

**NOTICE OF PUBLIC HEARING
ZONING ADJUSTMENT HEARING
*REVISED 12/04/14**

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 18, 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-224-14-8 (Continued from 11/6/14)
 Existing Zoning: R1-6 BAPOD
 Location: 915 East Desert Drive
 Quarter Section: 02-29(C8)
 Proposal: **1)** Time extension for ZA-181-13 Use permit to allow a public assembly (church) in a residential district. Use permit is required. **2)** Time extension for ZA-181-13 Use permit to allow a child care facility for up to 12 dependents. Use permit is required.

 Ordinance Sections: 608.E.6 608.F.1
 Applicant: Margaret Bardwell, The Full Gospel House of Prayer Church

 Representative: Margaret Bardwell, The Full Gospel House of Prayer Church

 Owner: Margaret Bardwell, The Full Gospel House of Prayer Church

 2. Application #: ZA-378-14-7 (Continued from 11/6/14)
 Existing Zoning: DTC-Downtown Gateway
 Location: Approximately 200 feet north of the northeast corner of Central Avenue and Roosevelt Street

 Quarter Section: 12-28(G8)
 Proposal: **1)** Use Permit to allow outdoor liquor service accessory to a restaurant. Use Permit required. **2)** Use Permit to allow amplified music accessory to a restaurant. Use permit is required.

 Ordinance Sections: 1204.D 1204.C.9
 Applicant: Artie Vigil, AV3 Design
 Representative: Artie Vigil, AV3 Design
 Owner: Alan Robinson, 1101 Central, LLC (PTE Real Estate Group)

5. Application #: ZA-485-14-7
Existing Zoning: DTC-West Evans Churchill
Location: 801 2nd Street
Quarter Section: 11-28(F8)
Proposal: **1)** Use permit to allow outdoor liquor service as an accessory to a bar. Use permit required. **2)** Use permit to allow a bar. Use permit required. **3)** Use permit to allow retail liquor sales as an accessory use to a bar. Use permit require.

Ordinance Sections: 1204.D 1204.D 1204.D
Applicant: Jeremiah Gratza, Next Level Arcade, LLC
Representative: Andrea Lewkowitz, Lewkowitz Law Office PLC
Owner: EQ Second and McKinley, LLC
- *6. Application #: ZA-486-14-6
Existing Zoning: RE-24 ACSPD
Location: 6048 East Calle Del Norte
Quarter Section: 17-42(H12)
Proposal: **1)** Variance to reduce the front yard setback to 28 feet. Minimum 30 feet is required.
2) Variance to reduce the rear yard setback to 25 feet. Minimum 30 feet is required.
3) Variance to increase the required lot coverage to 30 percent. Maximum 25 percent is allowed.

Ordinance Sections: 606.B.2 606.B.4 606.B.5
Applicant: Scott R Jung, SRJ Development, LLC
Representative: Scott R Jung, SRJ Development, LLC
Owner: Bull & Alexis Earnhardt
7. Application #: ZA-487-14-2
Existing Zoning: C-1
Location: 5555 East Bell Road
Quarter Section: 36-40(M11)
 36-41(M11)
Proposal: Use permit to allow a 50 foot setback reduction for a disguised wireless communication facility. Minimum 150 foot setback is required.

Ordinance Sections: 715.B.2(a)(2)(a)(i)
Applicant: Jason Sanks, Shaw and Associates PLC
Representative:
Owner: Alex Kaminer
8. **1:30 PM**
Application #: ZA-299-14-1 (Sign) (Continued from 10/23/14)

Existing Zoning: C-2
Location: 4302 West Thunderbird Road
Quarter Section: 33-18(L6)
Proposal: **1)** Use permit for an electronic message display as part of a sign. Use permit required. **2)** Variance to reduce the maximum height of an electronic message display located on a ground sign within fifty (50) feet of a traffic signal that alternately directs roadway traffic to stop and to proceed to 13.7 feet. Maximum height of an electronic message display located on a ground sign within fifty (50) feet of a traffic signal is 8 feet.

Ordinance Sections: 705.C.13. 705.C.13.h.
Applicant: Stephen Earl, Earl, Curley & Lagarde
Representative: Stephen Earl, Earl, Curley & Lagarde
Owner: James Russ, McDonald's USA, LLC

9. Application #: ZA-488-14-2
Existing Zoning: A-1 DVAO
Location: 22425 North 16th Street
Quarter Section: 43-31(O9)
43-31(N9)
Proposal: **1)** Use Permit to allow a medical marijuana cultivation facility in the A-1 (Light Industrial) district. Use Permit required. **2)** Use Permit to allow a medical marijuana infusion facility in the A-1 (Light Industrial) district. Use Permit required. **3)** Variance to allow a medical marijuana cultivation facility within 1000 feet of a residential zoning district. **4)** Variance to allow a medical marijuana infusion facility within 1000 feet of a residential zoning district.

Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.e 627.D.93.e
Applicant: Tryke Companies
Representative: Adam Baugh, Withey Morris
Owner: Morton Holdings, LLC

10. Application #: ZA-489-14-2
Existing Zoning: C-2
Location: 5310 East High Street, Bldg A3, Suite 115
Quarter Section: 41-40(N11)
42-40(N11)
Proposal: **1)** Use permit to allow live entertainment more than 80 square feet (Toby Keith's I Love this Bar & Grill). Use permit required. **2)** Use permit

- to allow patron dancing (Toby Keith's I Love this Bar & Grill). Use permit required.
 Ordinance Sections: 623.D.156 623.D.156
 Applicant: CRCG City North, LLC
 Representative: Amy Nation,s Arizona Liquor Industry Consultants
 Owner: City North Associates, LLC
11. Application #: ZA-490-14-8
 Existing Zoning: DTC-East Evans Churchill ACSBO
 Location: 918 North 5th Street
 Quarter Section: 11-28(F8)
 Proposal: **1)** Use permit to allow outdoor alcohol consumption as an accessory to a restaurant. Use permit required. **2)** Variance to increase the size of the outdoor patios to 1483 square feet. Maximum is 50% of primary building (1029 square feet.) **3)** Variance to decrease side yard (south) to 2 feet. Minimum 5 feet required.
 Ordinance Sections: 1204.D 1207.W.4.b.(1).(C) 1214.B.4.a.(1)
 Applicant: John Sagasta, JoBot Coffee
 Representative: Chad Speas, DS3 Architecture
 Owner: Fifth Street 918, LLC
12. Application #: ZA-491-14-4
 Existing Zoning: C-2 TOD-1
 Location: 14 West Camelback Road Suite #B
 Quarter Section: 19-27(H8)
 Proposal: Use permit to allow a tattoo shop. Use permit required.
 Ordinance Sections: 623.D.186
 Applicant: John O'Hagan, Golden Rule Tattoo
 Representative: Brad Wandrey
 Owner: Richard Thomas
13. Application #: ZA-492-14-3
 Existing Zoning: C-2
 Location: 16810 North 19th Avenue
 Quarter Section: 36-24(M7)
 Proposal: Use permit to allow a pawn shop. Use permit required.
 Ordinance Sections: 623.D.132.a
 Applicant: Guy J Dryer, Pawn 1st
 Representative: Roger D Miller, Pawn 1st
 Owner: Pawn 1st, LLC

