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 August 21, 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-310-14-7 (Sign)
   Existing Zoning: PUD
   Location: 6600 West Latham Street
   Quarter Section: 12-13(G4)
   Proposal:
       1) Variance to reduce the minimum distance between off-premise signs to 970 feet between the center off-premise sign and the westernmost off-premise sign. Minimum 1000 feet spacing required between off-premise signs measured from sign face to sign face.  
       2) Use permit for electronic message displays for both faces of three off-premise signs. Use permit required.  
       3) Use permit to increase the height of three off-premise signs to 70 feet. Use permit required.

   Applicant: Paul Gilbert, Beus Gilbert PLLC
   Representative: Paul Gilbert, Beus Gilbert PLLC
   Owner: Irwin Pasternack, Estrella Vista Commerce Park, LLC

2. Application #: ZA-240-14-6 (Continued from 7/17/14)
   Existing Zoning: RE-43
   Location: 6526 North 37th Street
   Quarter Section: 22-36(110)
   Proposal:
       1) Variance to reduce side yard setback from 30 feet to 15 feet (north). Minimum 30 foot is required.  
       2) Variance to reduce side yard setback from 30 feet to 15 feet (east). Minimum 30 foot is required.

   Ordinance Sections: 605.B.3 605.B.3
   Applicant: Jack Black
   Representative: Jack Black
   Owner: Peter Santin
3. Application #: ZA-306-14-8
Existing Zoning: C-2
Location: 3837 East Thomas Road
Quarter Section: 14-36(G10)
Proposal: 1) Use permit to allow outdoor dining accessory to a bar within 500 feet of a residential district zoning line. Use permit required. 2) Use permit to allow outdoor alcoholic beverage consumption accessory to a bar within 500 feet of a residential district zoning line. Use permit required.
Ordinance Sections: 623.D.156.c 632.D.156.c
Applicant: Daryl Chester, CVHI I, LLC dba Ice House Tavern
Representative: Daryl Chester, CVHI I, LLC dba Ice House Tavern
Owner: Desert Palms Holdings, LLC

4. Application #: ZA-307-14-8
Existing Zoning: R1-10 BAOD
Location: 1428 East Dobbins Road
Quarter Section: 02-30(C9)
Proposal: Variance to allow detached sidewalks on one side of an interior street within a single-family subdivision in the Baseline Area Plan and Overlay District. Interior streets required to provide sidewalks on both sides of the street.
Ordinance Sections: 651.E.1.b(2)
Applicant: Mara Oda, Woodside Homes
Representative: Anthony Sumner, Sandbox Development
Owner:

5. Application #: ZA-308-14-6
Existing Zoning: R1-14 AC SPD, C-1 AC SPD
Location: 3647 North 56th Street
Quarter Section: 16-41(H11)
Proposal: 1) Use permit to reduce the setback for a disguised wireless communication facility on an existing public utility pole to 40 feet from a residentially zoned property. Use permit required for setbacks less than 150 feet. 2) Use permit to allow a disguised wireless communication facility on an existing public utility pole within a residentially zoned property that is designated for public or quasi-
6. Application #: ZA-311-14-6
Existing Zoning: R1-10
Location: 3714 East Campbell Avenue
Quarter Section: 18-36(H10)
Proposal: Use permit to develop using the PRD option. Use permit required.
Ordinance Sections: 715.B.2.a.2.a.ii 715.B.2.a.3.a
Applicant: Matthew Ludick, SRP
Representative: Matthew Ludick, SRP
Owner: SRPAID USA

7. Application #: ZA-312-14-2
Existing Zoning: RE-35
Location: Approximately 625 feet north of the northeast corner of Dynamite Boulevard and 44th Street
Quarter Section: 51-38(P11)
Proposal: Use permit to allow an 8 foot high retaining wall where a 40 inch maximum within 50 feet of a subdivision perimeter is required. Use permit is required.
Ordinance Sections: 703.A.4.c
Applicant: Nate Cottrell, CEG
Representative: Nate Cottrell, CEG
Owner: John & Mary Joyce Barker

8. Application #: ZA-156-14-5 (Continued from 7/10/14)
Existing Zoning: R1-6
Location: 4419 N 57th Avenue Phoenix, AZ 85031
Quarter Section: 17-15(H5)
Proposal: 1) Variance to reduce the required front yard (west) setback to 12 feet for an open porch. 20 feet is required. 2) Variance to reduce the required front yard (west) setback to 5 feet for a carport. 20 feet is required. 3) Variance to reduce the required side yard (south) setback to 2 feet for a carport. 3 feet is required. 4) Variance to increase the lot coverage to 43.7 percent. Maximum 40% allowed.
Ordinance Sections: 611.B Table B 613.B Table B 613.B Table B 613.B Table B
613.B Table B

Applicant: Robert Gomez Robert Gomez, Architect AIA
Representative: Robert Gomez Robert Gomez, Architect AIA
Owner: Luis Carrasco Rodriguez Mariela Primellis

1:30 PM

9. Application #: ZA-313-14-3
Existing Zoning: C-2
Location: 3510 West Baseline Road
Quarter Section: 1-20(D6)
Proposal: Use Permit to allow a drive-through accessory to a restaurant (Popeye's Chicken) within 300 feet of a residential zoning district line. Use Permit required.
Ordinance Sections: 623.D.156.c(2)

Applicant: Josh Oehler, Arc One Associates
Representative: Josh Oehler, Arc One Associates
Owner: H-H Laveen

10. Application #: ZA-314-14-2
Existing Zoning: PSC
Location: 5601 East Bell Road
Quarter Section: 36-41(M11)
Proposal: Use Permit to allow liquor sales as an accessory use to a convenience market within 300 feet of a residential district. Use permit required.
Ordinance Sections: 622.D.97.a

Applicant: Circle K Stores, Inc
Representative: David Cisiewski, MD Partners, LLC
Owner: TCSC Marketing, Inc

11. Application #: ZA-316-14-7
Existing Zoning: A-1
Location: 3807 West Lower Buckeye Road
Quarter Section: 6-20(E6)
Proposal: Variance to allow an over height fence (8 feet) in the required front yard. Maximum height of 40 inches is permitted.
Ordinance Sections: 703.A.3.a

Applicant: Ray Dovalina, City of Phoenix Street Transportation Dept
Representative: Pablo Valverde Jr., Metric Roofing, Inc.
Owner: DR Building Supply, LLC

12. Application #: ZA-317-14-6
13. Application #: ZA-318-14-8
Existing Zoning: DTC - West Evans Churchill
Location: 707 North 3rd Street, 702 and 706 North 4th Street
Quarter Section: 11-28(F8)
Proposal: Use permit to allow interim surface parking on three vacant lots. Use permit is required.
Ordinance Sections: 1204.D
Applicant: Lew Laws DPR Construction
Representative: Lew Laws DPR Construction
Owner: Third and Pierce Development, LLC

14. Application #: ZA-319-14-4
Existing Zoning: C-2
Location: 3343 North 7th Avenue
Quarter Section: 15-26(G8)
Proposal: Use Permit to allow a tattoo shop (Copper State Tattoo). Use Permit required.
Ordinance Sections: 623.D.186
Applicant: Jeremy Ring, Robert A. Goldstein Copper State Tattoo
Representative: Jeremy Ring, Robert A. Goldstein Copper State Tattoo
Owner: Komatsu Okamoto Trust

15. Application #: ZA-322-14-4
Existing Zoning: R1-10 WSNSPD
Location: 315 East Missouri Avenue
Quarter Section: 19-28(H8)
Proposal: Variance to allow a 6 foot over height fence in the required front yard. Maximum 40 inches allowed.
Ordinance Sections: 703.A.2.a
Applicant: Jonathan Territo, KLJ Consulting
Representative: Mike Kolejka, MK Architects
Owner: BI Investments, LLC

16. Application #: ZA-324-14-8
Existing Zoning: R1-6
Location: 2610 East Virginia Avenue
Quarter Section: 14-33(G9)
Proposal: Variance to reduce 1,320 feet separation requirement to allow a handicapped group home for 6 to 10 residents. 1,320 feet of separation is required between handicapped group homes for 6 to 10 residents.

Ordinance Sections: 613.C.1.a
Applicant: Tammy Meade, Grace of Serenity Living Inc.
Representative: Tammy Meade, Grace of Serenity Living Inc.
Owner: Sherman White

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

August 4, 2014