximum 40% lot coverage allowed.
- Ordinance Sections: 703.A.2.c 612.B Table A
 Applicant: Brennan Ray, Burch & Cracchiolo
 Representative: Brennan Ray, Burch & Cracchiolo
 Owner: John Popoff c/o Josh Castillo, Mattamy Arizona, LLC
5. Application #: ZA-364-13-2
 Existing Zoning: C-2
 Location: 13610 North Scottsdale Road
 Quarter Section: 32-44(L12)
 Proposal: **1)** Use permit to allow outdoor alcohol service as an accessory to a restaurant within 500 feet of residential zoning. Use permit required. **2)** Use permit to allow outdoor dining as an accessory to a restaurant within 500 feet off residential zoning. Use permit required.
- Ordinance Sections: 623.D.156.c 623.D.156.c
 Applicant: Michael Nemeth, Foosia1, LLC
 Representative: Michael Nemeth, Foosia1, LLC
 Eric Coffee, Omega Contracting
 Owner: PWDAF Scottsdale and Thunderbird, LLC
6. Application #: ZA-365-13-6
 Existing Zoning: C-2
 Location: 5502 North 7th Street
 Quarter Section: 20-28(18)
 Proposal: **1)** Use permit to allow package liquor sales as an accessory use to a convenience market less than 300 feet from residential zoning. Use permit required. **2)** Use permit to allow outdoor dining as an accessory use within 500 feet of residential zoning. Use permit required.
- Ordinance Sections: 622.C.97.a 623.D.156.c
 Applicant: Circle K Stores, Inc.

- Representative: David Cisiewski, MD Partners, LLC
 Owner: Suzy Pee,l Circle K Properties, Inc.
 Mark Todes, MFP Holdings, LLC
7. Application #: ZA-366-13-2
 Existing Zoning: RE-24
 Location: 12634 North 65th Place
 Quarter Section: 31-43(K12)
 Proposal: Variance to increase wall height in the required side yard setback to 7 feet 4 inches. Maximum 6 feet permitted.
 Ordinance Sections: 703.A.2.c
 Applicant: David Uribe NA
 Representative: David Uribe NA
 Owner: David Uribe NA
8. Application #: ZA-367-13-8
 Existing Zoning: C-2
 Location: 4119 East Thomas Road
 Quarter Section: 14-37(G10)
 Proposal: Use permit to allow a car wash in an open building. Use Permit required.
 Ordinance Sections: 623.D.41
 Applicant: Richard Karle, Quick N Clean XXVII,LLC
 Representative: Michael E. Scarbrough, 3K1 Consulting Services, LLC
 Owner: Richard Karle, Quick N Clean XXVII,LLC
9. Application #: ZA-323-13-6 (Continued from 10/17/13)
 Existing Zoning: R-3/R1-10
 Location: 240 West Missouri Avenue
 Quarter Section: 20-27(I8)
 Proposal: **1)** Use permit to use the PRD option of section 615 Table B. Use permit required. **2)** Variance to reduce the required front yard setback to 0 feet. Minimum 10 feet required. **3)** Variance to reduce the required side yard setback to 0 feet. Minimum 10 feet required. **4)** Variance to eliminate the requirement to provide 18' setback from back of sidewalk for front loaded garages. Minimum 18 feet required. **5)** Variance to increase lot coverage to 100%. Maximum 45% allowed. **6)** Variance to allow lots with no street frontage. Public street or street access way required. **7)** Variance to reduce perimeter

- standards to 0'. Minimum 15' required. **8)** Variance to increase maximum height limit when adjacent to a single family residential district to 30'. Maximum 15' tall within 10' of a single family residential district with a one foot to one foot height increase with additional 1' of increased setback.
- Ordinance Sections: 615 Table B 615 Table B 615 Table B 615 Table B
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- Applicant: Ben Patton Urban Land Advisors, LLC
Representative: Ben Patton Urban Land Advisors, LLC
Owner: 240 Missouri Development, LLC
10. Application #: ZA-325-13-2 (Continued from 10/17/13)
Existing Zoning: C-2 M-R, approved R-3A NBCCOD
Location: Approximately 1300 feet south of the SWC of North Valley Parkway and Sonoran Desert Drive (Sonoran Parkway)
Quarter Section: 54-23(Q7)
Proposal: **1)** Use permit to allow retaining walls greater than 40 inches within 50 feet of a subdivision perimeter for multiple parcels. Use permit required for retaining walls greater than 40 Inches. **2)** Variance to allow a 10 foot perimeter wall for multiple parcels. Maximum 6 feet allowed.
- Ordinance Sections: 703.A.4.c 703.A.2.c
Applicant: Shelby Duplessis, Bowman Consulting Group
Representative: Shelby Duplessis, Bowman Consulting Group
Owner: Greg Abrams, Taylor Morrison
- 1:30 PM**
11. Application #: ZA-372-13-8 (Sign)
Existing Zoning: A-1
Location: 4022 East Broadway Road
Quarter Section: 5-37(E10)
Proposal: **1)** Use permit to rebuild an existing nonconforming off-premise sign to non-digital. Use permit required. **2)** Use permit to increase the height of the off-premise sign to 70 feet. Use permit required.
- Ordinance Sections: 705.2.G.5. 705.2.B.4.b.
Applicant: Joseph White, White Media, LLC
Representative: William Lally, Tiffany & Bosco

- Owner: Maricopa Business Park, LLC
12. Application #: ZA-373-13-7 (Sign)
 Existing Zoning: DTC - Townsend Park
 Location: 1202 North 3rd Street
 Quarter Section: 12-28(G8)
 Proposal: Use permit for an electronic message display as part of a sign. Use permit required.
 Ordinance Sections: 705.C.13.
 Applicant: Bryan Billeter, Mountain States Specialties, Inc.
 Representative: Mel Corley, For Your Sign Permit Needs, LLC
 Owner: State of Arizona
13. Application #: ZA-368-13-8
 Existing Zoning: R1-6
 Location: 1727 West Sonora Street
 Quarter Section: 8-25(F7)
 Proposal: Variance to increase the lot coverage to 44%. Maximum 40% permitted.
 Ordinance Sections: 613.B. Table B.
 Applicant: Rob Burttram, Dusty Creek Builders, Inc.
 Representative: Rob Burttram, Dusty Creek Builders, Inc.
 Owner: Sarah Cobbs
14. Application #: ZA-369-13-4
 Existing Zoning: C-3
 Location: 3020 West Thomas Road
 Quarter Section: 15-22(G7)
 Proposal: Use Permit for a pawn shop in a C-3 zone. Use Permit required.
 Ordinance Sections: 623.D.132.a
 Applicant: Craig McCall, USA Pawn & Jewelry Co./Pawn Shop Managem
 Representative: Charles Huellmantel, Huellmantel & Associates
 Owner: Mark Chulew
15. Application #: ZA-370-13-3
 Existing Zoning: A-1
 Location: 2046 West Ironwood Drive
 Quarter Section: 28-24(K7)
 Proposal: Use permit to allow a medical marijuana cultivation facility.
 Ordinance Sections: 627.D.91.a.
 Applicant: Nolan Ryan
 Representative: Adam Baugh Withey Morris, PLC
 Owner: Nolan Ryan

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 Shannon Adams at Voice/602-262-7577 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

October 29, 2013