

**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 **December 19, 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-353-13-2 (Continued from 11/14/13)
 Existing Zoning: R1-8
 Location: 1700 East Union Hills Drive
 Quarter Section: 39-31(M9)
 Proposal: **1)** Use Permit to allow a disguised wireless communication facility on a public/quasi-public site. Use Permit required. **2)** Variance to allow an equipment shelter to be located 54 feet 7 inches from an abutting street than the principal building on the parcel. Equipment shelter not permitted to be located closer to an abutting street than the principal building. **3)** Use Permit to reduce a disguised WCF setback from another property zoned for residential purposes to 86 feet 1 inch. Use permit required.

 Ordinance Sections: 715.B.2.a(3)(a) 715.B.4.c.(5)
 715.B.2.a.(2).(a).(i)
 Applicant: Rick Shaw, Shaw & Associates c/o Verizon Wireless
 Representative: Rick Shaw, Shaw & Associates c/o Verizon Wireless
 Owner: Ken Schmidt, Paradise Valley Unified School District

 2. Application #: ZA-355-13-4 (Continued from 11/14/13)
 Existing Zoning: C-2 BCMFSP
 Location: 4126 North Black Canyon Highway
 Quarter Section: 17-23(H7)
 Proposal: A Use Permit to allow a banquet hall less than 25,000 square feet in gross floor area. Use Permit required.

 Ordinance Sections: 623.D.9.a
 Applicant: Michel Pruneau, Michel J Pruneau, Architect.
 Representative: Michel Pruneau, Michel J Pruneau, Architect.

- Owner: Joaquin Fuentes
3. Application #: ZA-407-12-4 (1-year review)
Existing Zoning: C-2
Location: 1001 East Camelback Road
Quarter Section: 18-29(H8)
Proposal: Use permit to allow a tattoo shop. Use permit required.
Ordinance Sections: 623.D.184.
Applicant: Ernest Peraza, JBC Companies LLC
Representative: Ernest Peraza, JBC Companies LLC
Owner: Thor Properties 1001, LLC
4. Application #: ZA-402-13-3
Existing Zoning: R1-6
Location: 1424 East Dunlap Avenue
Quarter Section: 27-30(J9)
Proposal: Variance to reduce the required side yard setback (West side) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 613.B.table B
Applicant: Vellia Pina
Representative: Primitivo Wancho, Wancho's Project
Owner: Vellia Pina
5. Application #: ZA-403-13-6
Existing Zoning: RE-24
Location: 5816 North 23rd Street
Quarter Section: 20-32(I9)
Proposal: Variance to allow 28.5% lot coverage. Maximum of 25% lot coverage is allowed.
Ordinance Sections: 606.B.5
Applicant: The Ginger L. Price Trust
Representative: Manjula Vaz, Gammage & Burnham, PLC
Owner: The Ginger L. Price Trust
6. Application #: ZA-404-13-2
Existing Zoning: C-1
Location: 6235 East Bell Road
Quarter Section: 36-42(M12)
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a coffee shop. Use permit is required. **2)** Use permit to allow a queuing lane for a drive-thru facility less than 300 feet from residential. Use permit is required.
Ordinance Sections: 622.D.146.d 622.D.146.e.(2)

Applicant: David N. Beckham
Representative: Michael Curley, Earl, Curley and Lagarde PC
Owner: 7 Eleven

7. Application #: ZA-405-13-3
Existing Zoning: R-5
Location: 9225 North 5th Street
Quarter Section: 27-28(J8)
Proposal: Use permit to reduce the parking requirement to 10 parking spaces within the infill development incentive district. Required 15 parking spaces.

Ordinance Sections: 702.E.9.b
Applicant: Daniel Istrate, Kontexture
Representative: Daniel Istrate, Kontexture
Owner: Gianluca Ercolano

8. Application #: ZA-406-13-6
Existing Zoning: C-O
Location: 4350 East Camelback Road Suite I-100
Quarter Section: 19-37(H10)
Proposal: **1)** A use permit to allow the sale of alcoholic beverages accessory to a restaurant. Use permit required. **2)** A use permit to allow outdoor dining accessory to a restaurant. Use permit required. **3)** A use permit to allow outdoor alcoholic beverage consumption accessory to a restaurant. Use permit required.

Ordinance Sections: 621.B.1.g.(5).(a) 621.B.1.g.(6) 621.B.1.g.(6)
Applicant: Chestnut Lane, LLC Chestnut Lane
Representative: Amy Nations Arizona Liquor Industry Consultants
Owner: Camel Square, LLC SMDI Company C/O W. Scott Schirmer

9. Application #: ZA-407-13-8
Existing Zoning: C-2, C-2SP
Location: 2303 North 44th Street
Quarter Section: 14-38(G11)
Proposal: **1)** Use permit to allow outdoor dining as an accessory use to a restaurant within 500 feet of a residential district. Use permit required. **2)** Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant within 500 feet of a residential

- district. Use permit required.
 Ordinance Sections: 623.D.156.c 623.D.156.c
 Applicant: Marcus Nelson, M.L Nelson and Associates
 Representative: Marcus Nelson, M.L Nelson and Associates
 Owner: The Dirty Drummer
- 1:30 PM**
10. Application #: ZA-408-13-7
 Existing Zoning: PSC
 Location: 6544 West Thomas Road Suite 28
 Quarter Section: 15-13(G4)
 Proposal: Request to allow sales of alcoholic beverages accessory to a restaurant. Use Permit required.
 Ordinance Sections: 622.D.146.
 Applicant: Benjamin Banos, Hikari Uni Sushi, LLC
 Representative: Jared Repinski, Arizona Alcohol Traffic and Firearms
 Owner: EC Highland, LLC
11. Application #: ZA-409-13-7
 Existing Zoning: C-2
 Location: 7845 West Thomas Road
 Quarter Section: 14-10(G4)
 Proposal: Request to allow a banquet hall of less than 25,000 gross square feet of floor area. Use Permit required.
 Ordinance Sections: 623.D.9.
 Applicant: David Palacio, Palacios Zavaleta, LLC
 Representative: Robert Gomez, Robert Gomez Architect AIA
 Owner: David Palacio, Palacios Zavaleta, LLC
12. Application #: ZA-410-13-2
 Existing Zoning: S-1 DRSP and OLFSP
 Location: 3535 East Mayo Boulevard
 Quarter Section: 41-35(N10)
 42-35(N10)
 Proposal: Use permit to allow a Wireless Communication Facility to locate on a ball field light pole in a quasi public space (school property). Use permit required.
 Ordinance Sections: 715.B.2.a(3)(a)
 Applicant: Declan Murphy, Coal Creek for Verizon
 Representative: Declan Murphy, Coal Creek for Verizon
 Owner: Tom Elliott, Paradise Valley Unified School District

13. Application #: ZA-412-13-4
 Existing Zoning: R1-6HP
 Location: 1630 West Thomas Road
 Quarter Section: 15-25(G7)
 Proposal: Use permit to expand a non-conforming use
 (guesthouse). Use permit required.
 Ordinance Sections: 902.A
 Applicant: Aaron Schepler and Virginie Vuillaume-Howell
 Representative: Jeff Cook Cook, Remodeling and Custom
 Construction,
 Owner: Aaron Schepler and Virginie Vuillaume-Howell

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.

November 20, 2013