

**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.  
  
          Ordinance Sections:           705.2.B.2. 705.2.E.3. 705.2.B.4.b.  
          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(I10)  
          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-

- public space. 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
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: 611.B Table B  
 Applicant: Nate Cottrell, CEG  
 Representative: Nate Cottrell, CEG  
 Owner: John & Mary Joyce Barker
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: Cindy Coates, Pulte Home Corporation  
 Representative: Cindy Coates, Pulte Home Corporation  
 Owner: Pulte Home Corporation
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: 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 Parters, 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

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|-----|---------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|     | Existing Zoning:    | C-2                                                                                                                                   |
|     | Location:           | 7038 North 7th Street                                                                                                                 |
|     | Quarter Section:    | 23-28(I8)                                                                                                                             |
|     | Proposal:           | Use permit to allow a disguised wireless communication facility 113 feet from residential. Use permit required if less than 150 feet. |
|     | Ordinance Sections: | 715.B.2.a.(2).(a).(i)                                                                                                                 |
|     | Applicant:          | James Gardner, Shaw & Associates                                                                                                      |
|     | Representative:     | James Gardner, Shaw & Associates                                                                                                      |
|     | Owner:              | Assistance League of Phoenix                                                                                                          |
| 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)<br>15-27(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](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.

August 4, 2014