

**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 **February 27, 2014, 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-19-14-Y  
              Proposal:                    Is off-site signage allowed within the DTC-BCORE zoning district?  
  
              Ordinance Sections:        1209.B.8.m.(2)  
              Applicant:                 William Lally, Tiffany & Bosco  
              Representative:          William Lally, Tiffany & Bosco  
              Owner:
  
  2.           Application #:                    ZA-27-14-8  
              Existing Zoning:            R1-14, C-2 appr R1-8 BAPOD  
              Location:                  South and west of the intersection of 24th Street and Baseline Road  
  
              Quarter Section:          01-32(D9)  
  01-33(D9)  
  
              Proposal:                  **1)** Variance to delete the requirement of alternative garage locations for 10 percent of homes in the development. Alternative garage locations shall be provided for 10 percent of homes in the development. **2)** Variance delete the requirement to plant a row of trees on each side of the sidewalk. Row of trees on each side of the sidewalk required.  
  
              Ordinance Sections:        651.E.3.b.(3) 651.E.1.b.3  
              Applicant:                 Paul Haggerty K. Hovnanian Homes  
              Representative:          Nick Wood, Esq. Snell & Wilmer, LLP  
              Owner:                     Triyar Capital, LLC  
  ARE Fund, LLC  
  Baseline Acquisition, LLC
  
  3.           Application #:                    ZA-28-14-6  
              Existing Zoning:            R-5, C-2  
              Location:                  5111 North 7th Street  
              Quarter Section:          19-29(H8)  
              Proposal:                  **1)** Use permit to use Table B PRD development

option from section 618. Use permit is required. **2)** Variance to reduce the required front yard setback. Minimum 10 foot is required. **3)** Variance to reduce the required perimeter street side yard setbacks to 15 feet. Minimum 20 foot is required. **4)** Variance to increase lot coverage to what is shown on the plan. Maximum of 50 percent allowed. **5)** Variance to allow lots with no public street or private access way frontage. Public street or street access way required. **6)** Variance to increase the maximum height limit when adjacent to a single family residential district. Maximum of 36 foot high building within 10 foot of a single family residential district. **7)** Use permit to cross from a more restrictive zoning district (C-2 to R-5).

Ordinance Sections:

618 Table B 618 Table B 618 Table B 618 Table B

618 Table B. 623.E.4.d 307.A.8

Applicant:

Joe Pappas, Coe & Van Loo Consultants, Inc

Representative:

Eric Brown

Owner:

Res-AZ one, LLC Rialto Capital

4.

Application #:

ZA-29-14-2

Existing Zoning:

C-2, P-1

Location:

4538 North 16th Place

Quarter Section:

18-30(H9)

Proposal:

Use Permit to allow a use from a less restricted zoning to encroach 25 feet into a more restrictive zoning. Use Permit required.

Ordinance Sections:

307.A.8

Applicant:

Jonathan Perlman, Sinai Mortuary of Arizona

Representative:

Bruce Spiegel, The Phoenix - New York Company

Owner:

Raymond and Ruth Ann Perlman, Sinai Mortuary of Arizona

5.

Application #:

ZA-31-14-7

Existing Zoning:

R1-18

Location:

Approximately 900 feet west of the northwest corner and southwest corner of 43rd Avenue and Ceton Drive

Quarter Section:

04-17(C6)

04-17(C5)

04-18(C6)

05-17(C5)

- Proposal: 05-18(C6)  
 Variance to exceed 30 feet above natural grade on 18 lots. Maximum height is 30 feet.
- Ordinance Sections: 710.C.2. Table 1  
 Applicant: Ed Bull, Burch & Cracchiolo  
 Representative: Ed Bull, Burch & Cracchiolo  
 Owner: Carver Mountain Vistas
6. Application #: ZA-33-14-6  
 Existing Zoning: C-1  
 Location: 5013 North 44th Street  
 Quarter Section: 19-38(H11)  
 Proposal: **1)** Use permit to allow alcohol sales as an accessory use to a restaurant (Flower Child). Use permit required. **2)** Use permit to allow outdoor dining and outdoor alcohol consumption as an accessory use to a restaurant (Flower Child). Use permit required.
- Ordinance Sections: 622.D.146.a 622.D.146.d  
 Applicant: Du Jour LLC Flower Child  
 Representative: Darin Sender, Sender Associates  
 Owner: Camelback & 44th OPCO, LLC
7. Application #: ZA-36-14-7  
 Existing Zoning: PSC  
 Location: 6544 West Thomas Road  
 Quarter Section: 15-13(G4)  
 Proposal: Use permit to allow a disguised wireless communication facility 92 feet from residential. 150 feet setback is required from another property zoned or used for residential.
- Ordinance Sections: 715.B.2.a.(2).(a).(i)  
 Applicant: Steve Ciolek, Coal Creek Consulting - for Verizon Wire  
 Representative: Steve Ciolek, Coal Creek Consulting - for Verizon Wire  
 Owner: EC Highland LLC
8. Application #: ZA-37-14-6  
 Existing Zoning: R-3  
 Location: 2007 East Turney Avenue  
 Quarter Section: 17-32(H9)  
 Proposal: Variance to reduce the required side (west) yard setback to 16 inches. Minimum 3 feet required.

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|-----|---------------------|--|
|     | Ordinance Sections: | 615.B Table B  |
|     | Applicant:          | Virginia Temple  |
|     | Representative:     | Virginia Temple  |
|     | Owner:              | Virginia Temple  |
| 9.  | Application #:      | ZA-38-14-6   |
|     | Existing Zoning:    | R1-10  |
|     | Location:           | 4602 East Calle Tuberia  |
|     | Quarter Section:    | 18-38(H11)   |
|     | Proposal:           | Variance to reduce front yard setback from 25 feet to 10 feet. 25 feet is required.  |
|     | Ordinance Sections: | 611. Table B   |
|     | Applicant:          | Milos Minic, Integrated Design LLC   |
|     | Representative:     | Milos Minic, Integrated Design LLC   |
|     | Owner:              | Chris Lilies   |
| 10. | Application #:      | ZA-53-14-6   |
|     | Existing Zoning:    | R-3  |
|     | Location:           | 4236 North 27th Street   |
|     | Quarter Section:    | 17-33(H9)  |
|     | Proposal:           | Use permit to utilize the Single-family attached development option for a R-3 zoned property within the applicable area for the single-family attached development option. |
|     | Ordinance Sections: | 608.F.5  |
|     | Applicant:          | Darin Sender, Sender Associates, Chtd.   |
|     | Representative:     | Darin , Sender Associates, Chtd.   |
|     | Owner:              | Watt New Leaf - Biltmore, LLC  |

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](mailto:zoning@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Elaine Noble at Voice/602-495-0256 or the City TTY/602-534-5500 as early as possible to coordinate needed arrangements.

February 5, 2014